

Park Rules of Fowley Mead Park

These Park Rules were renewed through the Mobile Homes (Site Rules) (England) Regulations 2014, Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013. The following rules of occupation are for the good management of our Mobile Home Park and the benefit of all who use them. Where agreements for the occupation of mobile home pitches are entered into these rules form part of the agreement. These rules have not been compiled to restrict residents but to ensure agreeable community living and protect the residents privacy and interests.

1. Only Mobile Homes of proprietary manufacture which conform to the definitions contained in the Caravan Sites and Control of Development Act, 1960, and any subsequent acts are accepted.
2. Mobile Homes must be kept in a sound and clean condition; the external colour must be maintained to a good standard. Wheels must not be removed, nor the Mobile Home re-positioned. No external alterations to the pitch are permitted without prior approval of the Park Owner (approval will not be unreasonably withheld).
3. The occupier is responsible for the cleanliness of the pitch, no form of coal ash or other debris shall be deposited on the pitch and all rubbish must be placed in the council provided receptacles. Also keep the area underneath the Mobile Home clear.
4. No cats, dogs or other animals are permitted. Residents are asked to ensure that visitors are also made aware of the Park Rules in this respect.
5. **(a)** Garden tools and loose utensils to be stored only in the outbuildings, known as the store room and washroom, and clear access must be provided at all times to the electric meter. The Site Owner to retain a key of the store room. **(b)** The washroom can also be used for storage purposes. The Site Owner to retain a key for inspection. **(c)** No major alterations or additional electric points to be fitted without written permission of the Site Owner (approval will not be unreasonably withheld). **(d)** The Occupier to be responsible for the cleanliness and maintenance of the washroom and store room and to be responsible for any damage occasioned.
6. Fuel bunkers or other structures are only permitted with the approval of the Park Owner and where permitted must be of a design and size agreed by the Park Owner (approval will not be unreasonably withheld). No fuel or paraffin or anything of an inflammable nature is to be stored in either the washroom or storage shed.
7. The Mobile Home may be used by the Occupier and members of his/her permanent household and bona fide guests only (and in any event for the occupation of such number of persons as shall not exceed the specified number of berths). No sub-letting is allowed.
8. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the appropriate Authorities.
9. The Occupier is responsible that all household refuse is deposited in approved containers which must not be overfilled and kept in the space provided, the area to be kept clean and disinfected.
10. No commercial enterprise or business activities can be run on the park, other than clerical or gardening.
11. The Occupier is responsible for the conduct of children in his/her custody and residents are responsible that their guests and visitors conform to the Park Rules.
12. Musical instruments, record players, CD players, radios, televisions, other appliances must not be operated in a manner which causes annoyance to other Occupiers, especially between the hours of 10.30pm and 8am.

13. All vehicles must be driven carefully on the Park not exceeding the speed limit of 10mph. Vehicles must be kept to authorised parking spaces. Vehicles must be taxed and insured as required by law and drivers must hold a current driving license and insurance. Disused vehicles must be removed from the Park. No large Commercial vehicles are allowed to be parked long term. Only one car per Mobile Home is permitted on the park. Any resident with more than one motor vehicle must make alternative arrangements for parking it outside the Park.
14. The car washing bays are for the convenience of all residents and no parking is allowed in these bays. Occupiers are asked to remove their vehicle immediately the car wash is completed and leave the area clean after use.
15. Gardens must be kept neat and tidy. The planting of trees and shrubs is subject to the Park Owners prior approval of types and position (approval will not be unreasonably withheld). Trees and shrubs may not be cut down, removed or damaged and gardens will be left intact when the Occupier vacates the pitch. The Park Owner reserves the right to remove any tree or shrub that is deemed to be dangerous or overgrown.
16. All NEW Mobile Homes to be supplied and negotiated through the Company (Fowley Mead Park Ltd).
17. Bonfires are not permitted on the Site.
18. No fences are to be erected, the Park to be kept open plan.
19. No Occupier shall do or permit to be done anywhere on the Park any act or thing which may be or become a nuisance, damage, annoyance or inconvenience to the Park Owners or the Occupiers or any other mobile home on the Park or any adjoining or neighbouring property and shall not use or permit the mobile home to be used for any illegal or immoral purpose.
20. Washing lines to be kept as discreet as possible.
21. In certain circumstances where it is necessary to remove or deliver Mobile Homes it may be necessary to gain access across an Occupier's pitch, in these instances the company undertake to cause the least inconvenience possible and replace and make good any damage occurred.
22. It is forbidden to carry any offensive weapons or other objects likely to give offence on the park, or to interfere with or disturb any flora or fauna on the Park.
23. Everyone using the park is required to comply with the regulations of the Site Licence, water authority or any other Statutory Authority.
24. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.
25. **(a)** Mobile Home residents are to insure and keep insured the Mobile Home against loss or damage by fire and liability to third parties and to produce to the owner upon request the policy and such evidence as may be required that the policy is valid. **(b)** The Site Owner accepts no responsibility for any accident that may occur on the Site. **(c)** The Park Owner will not be responsible for any loss of any description whether by theft or otherwise.
26. To enable the Park to be maintained to the standard which is set by the majority of residents with regards to gardens, they must be kept to a good standard. If you are unable to do this please ask the Park Owner for advice.
27. Fowley Mead Park is ONLY for residents aged 50 years and over.