



PARK RULES for BLUE RIDGES PARK

Vann Lake Road, Ockley, Surrey RH5 5NS

Introduction

These rules are issued in accordance with the provisions of the Mobile Homes Act Agreement and are to be read in conjunction with this Agreement.

The following rules are in place to ensure acceptable standards are maintained at the Park and that the Park complies with the requirements of Town Planning, Site Licence, Fire and other government regulations.

The express terms of the Mobile Home Act Agreement contain an undertaking on the part of the home owner not to allow anything which becomes a nuisance, inconvenience or disturbance to other occupiers of the Park.

Rules

1. The Park is exclusively for Retired or Semi-Retired Couples or Single Persons, over the age of 50+.
2. Only park homes of proprietary manufacturers, which conform to definitions contained in the Caravan Sites and Control Development Act 1960 or any subsequent Act and to BS 3632, may be stationed on the Park.
3. The homeowner(s) will be responsible for the conduct of visiting children in his or her custody and of bona fide guests and visitors. It is also the responsibility of the homeowner(s) to ensure guests and visitors conform to the park rules and that vehicles are parked in the car park.
4. Connection and disconnection of park homes to the Park services can only be carried out by the Park Owners. The services on the Park must not be interfered with by the homeowner(s), their guests or visitors or altered in any way whatsoever.
5. The homeowner(s) is responsible for the cleanliness of the pitch on which the park home is sited and the area under the park home must be clean and free from all matter and the area not used for storage.
6. Private gardens must be kept neat and tidy and free from weeds and overgrowth at all times.



7. The park home is for the residence of the homeowner(s) and the use of bona fide guests and visitors only. The homeowner(s) must not sublet the whole or part of the park home or take in lodgers. Nor may the occupier allow other persons to use or occupy the park home during the absence of the homeowner(s).
8. The exterior of park homes should be painted on a regular basis, to maintain a high standard and appearance of the park. It is suggested that pastel or light colours are used.
9. The homeowner(s) is responsible for all electrical and gas appliances within the park home and must ensure all installations comply at all times with the requirements of the Institute of Electrical Engineers and/or other such appropriate Authorities.
10. The homeowner(s) must not permit waste water to be discharged onto the ground.
11. Garden refuse to be deposited in the areas provided for the purpose.
12. Storage sheds, fuel bunkers, greenhouses or any other structure must be of non-combustible construction and only permitted with the written approval of the Park Owner.
13. No **fences** may be erected between the roadway and the mobile park home. Other fencing is restricted to a height of 4ft.
14. No holes to be excavated or stakes driven into the ground without the consent of the Park Owner.
15. Rotary washing lines are only permitted and these are to be reasonably screened from public view. Homeowner(s) must not secure any clothes line to the park home or to the shed.
16. **Dogs** are NOT ALLOWED on the Park, but we do allow one cat per park home.
17. Pets are not allowed on the Park except those which are housed in a cage, aquarium or similar and remains at all times within the home. This rule does not prevent an assistance dog if this is required to support your disability and Assistance Dog UK or any successor body has issued you with an Identification Book or other appropriate evidence.
18. Onsite parking is limited to **ONE CAR ONLY PER PARK HOME** due to limited parking spaces.
19. All vehicles must be driven with due care and attention at all times and not to exceed the Park speed limit of 10mph.
20. Vehicles may only be parked in the allotted car parking spaces, no parking on grass verges. Vehicles may be parked on the roadways only for the express purpose of loading or unloading which must be carried out in the shortest possible time so as not to cause obstruction to other road users.
21. All vehicles must be taxed and insured as required by law.



22. Vehicles must not be left unattended so as to obstruct the roadways.
23. Vehicle repairs are not permitted on the Park, discharging of motor oils and other fuels of that nature into the drains or onto the roadway or parking spaces is not permitted. Emergency Breakdown Services are permitted.
24. Vehicles with a gross vehicle weight exceeding 1.5 tons may not park on the Park overnight, i.e. motor homes, etc. Parking of commercial vehicles, boats, touring caravans, etc., is not permitted.
25. Musical instruments, record players, radios and televisions and/or other appliances and all motor vehicles and/or motor cycles, must not be used so as to cause nuisance or annoyance to other homeowner(s).
26. You must not use the Park Home, the pitch or the park (or any part of the park) for any business purpose, and you must not use the Park Home or pitch for the storage of stock, plant, machinery or equipment used or last used for any business purpose. However you are at liberty to work individually from home by carrying out office work of a type which does not create a nuisance to other occupiers and does not involve staff, other workers, customers or members of the public calling at the park home or the park.
27. Not to cut, maim, destroy or remove any trees on the Park without the written consent of the Park Owners.
28. Access to vacant pitches is NOT PERMITTED: it will be a breach of this Agreement to remove anything from vacant pitches. This will include any building materials, slabs, trees, shrubs or any plants, matter or thing.
29. **FIRE HYDRANTS AND FIRE EXTINGUISHERS** located on the Park are for Emergency Use Only. Homeowner(s) should acquaint themselves with the location of the nearest appliance and the correct use of such appliance.
30. A suitable **FIRE EXTINGUISHER** must be installed in each park home and be readily available in an emergency.
31. No paraffin, oil heaters or wood burning stoves are permitted in the park homes.
32. In the event of a dispute between homeowners in respect of boundaries and any other matters covered by these Park Rules, such disputes will be decided by the Park Owner(s).



MCALISTER
- ESTATES LTD -

01306 711141

enquiries@mcalisterestates.co.uk

www.mcalisterestates.co.uk

Oaks House, Horsham Road, Beare Green, Surrey, RH5 4PH



PLEASE NOTE – ELECTRICITY SUPPLY:

Under **NO** circumstances are electric ovens/hobs, fires and high powered showers to be installed in the park home. This is due to the low supply on the parks. If you have any queries regarding the above matter please contact the office.

This mobile home park is your home and your co-operation in keeping it up to standard would be greatly appreciated.

AUGUST 2014

