

## **Park Rules for**

**Willowbrook Park, Old Salts Farm Road, Lancing. BN15 8JD**

### **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. In these rules:-

- Occupier means anyone occupying a Park Home in accordance with the provisions of a Mobile Home Act Agreement.
- 'You' and 'your' refers to the homeowner.
- 'We' and 'our' refers to the Park Owner.

The following rules are in place to ensure acceptable standards are maintained at the park and 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 couples or single persons only over the age of 50 years
2. Only Park Homes which conform to the legal definition may be stationed on the Park.
3. The occupier(s) will be held responsible for the conduct of visiting children and of bona-fide guests and visitors and to ensure they conform to these rules.
4. The Park Home is for the residence of the occupier and the use of bona fide guests and visitors only.
5. Vehicles must not be left unattended on or obstruct the roadways.
6. In order to maintain the open character of the design of the Park. No fences may be erected between the roadway and side doors of the Park Home. Nothing shall be placed so as to prevent adjoining home owner from opening vehicle doors when parked on bona fide car parking areas. Approval in writing for other fences must be obtained.

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*Michael James Turner  
Lancing*

7. Dogs and cats are not allowed.
8. 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.
9. The occupier is responsible for the cleanliness of the pitch on which the Park Home is stationed and the area under the home must be clean and free from all matter and the area not used for storage.
10. No Park Home may be re-painted other than in the original colour(s) without prior consent of the Park Owner. In order to maintain the appearance of the Park, the home must be repainted on a regular basis.
11. Occupier(s) must not sub-let the whole or part of the Park Home or take in lodgers.
12. All domestic refuse must be deposited in approved containers which must be placed in a suitable position for local authority collection.
13. The Re-cycling bins are only to be used as per the instructions in the compound.
14. No waste may be deposited on any part of the park other than in accordance with Rule 12.
15. Musical instruments, record players, radios and televisions and/any other appliance and all motor vehicles and/or motor cycles must not be used so as to cause nuisance or annoyance to other occupiers especially during the hours between 10pm and 8am.
16. All vehicles must be driven with due care at all times and not to exceed the speed limit of 10mph. Vehicles may only be parked in an allotted car parking space and only private motor vehicles may be parked. Vehicles may be parked on the roadways only for 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. Parking in front of the home is not permitted.

*David Hueston to Limited*

17. All vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and appropriate insurance cover. It is the owner's responsibility to ensure their insurance covers them whilst using their vehicle on the roads and car parks of the park. Disused vehicles and untaxed vehicles are not allowed on the Park. Vehicle repairs are not permitted. Emergency breakdown services are permitted.
18. Parking of commercial vehicles, commercial vehicles adapted for domestic use, boats, touring caravans, motor caravans etc. is not allowed.
19. At night all vehicles must be driven with the minimum of noise with dipped headlights.
20. 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.
21. 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 and where permitted must be of a design, size and colour so approved by the Park Owner. Any alterations of any description or in any way whatsoever must be with the written approval of the Park Owner and must comply with any relevant statutory provision.
22. Private gardens must be kept neat and tidy and free from weeds and overgrowth at all times.
23. Rotary washing lines only are permitted and these are to reasonably screened from public view.
24. It is forbidden to carry any offensive weapon or firearms or other offensive objects or to act in an offensive manner as to cause or permitted to be caused any act in anyway which shall be a nuisance or annoyance to other occupiers, the Park Owners or their staff or agents.
25. Not to cut, maim, destroy any trees, shrubs, hedges on the Park without the written consent of the Owners.

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26. Access to vacant pitches is not permitted. It will a breach of the agreement to remove anything from vacant pitches this will include any building material, slabs, trees, shrubs or any plants, matter or thing.
27. FIRE HYDRANTS AND FIRE EXTINGUISHERS located on the park are for emergency use only. Occupiers should acquaint themselves with the location of the nearest appliance and the correct use of the appliance.
28. A suitable extinguisher must be installed in each home.
29. In the event of a dispute between occupiers in respect of any boundaries or any other matter covered by these Park Rules then such disputes be decided by the Park Owner whose decision will be final.
30. Where approval of the Park Owner is required this is not to be withheld unreasonably.

THIS MOBILE HOME PARK IS YOUR HOME AND YOUR CO-OPERATION IN KEEPING IT UP TO STANDARD WILL BE APPRECIATED.

*Lured Investments  
Limited*

### Schedule 3 – Notification of Deposit of Site Rules

The Mobile Homes (Site Rules)(England) Regulations 2014  
Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013

This document should be used where new site rules have been made or site rules have been varied and these site rules have been deposited with the local authority in accordance with regulation 12 of the Mobile Homes (Site Rules)(England) Regulations 2014

This form should be served on all occupiers (*see note 1*) and any qualifying residents association of the site and may be published in a prominent place on the site.

1. Site rules were deposited with *[give contact details for the local authority with whom the deposit has been made]*

Adur District Council,  
Civic Centre, Ham Road,  
Shoreham by Sea, West Sussex.

on 29<sup>th</sup> September 2014

2. From the 22<sup>nd</sup> October 2014 *[see note 2]* the rule(s) take effect as express term(s) of the pitch agreement relating to your home and will bind both me, as site owner and you, as occupier and our successors in title.

3. A copy of the site rule(s) is attached and these may be inspected at the offices of the local authority

4. Where a site rules is a variation to an existing rules, any other site rules already in force but not affected by the variation and shall remain in force unaltered (*see note 3*)

Signed

Site Owner (see note 4)

*Patrick Wood on behalf of  
Wood Investments Limited*

2<sup>nd</sup> October 2014

#### Notes

1. As defined by Section 1 of the Mobile Homes Act 1983
2. The day which falls 22 days after the date of this notification
3. The paragraph is not relevant to the first deposit of rules made after the coming into force of the Mobile Homes (Site Rules) (England) Regulations 2014
4. Signature of the site owner or a person authorised to sign on the site owners behalf
5. This date must be within 7 days of the deposit of the site rules with the local authority