



SANDY BAY

Park Rules

The following Site Rules are intended to ensure that acceptable standards are maintained on the Park for the benefit of residents generally, and to promote and maintain community cohesion on the Park.

These Rules form part of the terms of the occupation agreement between the Park owner and each resident living on the Park, and must be followed to ensure that good order is maintained on the Park at all times for the benefit of all occupiers.

Introduction

These rules will not have retrospective effect, meaning that they will only apply from the date on which they take effect. No occupier who is in occupation on that date will be in breach of these rules by reason of any circumstances known to the Park owner which were in existence on that date and which would not have been a breach of the previous Park rules.

Definition

In these rules

“occupier” means anyone who occupies a park home on the Park, whether under an agreement to which the Mobile Homes Act 1983 (as amended) applies, under a tenancy agreement, or under any other form of agreement;

“you” and “your” means the occupier or occupiers of a park home on the Park; and

“we”, “us” and “our” means the Park owner.

The Pitch

1. Private gardens and decking must be kept neat, clean and tidy. Fences, hedges or boundary structures are not permitted. Gardens must be left intact when vacating your pitch. Grass can be used but can have no permanent structure of pots, plants, ornaments, structures of tables and chairs.

2. Each owner must display his site position on this mobile home in a clear position.
3. The site owner is permitted to put a Road Sign on your plot at any time.
4. You are not permitted to keep any flammable substances on the Park except for your reasonably necessary domestic use.
5. For health and safety reasons you may not store any items underneath your home at any time. If your home has a brick skirting underneath it, a hatch or access door must be fitted to the skirting to allow access to the underside of the home.
6. For the safety of occupiers, fireworks, bonfires, paraffin heaters, incinerators, pyrotechnics and other external fires are not permitted on the Park. Barbecues are permitted on the park. They must be used on a hard-standing surface and not on the grass. BBQ's must not be kept in homes. The occupier must take adequate firefighting precautions.
7. No explosive materials must be kept on the park.
8. No guns, firearms or other offensive weapons may be kept on the Park except where you hold a valid licence from the appropriate authority. In such case you must take all necessary precautions to keep the weapon stored safely. No such weapons may be used on the Park at any time, even where you hold a valid licence.
9. You or your guests must not damage, remove or interfere with any equipment, property, flora or fauna on the Park which is owned by us or by any third party.
10. You must ensure that your visitors comply with the Park rules and the site licence conditions, and do not do anything on the Park which may cause a nuisance to us or to others.
11. The Management of the park may require anyone to leave the park and are not obliged to give reasons.
12. The Park is private property and all persons can only enter the park with the permissions of the management.
13. All persons entering the do so on the strict understanding that management is not responsible or liable for any injury, loss, damage or theft to them or their mobile home, cars or other property.
14. You are responsible for ensuring that all electrical and gas installations and appliances in your home are safe and comply with current standards.
15. You are responsible for ensuring that your pitch is maintained in a safe and accessible condition at all times.
16. You are responsible for your homes insurance and you must provide documents to the park.
17. The management must be provided with a key to your home for emergency purposes.
18. The lake and waterways on the park are barred to the public. There is no recreational activity allowed including swimming, fishing or the use of boats.
19. Broadband & telephone services can only be purchased through Sandy Bay.
20. Electricity, Gas, water & Sewerage services must be purchased through Sandy Bay.

Improvements

21. You must maintain your park home in a sound state of repair and condition (including being capable of movement from one place to another without undue risk of damage) at all times.
22. If you wish to carry out improvements to your home or pitch you must make a

written request to us in advance, setting out the details of the proposed improvements along with plans/sketches of the proposed improvements. No improvements may be carried out to the pitch or to the exterior of the home without prior written permission, which will not be unreasonably withheld.

23. You must maintain the exterior of your park home in a clean and tidy condition. Where the exterior is repainted or re-covered, you must not to depart from the original exterior colour scheme. No vivid or unsuitable colours are permitted. Written permission from the Management must be granted.

Sheds and Other Structures

24. No shed or other structure is permitted other than the pre-built shed which is provided with the pitch. It is your responsibility to ensure that the shed is maintained and kept in a neat and tidy condition at all times. If you wish to have another structure it must be put in writing to the management and must have a written response. No other structure can be bigger than 2m (w) x 1m (d) x 1m (h). Any other preapproved structure must be kept to the back of your home and should not be placed on the grass areas.
25. All Television aerials & Satellite dishes must be positioned on the back of home entrance. They cannot be fixed to any part of the car park areas of the home.
26. Any washing line on your plot must not overhang adjacent plots or common areas. Rotary lines are not permitted.

Refuse

27. You are responsible for the disposal of your household waste, including garden and recyclable waste. Waste must be deposited in the appropriate bag or container provided and must be kept in your shed until rubbish is collected on nominated days. The management will provide a rubbish schedule where rubbish will be left outside your pitch on the nominated day and collected.

Business Activities

28. You are not permitted to carry on any business activities from your park home, the pitch or any other part of the Park, and you must not use the park home, the pitch or the Park for the storage of stock, plant, machinery or equipment used or intended for any business purpose. Window advertisements must not be displayed.
29. You may work individually from home by carrying out any office work of a type which does not create a nuisance to other occupiers and does not involve other staff, other workers, customers or members of the public calling at the park home or the Park.

Age Limit

30. No person under the age of 50 years (with the exception of the Park owner, his family, his employees and members of his employees' family) is permitted to live on the Park unless written permission is granted by the management.

Noise Nuisance

31. Musical instruments, music players and other appliances must not be used in such a way as may cause a nuisance or disturbance to others, particularly between the hours of 10:30 p.m. and 8:00 a.m.
32. The playing of outdoor games on the Park is prohibited.

Pets

33. You may keep pets in your park home but not more than 2 Dogs/Cats. Dogs must be kept under proper control (on a leash not more than 1 metre in length) while on the Park, and must not be permitted to upset or cause a nuisance to other users of the Park. Dogs must not despoil the Park, and you are responsible for disposing safely and hygienically of any waste. No dogs of a breed which is subject to the Dangerous Dogs Act 1991 or similar legislation are permitted on the Park or any other breeds we may feel are dangerous. Cats must not be permitted to upset or cause a nuisance to other users of the Park, and must not despoil the Park.
34. No more than 1 type of other pet is permitted which is securely housed in a cage, aquarium or similar facility and which are kept at all times inside the park home. Snakes and Rats are not permitted.
35. These rules do not have retrospective effect. If you were permitted to keep a pet on the Park under the previous rules you will not be treated as being in breach when these rules take effect. However, when the pet dies or leaves the Park it can only be replaced if this would comply with these rules.
36. Nothing in these rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an Identification Book or other appropriate evidence of requirement.

Water Supply

37. You must take appropriate steps to safeguard your external water pipes against damage or bursting from frost. You are responsible for maintaining the visible pipework on your pitch at all times.
38. You must not discharge any material which may result in the Park's drains or sewers becoming blocked. Any costs incurred by us in unblocking the drains as a result will be charged to the occupier(s) involved.
39. Where water is not separately metered at the park home or not charged separately, hosepipes, sprinklers or outside taps must not be used.

Vacant Pitches

40. Access to vacant pitches by occupiers or their guests is not permitted, and you must not tamper with or move building materials, plant or machinery.

Vehicles and Parking

41. All vehicles must be driven on the Park safely and with due care and attention, and must obey the strict 5 M.P.H. speed limit on the Park. The one-way systems are to be strictly observed, and vehicles must not reverse around the road systems. Persons ignoring this rule will be prohibited from bringing a vehicle into the park.
42. Each household is permitted to keep up to 3 vehicles on the Park unless you have a disabled ramp where one car parking space is used for this therefore you only have 2 car parking spaces.
43. Parking is only permitted in the spaces provided with your pitch.
44. Roads must be kept clear at all times for access by emergency vehicles.
45. As required by law, all vehicles driven by or on behalf of occupiers on the Park must be taxed, insured and in a roadworthy condition, and driven only by persons who are insured to drive them and who hold a valid driving licence for the type of vehicle being driven.
46. Abandoned or unroadworthy vehicles must not be kept or used on the Park, and we may take appropriate steps to remove such vehicles from the Park. All costs for such removal will be passed to the vehicle owner.
47. Major maintenance to vehicles, including dismantling of the whole or parts of the engine, or any works involving the removal of oil or other fluids, is not permitted on the Park.
48. Other than for delivering goods and services, you must not park or allow the parking of commercial vehicles of any sort on the Park, including (a) light commercial or light goods vehicles as described in the vehicle taxation legislation, and (b) vehicles intended for domestic use, but which are derived or adapted from such a commercial vehicle.
49. Touring caravans, boats, camper vans, trailers, commercial or heavy goods vehicles are not permitted on the Park.
50. Motorbikes, Mobility Scooters & Bicycle use on the Park is restricted to the roads at all times and must not be ridden on the Paths or the Grass.

Fire Precautions

51. It is forbidden to tamper with or to interfere with any of the fire-fighting equipment on the Park. Fire point hoses and other fire-fighting equipment must only be used in case of emergency.
52. All park homes must be equipped with appropriate fire-fighting equipment which conforms to the relevant British Standard. You are responsible for ensuring your fire-fighting equipment is maintained in good working order.
53. All occupiers must fit a fire and monoxide alarm.
54. All occupiers should familiarise themselves with the information provided about the procedures to be adopted in case of fire.

These rules may be revised, amended or added to by the management with prior notice and management's decision on any matter connected with the park is final.
Sandy Bay Management- 12th October 2017