

Willow Tree Farm

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Residential Park Rules

These Park Rules are in place to ensure acceptable standards are maintained on the Park, which will be of general benefit to occupiers, and to promote and maintain community cohesion. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

None of these rules is to have retrospective effect. Accordingly

- i. they are to apply only from the date on which they take effect. which is 17th December 2014; and
- ii. no occupier who is in occupation on that date will be treated as being in breach due to circumstances which were in existence on that date and which would not have been a breach of the rules in existence before that date.

In these rules: "you" and "your" refer to all occupiers of a Park Home

1. No person under the age of 50 may reside at Willow Tree Farm.
2. Cats and dogs (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) are permitted at Willow Tree Farm. Dogs must be kept on leads at all times. must not be allowed to cause a nuisance and fouling must be cleared immediately and disposed of accordingly. No more than 2 pets per Home are permitted.
3. Other than for the period necessary to deliver goods and services to you, you must not park or allow parking of light or heavy goods vehicles, recovery vehicles. mini buses. Transit/ panel style vans. trailers, flatbeds, low loaders, boats/ marine craft, motorhomes, camper vans, caravans, tent trailers or any other similar vehicles on the Park with the exception commercial vehicles owned and operated by Willow Tree Farm.

(**NB:** It has been established that it is fair to allow Park Home Owners who have motorhomes stored elsewhere, to park their motorhome in their driveway the night before leaving for a journey & the night of returning from a journey, to allow comfortable packing & unpacking)
4. The Park speed limit is 10 mph and must be adhered to at all times.
5. Other than for the period necessary to deliver goods and services to you, all carriageways must be kept clear of stationary vehicles.
6. In order to drive any vehicle on the Park you must hold a current driving licence and be insured to drive that vehicle and ensure that it is taxed in accordance with the requirements of the law and is in a roadworthy condition.
7. Only minor personal vehicle repairs may be carried out on the Park.
8. Disused or un-roadworthy vehicles must not be kept anywhere on the Park.
9. You must not use your Home, the pitch or the site (or any part of the site) for any business purposes and you must not use your Home or the pitch for the storage of stock, plant, machinery or equipment used or last used for any business purpose. You are at liberty to work individually from your 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 your Home or the Park.

10. The Home must not be hired or rented to paying guests.

11. It is your responsibility to keep your Home in a sound state of repair, maintain the exterior of the Home and the pitch including all fences and outbuildings belonging to, or enjoyed with it in a clean and tidy condition. Where the exterior is repainted or recovered, reasonable endeavours must be used not to depart from the original exterior colour scheme.

12. Do not introduce foreign objects into the sewage system such as toilet wipes, cleaning cloths, nappies, sanitary products, baby wipes, condoms or cooking fat/ oil.

13. It is recommended that all gas appliances are serviced annually by a Gas Safe registered Engineer and the electrical supply inside your Home is tested every three years by a NICEIC approved Electrician. Fire extinguishers, fire blankets, smoke detectors and carbon monoxide alarms are also recommended and are your responsibility and must be tested/serviced according to the manufacturer's instructions.

14. Discharge of firearms, air rifles or any other weapon is not permitted anywhere on the Park.

15. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them on the pitch or in your home if you hold the appropriate licence and they are securely stored in accordance with that licence.

16. Fireworks, bonfires and/ or any other kind of external fire are not permitted anywhere on the Park. Barbecues are permitted. Please use care & caution and ensure immediate access is available to a fire extinguisher.

17. Musical instruments, audio systems, power tools, motor vehicles or any other noise generating appliance must not cause a nuisance to any other occupier, visitor or employee of Willow Tree Farm particularly between the hours of 11 pm – 7 am.

18. Verbal and/ or physical abuse towards any employee or sub-contractor of Willow Tree Farm is not permitted in any circumstance.

19. Access to vacant pitches is not permitted. Building materials and other plant must be left undisturbed.

20. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the Park (including any individual pitch).

21. You must only use fire points in case of fire.

22. For reasons of ventilation & safety, the underneath of your Home must be kept clear and not used as a storage space.

23. Inflammable substances must not be kept on the Park except in quantities reasonable for domestic use. Explosive substances must not be kept on the Park.

N.B. Before arranging any building work or erecting any fence or external structure, please seek approval from the park. A Structural Works application form is available on request from the park office.

