

Park Rules for Burton Waters Lodges

Preface

In these rules:

- “occupier” means anyone who occupies a lodge, whether under an Agreement to which the Mobile Homes Act 1983 applies or under an other agreement
- “you” and “your” refers to the homeowner or other occupier of a lodge
- “we” and “our” refers to the park owner.

These 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:

- they are to apply only from the date on which they take effect, which is 18th October 2014; and
- 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 in breach of the rules in existence before that date.

Condition of the Pitch

1. You must not erect boundary fences or other means of boundary enclosure.
2. Washing lines must be of the rotating type and must be folded and covered when not in use.
3. You must not have external fires, including incinerators (excluding BBQ's & similar contained devices).
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park, except for ammunition for licensed weapons.
6. You must not install hot tubs.
7. Fishing pontoons are permitted, the design, location and size must be approved by us in writing (approval will not be withheld or delayed unreasonably).

Storage

8. You must not have more than one storage shed on the pitch. You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed the width of the lodge or the concrete base and be of the same construction and colour as the original shed.
9. In addition, you may have one of either, a Trimetals "Stowaway" or "Storeguard" garden storage unit or a Trimetals "bike storage unit", but these must be green in colour to match your existing shed.
10. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 8 and any receptacle for the storage of domestic waste pending collection by the local authority.
11. You must ensure that no shed or other structure (including patios) is erected in the separation space between the lodges. Shrubs and small trees may be planted in the separation space subject to permission (approval will not be withheld or delayed unreasonably).

Refuse

12. You are responsible for the disposal of all household and recyclable waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved position for the local authority collections.
13. 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).

Business Activities

14. You must not use the lodge, the pitch or the park (or any part of the park) for any business purpose, and you must not use the lodge or the 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 any 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 lodge or the park.

Age of Occupants

15. No person under the age of 45 (forty five) years may reside in a lodge.
16. You must not sub let the lodge.

Noise / Nuisance

17. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.

18. You must ensure any visiting children are supervised particularly near to the lakes and that guests behave in a reasonable and responsible manner.
19. You must not swim, paddle or use boats on the lakes (excluding model boats).
20. You may fish the lakes, but you must have an appropriate fishing licence. Fish must be returned to the lakes, except for Pike.

Pets

21. You must not keep any pets or animals except the following:
 - Not more than two dogs (other than any of the breeds subject to Dangerous Dogs Act 1991 which are not permitted at all). You must keep any dog under proper control and you must not permit it to frighten other users of the park. You must keep any dog on a leash and must not allow it to despoil the park.
 - Not more than two domestic cats and must not allow it to despoil the park.

Note

The express terms of a homeowner's agreement contain an undertaking on the part of the homeowner not to allow anything which is or becomes a nuisance, inconvenience or disturbance to other occupiers at the park and this undertaking extends to the behaviour of pets and animals.

Note

These rules do not have retrospective effect. If the keeping of the pet complied with the previous rules, an occupier will not be treated as being in breach when these rules take effect. However, when the pet dies or leaves it can only be replaced if this would comply with these rules.

Nothing in rule 21 of these Park 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.

Vehicles and parking

22. You must drive all vehicles on the park carefully and within the speed limit of 5 mph.
23. You must not park on the roads or grass verge.
24. You must not park anywhere except in the permitted parking spaces.
25. You must keep the entrance gates clear at all times. Two gate entry key fobs are supplied with the initial purchase of the lodge; replacement key fobs will only be supplied on payment of the appropriate fee.

26. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
- motorhomes, caravans, boats and trailers
 - light commercial or light goods vehicles as described in the vehicle taxation legislation and
 - vehicles intended for domestic use but derived from or adapted from such commercial vehicle
- (with the exceptions of commercial vehicles operated by the park owner and park staff).
27. You must hold a current driving licence and be insured to drive any vehicle on the park. You must also ensure that any vehicle you drive on the park is taxed in accordance with the requirements of law and is in a roadworthy condition.
28. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
29. You must not carry out the following works or repairs on the park:
- (a) major vehicle repairs involving dismantling of part(s) of the engine
 - (b) works which involve the removal of oil or other fuels.

Weapons

30. You must not use or display guns, firearms and offensive weapons 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.

External Decoration

31. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme.

Feeding Wildlife

32. Feeding of the Geese is strictly prohibited. You may feed the ducks and other birds but this must be by hand only i.e. no bird feed is to be scattered upon the site. Bird feeders are permitted, but they must be of a sturdy construction with a tray beneath to catch any spillage, they MUST be filled indoors. No suet or fat balls are allowed.