



# Blyton Ponds

*Over 50s Residential Park Homes*

Station Road, Blyton, Lincs. DN21 3LR

VAT Reg. No. 916 1340 50

Tel: 01427 628240

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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.

These rules also apply (for so long as they live on the park) to the park owner and any employees, with the exception of the following rules 19, 20, 33, 41 and 42.

## **Condition of the pitch and the home**

1. You must not erect fences or other means of enclosure (such as a hedge) unless they are no greater than 1 metre in height (in accordance with site licence conditions) and you have obtained our prior approval in writing to the design, standard and size of the enclosure (which will not be unreasonably withheld or delayed). For example where the means of enclosure is a fence and you source the fence yourself the design, standard and size of the fence must be approved by us in writing prior to erecting the fence on the pitch (such approval will not be unreasonably withheld or delayed).
2. You must not make any alterations to any part of the park, your pitch or the exterior of your home unless such alterations are permitted by these park rules and/or your written statement and you have obtained our prior approval in writing (which will not be unreasonably withheld or delayed).
3. You must maintain the pitch surrounding the home in a clean and tidy condition. This includes regularly cutting any grass within the confines of the pitch and maintaining and pruning any plant growth on or within the pitch.
4. Homeowners must maintain the outside of their 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.
5. You must not remove your home from the park without obtaining our prior approval in writing (which will not be unreasonably withheld or delayed).
6. You must not bring a new home onto the park without obtaining our prior approval in writing (which will not be unreasonably withheld or delayed).
7. You must ensure that all and any installations on the pitch (which are not our responsibility) and all and any installations within your home (be they electric or otherwise) comply at all times with the requirements of the institute of electrical and electronic engineers, and/or other appropriate regulatory authorities.
8. If you instruct an independent tradesperson to carry out work on your home or pitch, you must ensure that the tradesperson is doing so, together with sufficient professional



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indemnity insurance. A copy of the tradesperson's liability insurance must be sent to the site management prior to commencement of works.

## **Fire Precautions**

9. You are recommended to have in you're a fire extinguisher and fire blanket conforming with the relevant British Standard.
10. You must not have external fires on your pitch or any part of the park, including incinerators. You are at liberty to have a barbecue on your pitch subject to any such barbecue being positioned not less than 2 metres away from your home, any fence and any other combustible material. You must take sensible fire precautions at all times if you choose to have a barbecue.
11. You must not keep inflammable substances in your home, on your pitch or any part of the park.
12. You must not keep explosive substances in your home, on your pitch or on any part of the park.

## **Storage**

13. You must not erect any storage shed or exterior building without the express permission of the Park, the design, standard and size of the building must be approved by us in writing prior to being installed on the park (such approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements.
14. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 13 and any receptacle for the storage of domestic waste pending collection by the local authority.
15. You must ensure that any shed or other structure erected in the separation space between park homes is of a non-combustible construction and positioned so as to comply with the park's site licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

## **Refuse**

16. You are responsible for the disposal of all household, recyclable and garden waste in approved containers and must place them in the approved position for the local authority collections.
17. You must not deposit any waste or rubbish other than in local authority approved containers on any park of the park (including any individual pitch).



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## **Business Activities**

18. You must not use your home, the pitch or the park (or any part of the park) for any business purpose, and you must not use your home or pitch for the storage of stock, plant, machinery or equipment used or last used for any business purposes. 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 other staff, other workers, customers or members of the public calling at your home or the park.

## **Age of Occupants**

19. No person under the age of 50 years old may reside on the park.
20. No person over the age of 50 with resident children may reside on the park (save in circumstances where the resident children suffer from a disability within the meaning of section 1 of the Disability Discrimination Act 1995).

## **Noise Nuisance**

21. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles to cause a nuisance to other occupiers, especially between the hours of 10:30pm and 8:00am.

## **Pets**

22. Save as permitted by this rule and rule 23 you must not keep any pets or animals in your home or on the pitch except the following:
  - Not more than 1 dog (other than any of the breeds subject to the 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 not exceeding 1m in length and must not allow it to despoil the park or enter the ponds. You must keep your dog within the mobile home except when, in accordance with this rule, it is under and within your direct control.
  - Not more than 2 domestic cats. You must keep any cat under proper control and must not permit it to frighten other users of the park, or to despoil the park or be a nuisance to other residents of the park.
23. Save as permitted by rule 22, you must not keep any pet or animal in your or on the pitch except those which are housed in a cage, aquarium or similar and remain at all times within your home.
24. Nothing in rules 22 and 23 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.
25. You must not site or build a kennel for pets or animals anywhere on your pitch.



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## **Water**

26. You must not permit wastewater or effluents to be discharged onto your pitch into the ponds or any part of the park.
27. You must protect all external water pipes from potential frost damage.

## **Vehicles and Parking**

28. You must drive all vehicles on the park carefully and not more than 10mph.
29. You must not park more than 2 vehicles on the park.
30. You must not park on the roads or grass verges or in the allocated visitor parking.
31. You must not park anywhere except in the 2 parking spaces allocated to you on your pitch.
32. Other than for delivering good and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
  - 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 a commercial vehicle
  - Campervans, trailers, or towing caravans.

With the exception of commercial vehicles operated by us, the park warden, employees or contractors instructed by us, utility providers or Royal Mail.

33. 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.
34. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned and a charge will be made to you for disposal of such.
35. You must not carry out works or vehicle repairs on the park.
36. You must not park or allow the parking of any caravan or trailer or motorhome of any sort on the park.
37. Visitors to the park must only park in any available allocated visitor parking spaces and must comply with any parking restrictions that are displayed on the park.
38. 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.
39. No skateboarding or ball games are allowed on the roads or communal areas of the park.
40. You must not access vacant pitches on the park.
41. You must not disturb any building materials and/or plant that may be located on the park from time to time.



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42. You must ensure that any visitors to your home comply with these rules.
43. You must use your home as your primary residence and you must not sublet your home.
44. You may only use washing lines of the discreet rotary type and must remove them and store them out of sight after use.
45.
  - a) You are permitted to fish in the ponds at the park subject to the rules outlined in this rule 45
  - b) You are permitted to invite up to 2 guests to fish in the ponds at the park subject to the rules outlined in this rule 45.
  - c) Any guest you invite to fish at the park must be accompanied by you at all times whilst fishing in the ponds at the park and be under your supervision.
  - d) Any fishing carried out at the park is done so entirely at your own risk or the risk of any guest invited in accordance with rule 45b).
  - e) Any fish caught must be returned to the pond at the park.
  - f) All residents and their guest must hold a current Environment Agency Rod Licence.
  - g) We accept no liability for any loss, damage, injury, or death caused whilst fishing at the park. Nothing in this rule seeks to operate to exclude liability for death or personal injury caused by our negligence or anyone acting on our behalf.
46. The outdoor kitchen and BBQ area must be left clean and tidy after use, all crockery and cutlery to be stored away in the meeting house, and BBQ to be left as found. Pizza oven must be cleaned and covered when cool. If you wish to book the area for a private party, it must be booked in advance and the in-use board placed at the entrance.
47. The garden guest bedroom can be booked in advance. When requiring it for your guests, you must provide your own bedding and towels for them to use and the room must be stripped and cleaned by 12 noon the following day ready for other resident's guests to use.
48. Feeding of the geese is strictly prohibited, feeding of ducks is permitted as is the erection of bird feeders within your plot.

I Agree to the terms of residence as set out above.

Home owner .....

Site Manager .....