

Hurst Park

Bower Hinton, Martock Somerset, TA12 6JX

Park Rules as deposited with:-

Housing Standards, South Somerset District Council,

Brymton Way, Yeovil, BA20 2HT.

On the 11th of November 2014 and as from the 5th of December 2014 will take effect as express term(s) of the pitch Agreement relating to all Homes sited on Hurst Park.

These Park Rules came about at the end of a consultation period between the Park Owners and all Residents on the Park.

Should a vote have to be taken to amend any of these rules, all occupiers shall have a right to register a vote in writing, subject to a limit of 1 vote per occupied home.

Any Occupier failing to vote shall be deemed to have accepted the new rule(s)

Hurst Park is a Residential Park for residents over the age of 50.

At least one of a partnership must be a minimum of not less than 50 years of age with the exception of the Park Owner or Park Warden and their family.

1. Home owners are at liberty to work individually from home by carrying out office work but not to the extent of involving other staff or workers using the park home, pitch or park. Other business activities may not be carried out on the park.
2. The Park Home Owner is responsible for ensuring that the home and pitch on which the home is sited, remain at all times compliant with the local authority SITE LICENCE, the terms of the WRITTEN STATEMENT and any other relevant legislation.
3. General and regular maintenance to both the external fabrication of the home and the garden area of the pitch must be maintained....
4. Pitches must not be paved or concreted but may be gravelled or laid out as lawns, flowerbeds or rockeries, the growing of vegetables may be permitted if in an inconspicuous position to the side or rear of the property and does not cause offence to close neighbours.
5. Gardens must be weeded, kept tidy and grass mowed regularly.
6. Shrubs, Trees and fences provided by the Park Owners are subject to Planning Control and must **NOT** be cut down, lopped, trimmed, moved or damaged. Where branches are in need of pruning or trimming, the Park Owners must be notified and written permission obtained.
7. Shrubs should not overlap the plot or create obstruction to vehicles or pedestrian access.
8. Replacement sheds must be approved in writing by the Park Owner prior to erecting the shed.

9. The Park Owner is responsible for all maintenance to the Park perimeter fences, walls, garages, parking hardstands, gravelled and communal areas.
10. The Park Owners will not be involved with disagreements between individual Occupiers, unless matters cause a nuisance to other Occupiers or Park Owners.
11. All proposed additions to the Park Home such as porches, conservatories or extensions etc. will require the Park Owners consent in writing **before** any work is commenced. **Note: no additions will be considered if they take or are likely to take the Park Home out of the legal definition of a caravan (refer to Site Licence item 4(4.1) spacing between mobile homes).**

The Park Home Owner will provide the Park Owner with drawings and a schedule of the intended work before final approval in writing from the Park Owner.

12. Park Homes must retain an external neutral colour when repainting.
13. No mobile home shall be sublet, or occupied by lodgers either with or without the permission of the Park Home Owner. The Park Home must be the main or permanent residence of the home owner at all times.
14. No individual external Television or Radio aerials are to be erected anywhere on or around the Park without first obtaining permission in writing from the Park Owner.
15. Home Owners are reminded that all visitors while visiting the Park are the responsibility of the Home Owner they are visiting.
16. It is the responsibility of the Home Owner to ensure that the guests and their children do not cause nuisance on the park.
17. Children/grandchildren etc. will not be allowed to reside on a permanent bases for longer than 2 weeks at a time within any 3 month period.
18. The use of skateboards, cycles, tricycles, scooters, roller skates etc. are prohibited.
19. Due care to keep noise to a minimum so as not to cause a nuisance to other residents i.e. music, shouting, car and motorbike engines etc.
20. Occupiers are responsible for ensuring that Electric and Gas installations are maintained to Electricity and Gas Boards standards in the Park Home and any outbuilding. For the safety of all residents, all installations must at all times comply with relevant requirements of Codes of Practise relating to individual equipment. *It is recommended that each Park Home Owner ensures their domestic appliances are examined regularly by an appropriately qualified engineer and certification obtained. No inflammable substances may be kept anywhere on the park, pitch, in any park home or outbuilding except in quantities reasonable for domestic use.*

FIRE: an annual fire drill must be carried out and all residents should take part.

21. On the advice of Fire Brigades and Insurance Companies, paraffin heaters are banned unless they are fitted and fixed with a flue. No explosive substances may be kept anywhere on the park, pitch, in any park home or outbuilding.
22. Fire boxes should not be moved from their sited positions or tampered with in any way except for Maintenance reasons or in the cases of fire.
23. Two Fire Assembly points at opposite ends of the park should be displayed for all residents to see and note.
24. Designated responsible person(s) should be able to carry out a check on all residents assembled in order to pass to a Fire Officer on arrival at the park.
25. Any structure sited in the space between park homes must be of a non-combustible construction.
26. For reasons of ventilations and safety, the underneath of each Park Home should be kept clear and not used as a storage space.
27. External fires, including incinerators are not allowed.
28. All Park Homes must be equipped with an appropriate and approved fire extinguisher and fire blanket, Carbon Monoxide and Smoke alarms.

While it is the Park Owners responsibility to insure the Park as a whole against third party liability, the home owner is reminded that it is their responsibility to maintain insurance on the Park Home with a recognised member of the Association of British Insurers.

29. Excessive use of disinfectants and detergents must be avoided as they interfere with the efficient working of the sewer systems.
30. Plastic bags, floor cloths, sanitary wear, cotton wool items and cooking fat/oil **must not** be flushed into the sewage/drainage systems. *Home Owners are advised that where damage or a blockage has occurred and the Occurrence can be related to a particular Park Home, that Owner will be charged for any remedial work required.*
31. Garaging and Parking facilities on the Park provide for only 1 family sized car per pitch, Home Owners requiring an additional car parked anywhere on the park will require written permission from the Park Owner before bringing the vehicle on the Park. Each additional vehicle parked on the Park or pitch will attract a charge.
32. No transit vans, boats, touring caravans, motor homes or any other commercial vehicles are permitted on the park.
33. **The Speed Limit** on the Park is **10 mph**
34. Parking is only permitted in authorised parking spaces on the Park.

35. As required by law (Road Traffic Acts and any replacement legislation);
1. All vehicles on the park must be taxed, insured and in a roadworthy condition
 2. Disused/un-roadworthy vehicles must be removed from the park and the Park Owner reserves the right to remove any apparently abandoned vehicle.
36. Unattended vehicles must **Not** be left on roadways-exceptions are:
1. Doctors, Nurses, Medical and Fire Services and other essential vehicles.
 2. Tradesmen serving the Park (providing the driver is nearby).
 3. Residents loading/unloading or setting down/picking up passengers.
37. No major vehicle maintenance to be carried out on the park. No oil or any other motor substance to be leaked into the roadway watercourse via the drain or gutters (this is legally a contamination offence).
38. General Road and Garage Areas should be free from litter and dog fouling.
39. Home Owners with garages or internal parking areas must use them for parking **at all times** other than loading or unloading. **Twenty minutes** is allowed for the purpose of loading and unloading.
40. Lay-bys should only be used by residents with **no allocated garages or parking spaces**. Occupiers must ensure that their visitors do not obstruct the roads, gateways or garages and where possible, must PARK in the visitors spaces.
41. If a parking stand within the plot area is considered, it will be constructed and maintained by the Park Owner. This stand will be specific to the home and written into the Agreement as such. The pitch fee will then be amended to include a parking fee but will **NOT** be an alternative to a garage.

PETS ALLOWED

42. A maximum of 2 dogs (other than a dog of any of the breeds subject to the **current** Dangerous Dogs Act 1991) per home, or a maximum of 2 domestic cats per home. Alternatively, a maximum of 1 cat and 1 dog.
43. Dogs should be kept on a short lead not more than 1 metre long when outside of the owners pitch and must not be allowed to despoil the park or cause nuisance to anyone or anything on the park.
44. Dog Owners are required to line their gates and fences with wire mesh.
45. Cats must be kept under as much control as is possible with a cat, and not allowed to be a nuisance or frighten any users of the park.