



Badgers Holt Mobile Home Park

The Site Office,
ST Michael's lane, Longstanton
Cambridge, CB24 3DE
Tel: 01954 781359

Park Owners: - Richard Calladine Jnr. 07833 663069 Richard Calladine Snr. 07919 24452
E-mail: badgersholt10@gmail.com
Secretary: - Carol Calladine

PARK RULES FOR BADGERS HOLT PARK

Preface

- "occupier" means who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement.
- "you" and "your" refers to the homeowner or occupier of a park home.
- "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 Home Act 1983, as amended. None of the rules apply retrospectively.

1. No persons under the age of 16 years may reside in a park home, with exception of the park owner and his family or park warden.
2. You must not use the park home, the pitch or the park (or any part of the park) for any business purpose, and you must not use the park home 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 carrying out any office work of a type which does not create a nuisance to other occupiers and does not involve other staff.

3. The park owner is responsible for the electricity supply to the said meter only.
4. For reasons of ventilation and safety, the underneath of each home is kept clear and not used as storage space.
5. All vegetation must be trimmed to within one metre from paths and roadways.
6. Fences or other means of enclosure are not allowed unless they are one metre from roadways, no higher than four ft. You must position fences and any other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements.
7. Where agent or park owner are involved in keeping pitches and gardens clean and tidy a charge will be made to the occupier.
8. Digging up of any pathways or roadways is strictly forbidden .
9. 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.
10. Entrances to all site roadways to be kept clear for emergencies vehicles.
11. External fires, including incinerators, are not allowed.
12. No flammable substances may be kept on the park.
13. 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.
14. The brick built out houses are the property of the site owner and must not be damaged or defaced in any way whatsoever. The asbestos roof must be kept clear at all times and not used as storage area.
15. Only one storage shed is permitted on each pitch. The design, size and standard of shed must be approved by the park owner, in writing (approval will not be withheld unreasonably) and so positioned as to comply with the park's site licence and fire safety requirements.
16. You must ensure that any shed or other structure erected in the separation space between park homes is of 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.
17. All occupiers are responsible of the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Containers must not be over-filled and must be placed in the approved position for the local authority regular collections.
18. Musical instruments, MP3 players, radios other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 11pm and 8.00am.
19. Fire hoses may only be used in case of an emergency.
20. All external water pipes must be lagged by homeowners against potential frost damage, the homeowner will be liable for any loss of water due to their failure to do so or from any other failure on the section of water service for the homeowner is responsible, ie from the ground level up.
21. Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed.
22. Car parking facilities are provided for one car only to each residence.
23. All vehicles must be driven carefully on the park and not exceed the displayed speed limit.
24. All visitors to park on the front car park.
25. Parking is not permitted on roads or grass verges.
26. 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 a roadworthy condition.

27. Disused/unroadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle, which is apparently abandoned and stored.
28. Work on vehicles that involve discharging motor oils and other fuels of that nature into the drains or onto the roads or car parks are not permitted.
29. Other than for delivering goods 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 and including caravans and campervans. With the exception of commercial vehicles operated by the park owner and their family, park warden ect.
30. You must not keep any other pets or animals except the following.
 - Not more than one dog per household (other than a dog of any breeds subject to the Dangerous Dogs act1991)
 - Any dog must be kept under proper control and must not be permitted to frighten other users of the park, must be kept on a leash not exceeding 1m in length and must not be allowed to despoil the park
 - Not more than two domestic cats, any cat must be kept under proper control and not be permitted to frighten other users of the park.
 - You must not keep any other pets or animals at the park home or on the pitch except those which are housed in a cage, aquarium or similar and remain at all times within your home.
 - Nothing in rule 35 of these rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs U.K. or any successor body has issued you with an identification book or other appropriate evidence.
 - NOTE: The express terms of a homeowners 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 .A similar requirement not to cause a nuisance applies to tenants and again this includes the behaviour of pets and animals.