

Willowmere Caravan Park

Bures Road, Little Cornard

Sudbury, Suffolk

CO10 0NN

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Willowmere Caravan Park Site Rules.

1. Miscellaneous

- I. You must not sub- let your home.
- II. You must not leave your home vacant for more than 28 days.
- III. Home owners must maintain the garden of their park home in a clean and tidy condition at all times.

2. Condition of the Pitch

- I. For reasons of ventilation and safety you must keep the underneath of your home clear and not use as a storage space.
- II. The occupier is responsible for maintaining their plot to ensure it remains clean and tidy at all times and any waste material, including garden waste must be disposed of in a correct manner.
- III. Any new fences and other means of enclosures are to be approved in writing by the owner (which will not be unreasonably withheld or delayed) and must be positioned so as to comply with the parks site licence and fire safety requirements.
- IV. You must not have external fires, including incinerators.
- V. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
- VI. You must not keep explosive substances on the park.

3. Storage

- I. You must not have more than, one storage shed on the pitch unless it already exists before the making of these rules. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). The footprint of the shed shall not exceed a size as agreed with the Park owner which is appropriate with plot size.
- II. You must not have any storage receptacle on the pitch other than the shed mentioned above and any receptacle for the storage of domestic waste pending collection by the local authority.
- III. 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 parks site license conditions and fire safety requirements.

4. Refuse

- I. You are responsible for the disposal of all household waste, recyclable and garden 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.
- II. You must not use the park home, the pitch or the park (or any other 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 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 the park home.

5. Noise

- I. 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.

6. Pets

- I. You must not keep any pet or animal at the park home except the following:
- II. Not more than 2 dogs (other than any of the breeds subject to the dangerous dogs act 1991, 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.
- III. Or, not more than 2 domestic cats, kept under control.
- IV. Or one dog and one cat, kept under control.
- V. Not more than 2 budgerigars, or such like, caged within your home.
- VI. You may also keep fish in an aquarium or garden pond. No other pets are allowed on the park. Nothing in this rule prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body had issued you with an identification book or other appropriate evidence.

Note

The express terms of the home owner's agreement contain an undertaking on the part of the home owner 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.

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 the rules take effect. However, when the pet dies or leaves it can only be replaced if this would comply with these rules.

7. Water

- I. You must protect all external water pipes from potential frost damage.

8. Vehicles and parking

- I. You must drive all vehicles on the park carefully and within the displayed speed limits.
- II. You must not park more than 2 vehicles on the park.
- III. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles, caravans and motorhomes, apart from a CDR (car derived vehicle). (an occupier will not be in breach when these rules take effect).
- IV. No storage or parking of caravans or motorhomes is allowed on the park except for a period of 24 hours for loading and unloading.
- V. With the exceptions of, commercial vehicles, and caravans operated by the park owner and their family.
- VI. You must hold a current driving licence and be insured to drive any vehicle on the park. You must ensure that any vehicle you drive on the park is taxed in accordance with the requirements of the law and is in a roadworthy condition.
- VII. Disused or un-roadworthy vehicles must not be kept anywhere on the park, we reserve the right to remove any vehicle which is apparently abandoned.
- VIII. You must not carry out the following works or repairs on the park;
 - (a) Major vehicles repairs involving dismantling of parts of the engine.
 - (b) Works which involve the removal of oil or other fuels.

9. Weapons

- I. 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.

10. External Decoration

- I. Home owners must maintain the outside of their park home in a clean and tidy condition.

In these rules:

- ❖ “occupier” means anyone who occupies a park home, whether under an Agreement to which the Mobile Home Act 1983 applies or under a tenancy or any other agreement.
- ❖ “you” and “your” refers to the homeowner or other 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 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 when they are agreed upon.
- ❖ 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.
- ❖ These rules also apply (for so long as they live on the park) to the park owner and any employees.