

# **UBC Residential Developments Ltd**

## **FANGROVE PARK RULES**

**Revised 13<sup>th</sup> Oct 2015** (by tribunal decision)

These rules form part of the Mobile Home Agreement.

- 1 Only Mobile Homes that comply with British Standard Institute Standard BS3632 are accepted on the Park.
- 2 Mobile Homes must be kept in sound and clean condition: Only those external colours on the technical guidance sheet (which sheet is available from either the Resident's Association or the site owner) will be allowed. Wheels must not be removed, nor the Mobile Home repositioned without permission. No addition to the total floor area of the Mobile Home is permitted
- 3 The Resident is responsible for the continued maintenance of the pitch. The area under the Mobile Home must be kept clear, no waste water must be allowed to discharge onto the ground. Household refuse must be disposed of in approved containers. Trees and shrubs once planted must not be removed and must not be cut down, removed or damaged without prior written approval. Residents vacating pitches do not have the right to remove anything from the pitch and must leave it intact.
- 4 Residents are responsible for ensuring that both electrical and gas installations comply at all times with the requirements of the Institute of Electrical Engineers, Gas Safe and/or other appropriate authorities.
- 5 Musical instruments and CD, DVD etc. players, radios, other appliances and motor vehicles must not be used to cause a nuisance to others, especially between the hours of 10.30pm and 8.00am.
- 6 The park's external gates will be open between 8am and 5pm each day except for Sunday. Outside of these times the gates will be closed (but unlocked). Residents wishing to enter the park outside of these times will be required to abide by the following:-
  1. Drivers must ensure the gate is closed again immediately after entry
  2. Drive quietly and within the posted speed limit, so as not to cause annoyance to other residents.
  3. Return their vehicle to its proper parking space upon unloading, and not to leave the vehicle parked for more than 15 minutes
  4. Not to permit or cause anything that may be a nuisance to other residents (e.g. using car horns, loud car music etc.)
  5. Deliveries should not be arranged to take place between the hours of 7pm and 7am.
- 7 All vehicles must be driven carefully on the Park not exceeding the speed limit of 10mph.
- 8 It is a requirement of the site license that all internal roads and access ways must be kept clear, so that emergency vehicles may proceed unobstructed.
  - a) A 25 minute loading and unloading time is permitted to allow for the delivery of persons or effects to and from their homes. Vehicles must not be left unattended during this time.
  - b) It is expressly prohibited to block access ways, gates or the garage area at any time.
  - c) Vehicles must be kept taxed and insured.
  - d) Disused vehicles must be removed from the park.
  - e) With regard to commercial vehicle parking, vehicles that will not fit into a standard parking space (2.5metres bx 5.0metres) without compromising any adjacent space are not permitted on the park
- 9 Storage sheds and all other structures must be of an approved design and size are only permitted with the prior written approval of the Park Owner.

- 10 Washing lines are to be reasonably screened from public view.
- 11 Garden refuse such as grass cuttings and weeds should be disposed of in wheelie-bins provided by the local authority. It is the responsibility of the owner to remove any larger items from the park. Residents are reminded that they are prohibited from cutting branches from trees both by their agreement and by the Tree Preservation Order in force. In the autumn the company will make special arrangements for a limited period to dispose of leaves that residents may have collected.
- 12 No dogs are permitted to reside on the park. One domestic cat per home is permitted. Cats must be neutered and have an identity chip detailing the owner's name and address and the owner must be able to produce evidence that the cat has been chipped and neutered. Pet owners must ensure that their cats do not cause a nuisance or annoyance to other residents or the site owner or its employees, visitors or agents. Nothing in this rule prevents a resident keeping an assistance dog to support the resident's disability provided that Assistance Dogs UK or any successor or similar professional organisation has issued the owner with an identification book or other appropriate evidence.
- 13 Residents are responsible for the courteous and considerate behaviour of themselves, their family and guests (*including children*). They must supervise children so that they are not a nuisance or danger to themselves or others.
- 14 Residents and/or their guests must not keep, carry or discharge any firearms or weapon, throw any stone, missile or firework or create any noise, disturbance or indulge in indecent or offensive language or conduct, or to interfere with or disturb any flora or fauna on the Park.
- 15 Everyone using the Park is required to comply with the regulations of the site licence, water authority or any other statutory authority.
- 16 Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.
- 17 The lighting of bonfires is not permitted.
- 18 Access to the woodland adjacent to the park is not allowed. This area of rough woodland is not maintained and the company cannot be held responsible for the safety of trees and thus the safety of any persons in this area.
- 19 Although Fire Points are provided around the Park, every Mobile Home must be equipped with its own Fire Extinguisher. Fire equipment must only be used in case of fire.