

POOL BROW CARAVAN PARK

POOL FOOT LANE
LITTLE SINGLETON
POULTON-LE-FYLDE

FY6 8LY

LANCASHIRE

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FAO Michael Duck
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1 October 2014

Dear Mr Duck

Pool Brow Caravan Park deposit of Site Rules

Following completion of a Site Rules consultation, I enclose the Residential Site Rules which are being implemented.

Yours sincerely



MRS S L BALL
Park Owner

FYLDE BOROUGH COUNCIL

02 OCT 2014

RESIDENTIAL PARK RULES FOR POOL BROW CARAVAN PARK

Introduction

The following 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).

The rules are designed to ensure that all may live peacefully in unspoilt surroundings and have not been compiled to place unnecessary restrictions on occupiers. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a happy community.

Condition of Pitch

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
2. You must not erect fences or other means of enclosure . No paving flags, pathways or ground alterations to be carried out without prior written agreement.
3. You must not have external fires, including incinerators.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use. You must not keep explosive substances on the park.
5. Garden areas to be maintained, no trees or shrubs may be planted, cut down, removed or damaged without such permission. Weedkiller not to be used unless agreed by park owner.
6. No washing to be hung out on Sundays except in an emergency.

Storage

6. You must not have more than one storage shed on the pitch. 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). You must position the shed so as to comply with the park's site licence and fire safety requirements.
7. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6 and any receptacle for the storage of domestic waste pending collection by the local authority.
8. 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.

Refuse

Where waste is collected by the local authority.

9. You are responsible for the disposal of all household, 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.

10. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch). All other rubbish to be removed off site to local council tip.

11. 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.

Age of Occupants

12. No person under the age of 55 years may reside in a park home.

Noise Nuisance

13. 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 11.00pm and 8.00am.

Pets

14. You must not keep any pet or animal at the park home or on the pitch or the park.

15. Nothing in rule 14 of these Park Rules 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.

Water and Sanitation

16. Where water is not currently metered at the park home or not separately charged you must not use hoses except in case of fire.

17. Fire hoses must only be used in cases of fire and must not be used for any other reason or tampered with.

18. You must protect all external water pipes from potential frost damage.
19. No nappies, sanitary towels, cotton buds etc are to be put down the toilets this will cause blockages.

Electricity

Main switches, cut outs and wiring must not be tampered with or altered in any way. The permitted load must not be exceeded. In any case where an occupier should fall 14 days in arrears the owner may at his discretion disconnect the supply and upon receiving full payment may make a proper reasonable reconnection charge.

Vehicles and Parking

20. You must drive all vehicles on the park carefully and within the displayed speed limit.
 21. You must not park more than one car on the Park unless agreed by park owner. All visitors to park on the car park. The park owner must be notified in advance of any large delivery vehicle entering the park.
 22. You must not park on the roads or grass verges, only in the permitted parking spaces.
 23. Other than for delivering goods and services you must not park or allow parking of commercial vehicles of any sort on the park or outside the park annoying neighbours including:
 - a. light commercial or light goods vehicles as described in the vehicle taxation legislation and
 - b. vehicles intended for domestic use but derived from or adapted from such a commercial vehicle
 - c. motor homes and touring caravans or trailers.
 24. You must hold a current driving licence and be insured to drive the vehicle on the park, which must be taxed in accordance with the requirements of law and is in a roadworthy condition.
 25. Disused or unroadworthy vehicles must not be kept anywhere on the park or outside the park. We reserve the right to remove any vehicle which is apparently abandoned.
 26. You must not carry out the following works or repairs on the park:
 - (a) major vehicles repairs involving dismantling of parts
 - (b) works which involve the removal of oil or other fuels
- #### Weapons
27. You must not use or display guns, firearms and offensive weapons.

External Decoration

28. 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 unless agreed by park owner.