

Bridgend Park

The following rules of occupation are for the good management of the park and the benefit of all who use them. These rules are Express terms of the agreement, by which you occupy your pitch in accordance with the current mobile Homes Act .

The rules have not been compiled to place unnecessary restrictions on residents, but rather to ensure that they may live peacefully and safely in unspoiled surroundings. As park home residents live in closer proximity with other residents than house dwellers, certain rules have been compiled for the residents interests, others for safety reasons some to preserve the Community and others necessary to preserve the visual amenities of the park. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a harmonious safe community.

MOBILE HOME PARK RULES

1. Only homes of proprietary manufacturer which conform to the full Residential Park Home Specifications, as defined in the relevant Acts of Parliament, will be accepted to occupy plots on the park.
2. Homes must be kept in a clean and sound condition and no significant changes in colour of the outside of the home are to be made.
3. Wheels must not be removed from axles, or services feeding the home tampered with, in anyway. Only competent experienced contractors, at the occupiers' expense, may carry out disconnection and removal of the park home.
4. No external alterations or addition to the home or plot are permitted without prior written consent from the Company and consultation by the home owner with neighbours.
5. One storage shed is permitted on each plot and must be of approved manufacture and size and positioned in such a way as to comply with Site License Conditions. With regards to the erection of porches, where applicable, Local Authority Planning Permission sought.
6. No Domestic appliances are to be kept in operational inside a porch or garden shed.
7. Any electrical connection between the home and the garden shed or garage must be made through a 30amp earthed, armoured cable terminated at both ends through glands to junction boxes and fed from a separate fused supply.
8. No electrical device taking more than 15 amps is to be installed in the home.
9. All homes are connected to the Park Electricity supply. Access at reasonable hours must be granted at least once annually in order to test the homes electrical distribution points at no charge to the resident.
10. All homes must have an annual gas safety check and obtain the relevant certificate which is to be shown to the Park Owners for their records.
11. No combustible materials will be stored at any time near or underneath the homes in order to confirm to conditions attached to the Company's Site License issued by the Local Authority.
12. The resident will maintain the plot allocated in a tidy condition, free from litter and refuse. Vegetables may be grown discreetly provided they cannot be seen from the roadside. Washing lines of a rotary type are permitted.
13. The Park is open plan and therefore no high fences or hedges are permitted ,though small hedges shrubs and individual trees are allowed. The height of trellising, hedges and trees must be agreed by the Park Owner. Some trellising may be installed, though location and height must be agreed by the Park Owners after submission of a plan and consultation with neighbours. This will be to the rear or side of the home and not come down to the road side.

The trellis must be of the standard type on the Park, with an arched top and painted dark green. Due to fire regulations decking is not permitted.

14. Holes will not be dug and post will not be hammered into the ground anywhere on the park without prior consultation with the Company. In the event of such interference causing damage to the underground services, the offending person will be liable to pay costs for repair of the damage in full.

15. The costs involved in the clearance of any litter or rubbish from footpaths, roadways, gardens and recreational areas will be charged directly to the offending party, resident or visitor.

16. Trees and shrubs in the communal areas will not be lopped, topped or felled, removed or damaged in any way.

17. No fires or incineration will take place on the Park at any time.

18. The park benefits from a natural gas supply and residents may negotiate terms from the supplier of their choice.

19. All construction work on the park must be carried out by suitably qualified contractors.

20. Everyone visiting or using the park is required to comply with the regulations of the Site License and any other statutory authority.

21. Residents are responsible for the disposal of all household waste into the approved containers. Residents must dispose of their own bulky and garden waste via the Wooler Recycling centre on Brewery Road .

22. No commercial enterprise or business activity by residents may be permitted.

23. The Company and its employees and agents shall not be liable for the loss or theft from any Park Home or vehicle , or loss of keys , which have been left with the Company or its Agent.

24. The resident will agree, and covenant to insure, and keep insured the Park Home and its contents with a member of the British Insurance Association against loss or damage by theft, fire and storm. This must include liability to any third party (£2M Public Liability) and such other risks. The Resident must provide a copy of the renewal notice each year to the Park Owners as evidence that the Policy is currently valid.

25. No resident shall do, or permit to be done anywhere on the Park, any act or action which may become a nuisance , cause damage , annoyance or inconvenience to the Park Owners or Residents. Residents must not at any time interfere with Park Business. Residents shall not use or permit the home to be used for any illegal immoral purposes.

26. Children under the age of 16 are not permitted as permanent residents. Residents will be held responsible at all times for the conduct of their visitors children who shall not be permitted to play on or around any public buildings, other homes, car parks or in the areas around the entrances to the Park. Bicycles are not to be ridden by children along the roadways on the Park. Games involve kicking or throwing projectiles are strictly forbidden.

27. No new owners may move onto the park with cats and dogs as pets. Dogs must be kept under proper control, on a lead and not allowed to despoil the park. Visitors with dogs must comply with the Park Rules, nor must dogs be confined in cars for long periods. Small to medium sized non- aggressive breeds are allowed and must not be exercised on the park.

28. Waste water must not be discharged on the ground. No toxic chemical waste should be poured into the surface water or soil waste water drains.

29. The resident is responsible for the water service from ground level upwards and for lagging all water pipes against frost. The resident is also responsible for any damage to the sewerage connection from ground level upward and electrical cable meter box to the home.

30. The park home may be used by members of the Resident's family and bona fide guests only. On no occasion shall the number of persons occupying the park home exceed the specified number of beds. There shall be no subletting or parting with the whole or part of the park home or plot. Lodgers are not permitted and residents are responsible for the conduct or their visitors.

31. No person under the age of 50 may purchase a park home and no person under the age of 16 may reside in the park home.
32. Owners of all vehicles in any parking areas of the Park must be in full possession of a valid Tax disc and MOT to be insured by the Law. Drivers must hold a current driving license and insurance. Disused, unroadworthy vehicles will be removed from the Park at the owner's expense. The Company reserves the right to remove, without the owner's consent, any vehicle that is apparently abandoned.
33. Vehicles must not be driven in an erratic manner on the Park and must not exceed the displayed speed limit of 10 miles per hour. Driving or parking is not permitted on the grassed areas or pavements. All residents and visitors bringing vehicles on to the Park do so at their own risk.
34. Visitors on the Park for more than an hour must leave their vehicles in the visitors' car park, unless accommodated on a driveway. Roadways must be kept clear at all times. Commercial vehicles of any size must not be kept on the park. Minibuses, caravans and campervans must be kept in the visitor's car park and not on driveways.
35. No major repairs will be permitted on the Company's land or car parking areas. Motor oils and other fuels of that nature must not be discharged into drains or on to the roadways or car parks.
36. All homes must be fitted with a smoke alarm and equipped with a fire extinguisher or fire blanket which confirms to the requirements of the Fire Regulations for Park Homes. It is recommended that a dry powder extinguisher of not less than 2 pounds capacity should be installed in each home.
37. TV aerials and dishes will be erected discreetly in a position that enables the resident to obtain a reasonable reception.
38. The principal home owner must be aged over 50 years and, in accordance with Legislations, the Park Home must be the main residence. Children are allowed to visit for a week or two but cannot be permanent residents. Bridgend Park is for Permanent residents only and its Homes cannot be bought as holiday homes.
39. Guns, firearms or offensive weapons of any description must be not stored or used on the Park.

