

VALE VIEW

Residential Park Site Rules

Owners: - R & JA Young

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Vale View is designated as a quiet site. As such these residential park site rules are designed to promote the good management of the site and are for the benefit of all who reside there or visit. Adherence to these rules will help everyone live a tranquil and incident free lifestyle. **Further, these rules are the express terms of the agreement by which you occupy your pitch and are in accordance with the Mobile Homes Act of 2013.**

There is no intention of placing unnecessary rules or restrictions upon residents. Our mission is to provide tranquil living conditions in the beautiful Cheviot fringe. Consequently, these rules have been formulated to: -

- promote the residents' interests,
- help ensure a peaceful lifestyle,
- ensure safety and welfare of residents and their visitors,
- preserve the visual character and amenities provided by the site and its location.
- ensure residents are assimilated seamlessly into village life.

Observance and acceptance of this simple set of rules in the spirit in which they are set down will contribute immeasurably towards promoting an outstanding community spirit, both within and beyond the site into the Vale of Whittingham.

Park Rules

Related to: -

1. Occupancy, Sale and Bequest of Lodges

- a. The principal homeowner must be aged 45 years or over.
- b. No person under the age of 40 years may reside permanently in any park home unless at the absolute discretion of the park owner, when special circumstances will be considered on their merits.
- c. Selling, the bequest or parting with the park home or plot shall be carried in accordance with the Mobile Homes Act 2013 and where appropriate commissions and park owner costs charged at the appropriate rates.
- d. The park home may be used by members of the homeowner's family and bona fide guests only. At no time or occasion should the number of persons occupying the park home exceed the specified number of beds, the home was constructed to provide.
- e. There shall be no sub-letting.
- f. Lodgers are not permitted.

2. Park Lodges and The Garden/Plot Area

- a. Only homes of a proprietary manufacture that fully conform to Residential Park Home Specifications and British Standards, will be accepted to occupy plots within The View at Treetops.

- b. Homes are to be kept in a clean and sound condition with no significant changes in colour to the outside of the home to be made over time.
- c. Where homes are considered beyond repair, damaged beyond occupation, unfit for human habitation, in a condition detrimental to the amenity of the site, the park owners may request removal of the home from the site. Failing which the home may be removed from site by the park owner with any associated costs chargeable to the home-owner. Such will be implemented in accordance with The Mobile Home Act 2013.
- d. The method and specification of the treatment of exterior finish and cladding materials is to be expressly agreed in writing with the park owner and an experienced and a specialist contractor is to be used. The method and application rate of treatment products will be based upon the recommendations of the lodge manufacturer/product producers. The purpose is not to be unduly restrictive, but to maintain the integrity of your home and its exterior appearance, for the benefit of you as the home owner and to maintain the general appearance, consistency and good quality presentation of the park and its community as a whole. On signing the accompanying agreements, the park owners may elect to specify a maintenance regime for exterior treatment for this purpose.
- e. Wheels must not be removed from axles, or services feeding the home tampered with, in any way. Only competent and experienced contractors may be engaged, at the home-owner's expense, to carry out for example, disconnection and removal of the park home.
- f. No external alterations or additions to the home or plot, or construction of external structures are permitted, without the prior written consent of park owners who will as necessary, liaise with other stakeholders.
- g. The specification of all decks or similar structures, to be installed, will be by agreement with the park owners having regard to the amenities and interests of other park residents. Consent will not be unreasonably withheld.
- h. Residents will maintain the plot allocated in a tidy, well managed and condition, keep it free from weeds, litter and refuse. In the event of failure to comply the park owner may elect, following notice to remedy, take access and undertake essential clearance or maintenance work and invoice the home-owner for the cost of remedial works.
- i. Plant pots will be permitted but must be properly maintained and planted.
- j. Only appropriate and sympathetic garden ornaments and statues are permitted. Garden gnomes, permanent bunting, permanent fairy lights, non-festive light features and the likes are not permitted.
- k. We are in a dark sky area, an environment which we know you will enjoy. Only low light polluting exterior lighting is permitted. Please see the attached guidance Appendix 1.
- l. Only rotary type washing lines are permitted and are to be sited discretely in a location agreed with the park owners and in a location, which does not obstruct views or effect the amenity of other residents.
- m. Vegetables may be grown but must not be visible from the roadside.
- n. No trees, large plants or shrubs are to be planted, other than of a ground cover type, without the express/written agreement of the park owners. The purpose of this condition is not to be unduly onerous, but to avoid obstruction of the views of all concerned, to avoid danger and to avoid disruption of park infrastructure and services.
- o. Park owners may elect to make a reasonable charge or commission, equivalent to professional rates, for consultations associated with variations to agreements, proposals for exterior alterations or additions.
- p. External hot tubs are not allowed on site.

- q. We hope young visitors to the site will enjoy it and its surrounds, play and be merry. We do however ask that they are supervised, and that bikes and ball games are enjoyed sympathetically, having regard to the peace and enjoyment of other park residents, the park infrastructure and communal areas.

3. Safety Regulations

- a. All homes must be fitted with smoke and carbon monoxide sensors, a fire extinguisher and/or fire blanket conforming to the requirements of The Fire Regulations for Park Homes. It is highly recommended that a fire extinguisher of not less than 2 pounds (lbs) capacity be installed in each home.
- b. No domestic appliances are to be operated or located inside a permitted storage shed.
- c. Any electrical connection proposed to the home for example to a storage shed must be agreed in writing with the park owners, not to be unreasonably withheld. The connection will be made by a qualified electrician, whose work will be certified, and a copy lodged with the park owners. Connections will have regard to the electrician's advice in respect of load and capacity of the supplies.
- d. No electrical device taking more than 15 amps may be installed in your home.
- e. No combustible materials will be stored at any time near or underneath the homes in order to conform with conditions attached to the Company's Site Licence issued by the local authority.
- f. No garden fires or incineration will take place within the park at any time.
- g. Gas barbecues only are permitted and homeowners are urged to read advice on the following web page prior to purchase of a gas barbecue
<https://www.fireservice.co.uk/safety/barbecue/>
- h. Motor fuels, oils and other fluids pertaining to engines may not be discharged into the drains or onto roadways, car parks and grassed or landscaped areas. Should this occur the offending party will be liable in full for the cost of any restoration work or sanction imposed by the relevant environmental body.
- i. Residents are not permitted to excavate holes in the ground at any location within the park. In addition, posts should not be sunk into the ground without prior consultation with the site owners. In the event of such interference causing damage to underground services, the offending resident will be liable for all costs associated with repair in full.
- j. Any agreed and consented timber additions or features will be treated with fire retardant products.
- k. All construction work within the site must be carried out by suitably qualified contractors.
- l. Wastewater must not be discharged onto the ground within the site. No toxic chemical waste, fuel or untreated waste should be poured into the surface water or soil waste drains. Only surface water and benign issue from the sewage treatment plant is discharged from the site into the neighbouring environment. The environmental and financial penalties, which may be considerable, will be the responsibility of anyone who transgresses.
- m. No resident or their relatives or associates shall do, or permit to be done, any act or action which causes a nuisance, annoyance or inconvenience to fellow residents, their relatives or associates and/or the park owners.
- n. Residents will not interfere with the everyday business of the park owners or their appointed representatives.
- o. Homes may not be used for illegal or immoral purposes.

- p. There is zero tolerance of violence or verbal abuse of park residents, their visitors and park owners.
- q. Vehicles must not be driven in an erratic manner within the park and must not exceed the designated speed limit of 5 mph.
- r. Driving or parking is not permitted on grassed areas or pavements. For one off gatherings or occasions please liaise with the park owners, who may be able to assist with the provision of an allocated temporary parking area.
- s. All residents and their associates, including hired workers, bring their vehicles onto the park at their own risk.
- t. Guns, firearms or any other offensive weapons, of whatever description **must not** be used on the park.

4. Electricity, Water, Gas Supply and Foul Drainage

- a. All homes are connected to a general electricity supply which will feed from a centralised kiosk, where the meters will be stored and referenced to individual plots. Access to the kiosk will be made available to residents with reasonable notice, say approximately 24 hours, for the purposes of meter readings. Residents will be responsible for arrangement of supply and payment for their own supply contracts. Homeowners are responsible for electric connections from the meter.
- b. The site benefits from a communal LPG gas supply that will be metered at each lodge. In accordance with The Mobile Homes Act 2013, reasonable charge will be levied for this service and the gas consumed. All homes must have an annual gas safety check and retain the relevant certificate to be available on request. The use and storage of bottled gas is prohibited.
- c. Homeowners are responsible for water services and connections from the Northumbrian Water Limited, water meter. All water service pipes should be suitably protected and/or lagged against frost. Water supply and associated charges will be arranged directly with Northumbrian Water Limited, its subsidiaries or its successors.
- d. Homeowners are independently responsible for any sections of exclusive sewage pipework and connection to their home following siting and connection on acquisition. Where shared sections of drains are specific to, for example, two lodges then such sections will be managed, repaired or maintained between the parties benefiting from them or the associated costs shared. Park residents are responsible for blockages of the system.
- e. The park owner will manage and maintain communal drainage infrastructure as well as the treatment plant and a periodic charge will be made to residents as well as a reasonable charge for provision and management of this service.
- f. Homeowners will not dispose of oils, female sanitary products, nappies, wet wipes, ear buds, disposable razors or any other item likely to block drains, damage or hamper the operation of the sewage treatment plant. For further information and advice please refer to Northumbrian Water Limited – Dwaine Pipe – which while pertaining to mains systems, the core principles remain the same.
- g. Only cleaning products which are septic tank/treatment plant safe are to be used. Failure to comply will only result in additional management and maintenance charges in operation of the treatment plant system, which will be charged back to park residents through this associated service charge. We append advice/guidance on this subject to these licence terms as Appendix 2.

5. The Park and its Environment

- a. Vale View is largely open plan and extensive landscaping and planting ensures privacy and an engaging environment. Therefore, fencing, hedging, trellising and shrubs and trees erected or planted, as well as the location, height and construction of such by residents must be approved by the site's owners, who may also consult with neighbours during the agreement process. The site owner's decision is final.
- b. Residents should familiarise themselves with invasive species most particularly, Japanese Knotweed, a highly invasive and damaging plant and Giant Hogweed a poisonous plant with terrible effects. Many such invasive species were introduced into the UK for ornamental purposes and therefore can, arguably, be considered attractive to the un-knowing. It is against the law to introduce such species and their eradication is extremely costly. Residents are encouraged to buy only identified/identifiable plants from recognised or experienced suppliers and not to select or introduce unknown species or those from the wild. Please ask for advice from the park owners if in anyway unsure about plants you wish to introduce. You will be held liable for any associated damage, costs, or liabilities should plants be introduced which are invasive or damaging and need eradication.
- c. Costs involved in the clearance of any litter or rubbish from the environs of the park, including roads, footpaths, gardens and recreational areas will be charged directly to the relevant resident whether arising as a result of their, or their visitors' actions.
- d. Trees and shrubs in communal areas will not be lopped, pruned, topped or felled, removed or damaged in any way, except by contractors engaged by and with express permission of the park owners.

6. Park Visitors

- a. Every person visiting the site, either in a social or professional capacity, is required to comply with these site rules in full, the regulations of the site licence and any other statutory authority.
- b. The park's owners recognise that residents will have visitors of a variety of ages. Homeowners are responsible, for the behaviour of their visitors while they are on the site. This includes the conduct of visitors' children who shall not be permitted to play on or around any communal buildings/structures, other homes, car parks or areas around the entrances to the park.

7. Household Waste and Rubbish

- a. Residents are responsible for the disposal of all household waste into the approved containers.
- b. Residents must dispose of bulky waste items such as furniture, white goods/appliances and garden rubbish by transporting these to waste disposal points provided by the county council at the local authority's waste disposal site at Alnwick (Lionheart Enterprise Park).
- c. Lighted embers or the remains of a fire must not be placed in refuse bins. Please refer to section 3f for clarification.
- d. Residents are responsible for placing their bins, on bin collection day, in the designated location, no earlier than the day before and for collecting it the morning after. The park

owners may agree to special arrangements in this regard at their discretion in certain special circumstances.

8. Livestock, Pets and Indigenous Wildlife

- a. Pet ownership is permitted. However, this is limited to a maximum of 2 small or medium sized animals of a non-aggressive breed, or one larger, none-aggressive animal.
- b. Animals will not be housed externally.
- c. Animals will not cause a nuisance of any description, to park owners, other park residents or neighbours of the site. At the park owners' discretion, noisy animals or those causing nuisance will be removed from site in accordance with common law.
- d. At all times dogs must be kept on a lead within the park. Also, suitable precautions must be taken to ensure dogs cannot inadvertently escape from lodges and plots. Vale View is located a livestock area and we urge caution in this regard.
- e. Residents and their visitors must not leave pets of any description in cars for long periods of time.
- f. Homeowners are encouraged to feed and enjoy the birdlife that abounds in this area. However, should they do so they must disinfect and clean feeders regularly to prevent avian diseases being passed on.
- g. Bird feed stations can encourage vermin which can do considerable harm to any household. Therefore, any homeowner with bird food stations must also maintain and replenish a rodent bait box, within their plot.
- h. Sightings of vermin, such as rodents or grey squirrels must be reported to the park owners. No resident, their associates or visitors should tamper with or impede in any way the park owners' efforts to eradicate vermin. For example, Grey squirrels may be trapped live in or near the park. It is against the law to release a grey squirrel from a live trap.
- i. With the exception of point f above, homeowners, their associates and visitors must not deliberately seek to or cause harm to the wildlife visiting the park. Deer and otters are among the whole range of British fauna living on or near the park adding to the attraction of the location as a place to reside.
- j. Homeowners are responsible for any vermin infestations and resultant damage within their home.

9. General

- a. No commercial enterprise or business activity by residents is permitted, nor is the storage or supply of retail or trade products. The park owners recognise that there is an increasing trend towards home and remote working and a home office is permitted.
- b. The park owner and its employees or agents shall not be liable for the loss or theft from any park home or vehicle owned by homeowners. The same applies for the loss of keys which are left with the owners and its employees or agents.
- c. Homeowners 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 (£2million public liability) and other such risks. Homeowners must provide a copy of the renewal notice each year to the park owners as evidence that the policy is currently valid.

- d. TV aerials and satellite dishes are to be erected discreetly but in a position that allows homeowners to obtain a reasonable signal. The location of any such antenna will be agreed with the park owners.
- e. No major repairs or dismantling of vehicles or machinery are permitted within the confines of the park or any home.
- f. All vehicles in any parking area must be in full possession of a valid tax disc and MOT certificate and vehicles must be lawfully insured.
- g. Only park home-owner's vehicles may be kept on site, other than for short stay visitors.
- h. Drivers must hold a current driving licence and be fully insured.
- i. Disused and/or unroadworthy vehicles will be removed from the site promptly or homeowners will face reasonable charges for their enforced removal. The owners of the park reserve the right to remove any vehicle that is unsightly, apparently abandoned or unroadworthy without the consent of the registered keeper/homeowner.
- j. Homeowners' visitors and associates, including hired workers, must leave their vehicles in designated visitor's parking areas, unless they can be accommodated in the designated parking area of the lodge they are visiting.
- k. Roadways must be kept clear.
- l. No commercial vehicles of any size will be kept on the park, other than for those of contractors attending for definitive purposes and timescales/appointments.
- m. The storage of mini-buses, commercial vehicles, camper vans and caravans is excluded. The park owners may be able to assist with storage or guide residents to appropriate facilities.

These site rules will be reviewed annually. Updates and new inclusions or deletions will be made in consultation with homeowners through the site owner issuing the amended in draft form for approval and in accordance with the Mobile Home Act.

Appendix 1

Addendum to site licence rules

Dear Resident

As part of condition of our planning consent (Condition 10 – External Lighting) we are required to meet certain standards which are respectful of the risks of light pollution, to our beautiful sky's. We are unequivocally supportive of the underlying aspirations and are members and supporters of the campaigns of both the IDA and the British Astronomical Association/The Commission for Dark Skies.

A significant draw to our area is the Northumberland International Dark Sky Park and our development and your home is within a dark sky area, within close proximity of the Northumberland Sky Park. They acknowledge that modern society requires outdoor lighting for a variety of needs, including safety and commerce.

Our development will be delivered in accordance with the International Dark-Sky Association core principle's, that any required lighting will be used wisely, to minimize the harmful effects of light pollution and as follows:

- Only be on when needed
- Only light the area that needs it
- Be no brighter than necessary
- Minimize blue light emissions
- Be fully shielded (pointing downward)

The illustration below provides an easy visual guide to understand the differences between unacceptable, unshielded light fixtures and those fully shielded fixtures that minimize skyglow, glare and light trespass.

As I am sure that the unspoilt beauty of our surroundings was a the principal driver in acquiring a home on our park, we are sure that you will subscribe to our ethos on exterior lighting principals. Your needs and wants are ever evolving, however as a condition of our park rules and licences, all exterior lighting will be in line with the IDA's guidance and recommendations and in line with the following fixture guidance.

We hope that you will embrace this ethos and as is beloved by all of our family, enjoy many, many hours of the unspoilt, starlit skies which shrowd us and the neighbouring Northumberland National

Park. If we can be of assistance please do not hesitate to contact us, not least in advance of the purchase of exterior lighting

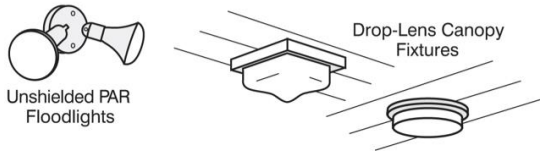
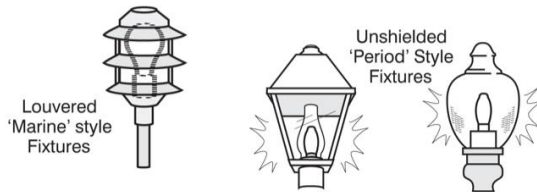
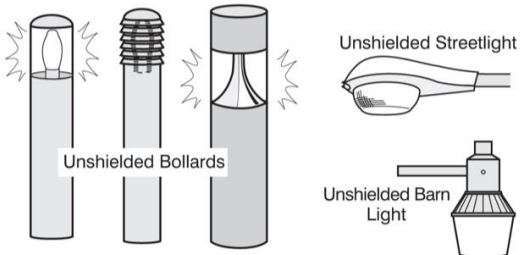
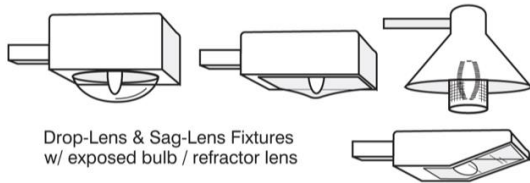
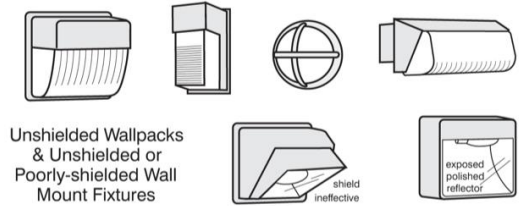
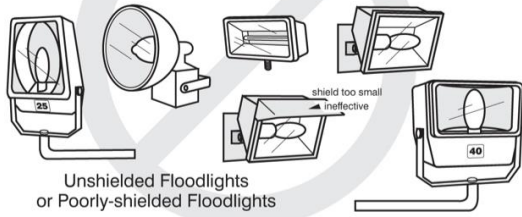
Kindest Regards

The Young Family

Examples of Acceptable / Unacceptable Lighting Fixtures

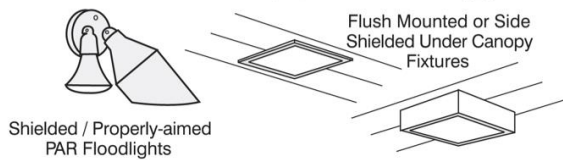
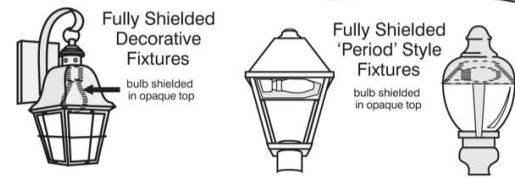
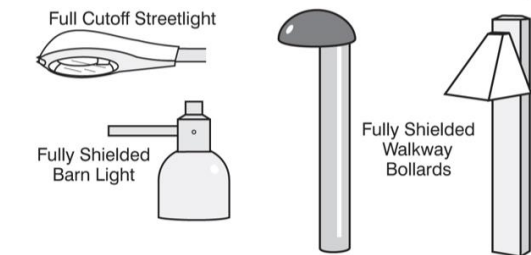
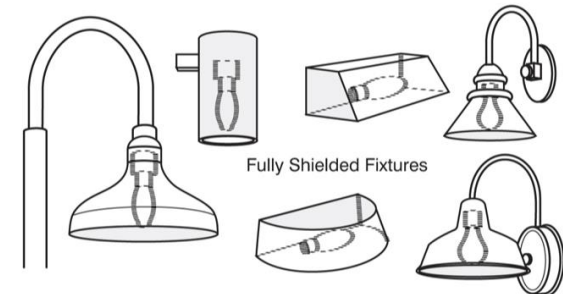
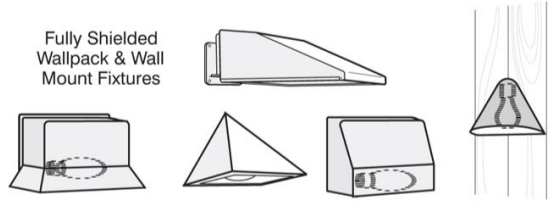
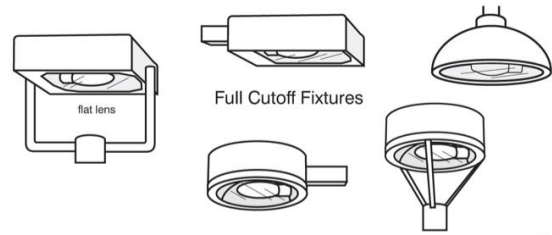
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Illustrations by Bob Crelin © 2005. Rendered for the Town of Southampton, NY. Used with permission.

Plan Statement Number 2

Any new or replacement domestic lighting within the E0 Zone boundaries shown in Figure 2.3 should be "Fully Cut-Off" (Fully Shielded (IDA term)) regardless of light source lumen output.












		
		
		
	<p>Sitco + Others - Double Asymmetric Mini Flood</p> <p>All floodlights like this are designed to be mounted horizontally (not as shown in manufacturer's illustration)</p> <p>Additional shielding as illustrated right can limit light at task area boundary</p>	

Figure 2.4 Typical external domestic fittings which can provide the fully cut-off objectives of Plan Statement Number 2 and 3 when mounted correctly

Building Lighting

Building lighting will be limited to two wall mounted luminaires on the elevation leading to the reception entrance of the building and two on the gable or elevation fronting on to the sun terrace/deck. These will be of a type as referenced in the figure drawings above.

Deck Lighting



Useful Resources:

<https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/#!/Flag/c/24158004/offset=0&sort=nameAsc>

<http://www.britastro.org/dark-skies/index.php>

<https://www.britastro.org>

<http://www.britastro.org/dark-skies/>

<https://www.northumberlandnationalpark.org.uk/wp-content/uploads/2017/05/Lighting-Master-Plan-v21.pdf> - Exterior Lighting Master Plan

<https://kielderobservatory.org>

<https://www.nightblight.cpre.org.uk/take-action-about-local-light-pollution>

Appendix 2

What cleaning products can I use with a septic tank?

There are numerous theories, thoughts and myths surrounding which cleaning products can and can't be used in homes with septic tanks. Here at Drainage Superstore we've put together some guidance on [septic tanks](#) and cleaning products, to help clear up some of the confusion.



Why cleaning products can affect your septic tank

When considering cleaning products, it is really important to consider the effect they may have on your septic tank. Too many chemicals can disrupt the chemical balance within your septic tank, and this can have major consequences. A number of household chemicals are fine, but there are some chemicals that can cause damage to your septic tank and potentially even kill the bacteria that breaks down solids within your septic tank. If the bacteria within your septic tank is killed, major problems can occur, including the tank clogging up, groundwater pollution and more.

Another effect of using harsh chemicals within a drainage system that uses a septic tank is that the chemicals can leach out into groundwater. This can have serious effects on the wildlife and surrounding ecosystems.

What cleaning products can I use with a septic tank?

Generally, multipurpose household cleaners are fine to be used in homes with a septic tank, but conservative use is key. Ensure your multipurpose surface cleaners and laundry cleaners are mild, and ideally phosphate free, as these products will not contain the harsh chemicals that typically damage bacteria within your septic tank. However, it is important to note that overuse of any chemicals can cause issues, so always use them in moderation.



Household bleach shouldn't have much of an adverse effect on the bacteria within the septic tank, as the chemicals are generally in low quantities, and are not strong enough to affect the bacteria. However, any bleach that is extra strong, or with a higher strength than a typical household bleach should be avoided. Additionally, as with all chemicals, try to only use household bleach in moderation.

Similarly to bleach, products that contain ammonia should be fine to use with a septic tank, as long as they are only used occasionally and in moderation.

Liquid drain cleaners are generally fine to use as a one off occasion, as they should become quite diluted, reducing the impact they can have on the bacteria within your septic tank. However, we would not recommend using foaming drain cleaners or solid drain cleaners. Additionally, drain cleaners should not be used regularly as a weekly or monthly basis, as the chemicals are extremely caustic.

Water-based cleaners are generally absolutely fine to use with septic tanks, as water is the main ingredient, diluting any chemicals that could harm bacteria. To see if a cleaning product is water based, take a look at the ingredients – water will be the first ingredient.

When considering household detergents, we'd always recommend choosing products that specifically have a label stating they are safe to be used with septic tanks. Additionally, always try to choose eco-friendly products wherever possible, as these have been developed to have minimal impact on the environment, which means they typically have weak or no chemicals in that could damage the bacteria within septic tanks.

Homemade cleaning products to use with a septic tank

If you're unsure about using cleaning products with your septic tank, or are looking to reduce the amount of chemicals used within your home, there are a number of cleaning products with you can make yourself using everyday items.



Instead of using a chemical drain cleaner regularly, it is quick and easy to make a drain cleaner that doesn't damage your septic tank. Simply pour $\frac{1}{2}$ a cup of baking soda down the drain, followed by a cup of white vinegar. Leave the mixture to foam for a number of minutes, and then pour a gallon of boiling water down to flush the drain.

It is also possible to clean toilets with homemade cleaning products instead of stronger chemical cleaners. There are a number of different options available, including sprinkling baking soda in, and then adding vinegar, before using a scouring brush to clean it, or mix baking powder with liquid soap to scrub the basin clean.

For products that are used to clean baths and tiles, there are a number of household products that can be used. Simply sprinkle with baking soda and scrub with a damp sponge, use diluted vinegar, or even apply vinegar to a sponge to wipe the surfaces, and apply baking soda after for maximum effect.