

LILLYBROOK PARK RULES

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.

These rules are not binding retrospectively. For example, in rule 41 it states: 'You must not park commercial vehicles (with a payload of over 900kg) as described in the vehicle taxation legislation on the park'. If a resident owned one of these vehicles on 5 August 2014 that resident can continue to own that vehicle and subsequently replace it with a similar vehicle.

Clarification of Definition of the term 'Occupier', this is the residential Park Home Owner(s) of each individual home on the park and any approved occupants of that home.

The following rules do not apply to the Park owner and their family, staff, contractors and any park warden. Rule numbers 19, 22, 37 & 41.

Condition of the pitch

1. Homeowners must maintain their garden and pitch area in a clean and tidy condition. All flower/shrub pots used in gardens must be designed as flower/shrub pots and not adaptations of items such as old washing machine drums, general container tubs or similar.
2. Trees are the property of and can only be planted or pruned by Lillybrook Estate Ltd or their authorised agents. Residents can plant shrubs (excluding conifers), subject to planning / licensing constraints.
3. For reasons of ventilation and safety, the underneath of each home is to be kept clear and not used as storage space.
4. You must not erect fences or other means of enclosure unless you have obtained the Park owners written approval (which will not be unreasonably withheld). Any approved fences will have a maximum height of 1.8 metres where homes are back to back and 1.2 metres where homes are back to side or side to side. No fencing will be permitted in front of the home. You must position any approved fences and any other means of enclosure so as to comply with the parks site licence conditions and fire safety requirements.
5. You must not have external fires, including incinerators. Gas and Charcoal barbeques (proprietary brands only) are permitted, please consider and inform your neighbours before using it to minimize any inconvenience for them.
6. You must not keep flammable substances on the park except in quantities reasonable (five litres) for domestic use. (This does not include LPG or central heating Oil which is stored in tanks or cylinders approved by the regulatory authorities).

7. You must not keep explosive substances on the park.
8. You must have washing lines reasonably screened from view and not in a prominent position on your pitch.
9. Further aerials, poles, masts, wires, dishes or any other communication equipment in addition to those when you moved in, can only be fitted to your home and not attached to the plot or any garage on the plot. Exceptions will be made for satellite television aerials. With a written request from the Park Home owner, the Park owner will approve (in writing) that these can be attached to any garage on your plot.

Storage

10. Where garages and/or brick built sheds are provided on pitches there is sufficient space for storage, therefore no further sheds will be permitted on those pitches.
11. For all pitches without a garage alongside the home a maximum of one shed is permitted with the design, standard and size approved by the Park owner in writing (approval will not be unreasonably withheld). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 2.5m x 2.0m.
12. The installation of Greenhouse and 'Garden Rooms' require the Park Owners written approval, which will not be unreasonably withheld. These will be considered upon a case by case basis, depending upon the garage/shed situation on the pitch, and the visual impact for neighbours. For example, where a garage is on a pitch permission may only be given for a 'lean to' greenhouse.
13. Any other storage receptacle on the pitch, such as Proprietary Outside Storage Box/units must not exceed 2m x 1m x 1m and require the Park owners written approval, which will not be unreasonably withheld.
14. You must ensure that any structure erected in the separation space between homes is of non-combustible construction and positioned so as to comply with the parks site licence conditions and fire safety requirements.

Refuse

15. 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. Food of any description must not be deposited on the ground, where it can attract vermin and other pests.
16. You must not deposit waste or unroadworthy vehicles on any part of the park (including any individual pitch).

Business Activities

17. You must not use the park home, the pitch or the park (or any part of the park) for any business, and you must not use the park home or the pitch for 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 or the park.

18. Letting and sub letting of your Park Home is not permitted. Sub letting of your garage is not permitted.

Age of Occupants

19. No person under the age of 50 years may reside in a park home on Lillybrook, with the exception of the park owner and their family, and any park warden.
20. You are responsible for the conduct of children in your custody and of children in your visitors custody.

Noise Nuisance

21. 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.
22. You (and any contractors you use) are permitted to use power garden tools such as lawnmowers, hedge cutters, leaf blowers and other similar power tools, or any loud D.I.Y. such as hammering, sawing etc, only at the following times:
- Weekdays - between the hours of 8.00a.m. to 7:30p.m.
 - Saturday – between the hours of 8:00 a.m. to 5:00p.m.
 - Sundays and Bank Holidays – between the hours of 10:00a.m. to 4:00p.m.
- There is an exception for the Park Owners and their contractor's occasional operational requirements.
23. The use of mini flying machines such as mini helicopters, radio control planes, drones and other similar devices is not permitted on the park.

Pets

24. No dogs are permitted to reside on the Park. Visitor's dogs are permitted to stay for a maximum time of 2 weeks (other than any of the breeds subject to the dangerous dogs act 1991, which are not permitted at all on the park). When visitors dogs are staying overnight this must be registered with the Park Owners. Visitors dogs must be kept 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.
25. Only one domestic cat is permitted per home.
26. Nothing in rule 24 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.

27. Up to two budgerigars/canaries are permitted per home, which you must keep within the Park Home.
28. In addition to pets allowed in rules 24 to 27 the only other pets allowed are fish which must be kept in a fish tank when in the home and in a pond in your garden. Ponds require the Park Owners written approval which will not be unreasonably withheld.

Water

29. Use of garden hoses are subject to any conditions imposed by regulatory authorities.
30. You must protect all external water pipes from potential frost damage.
31. You must not discharge waste water onto the ground.

Utility Supplies

32. You must not interfere with any service feeds to the Home. You must ascertain from the owner the approximate position of all services crossing your pitch and consult the owner before digging, driving in stakes or otherwise interfering with the ground. This also applies to contractors carrying out work on your pitch at your request.
33. Toxic materials, oil, plastic bags, wet wipes and sanitary products etc. must not be discharged into the sewer or drainage system. The only items that should be flushed down your toilet are human waste and toilet tissue. Should damage be caused by you (or any contractors you use) or your visitors to any underground service, the cost of repairing any damage will be charged to you.

Vacant Pitches

34. You must not access vacant pitches and must not disturb vacant building materials and plant.

Vehicles and parking

35. You must drive all vehicles on the park carefully and within the displayed speed limit.
36. You and any visitors must not park on the road or grass verges.
37. You may park up to two vehicles registered to you on Lillybrook if you have a garage, provided one of the vehicles is parked in the garage. If you do not have a garage on the park then you may park one vehicle registered to you on Lillybrook.
38. For those with a garage and/or parking space on their pitch, you must not park anywhere except in the garage and/or parking space allocated to your home. Your visitors can use the general parking areas if spaces are available.
39. If your home has not been allocated a garage or parking space then you may use the permitted parking spaces on the park; you cannot reserve one of these spaces.
40. If you have a garage with no parking space in front then you may use a permitted parking space on the park for your second vehicle.

41. You must not park commercial vehicles (with a payload over 900kg) as described in the vehicle taxation legislation on the park. This rule does not apply to the park owner and their family, staff, contractors and any park warden.
42. You must not park a touring caravan, motorhome, trailer or boat on the park.
43. You must hold a current driving licence and be insured to drive your vehicle(s) on the park. You must also ensure that any vehicle you drive on the park is taxed in accordance with the requirements of law and is in a roadworthy condition. Vehicles that have a SORN notification are only permitted to be kept in garages.
44. Road testing and learner driver instructions are not permitted on the park.
45. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
46. You must not carry out the following works or repairs on the park:
 - Major vehicle repairs involving dismantling of parts of the engine.
 - Works which involve the removal of oils or other fuels.

Fire Precautions

47. You are recommended to have in your park home a fire extinguisher and fire blanket conforming to the relevant British Standard.
48. Fire fighting equipment located around the Park must only be used in an emergency. Park Owner must be notified if any fire extinguishers have been used.
49. Solid fuel fires and portable oil heaters are not permitted.

Weapons

50. You must not store or use guns, firearms or offensive weapons (including crossbows) on the park.

External Decoration

51. 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.