

ST. BRELADE'S COURT
Crouch House Road, Edenbridge, Kent. TN8 5LL

SITE RULES

These site rules are established in order to render the Park as attractive and pleasant as possible and to ensure the safety, comfort and convenience of all.

They are not intended to interfere with privacy but are necessary for licencing, fire regulation, protection of the surroundings and the future of the Park and residents' investment in their homes. Virtually every rule is the result of our residents' own experience during the last forty years.

1 Occupiers

The Park is designed specifically for occupation by couples or single persons of middle or retirement age, (over 50 years). Younger persons or children cannot be accepted as residents. Apart from bona fide guests or visitors, the number of residents per home is limited to a maximum of two.

2 The Park

The prospective occupier is licensed to occupy a pitch provided that:

- a) The occupier accepts these site rules and undertakes conscientiously to observe them in their entirety;
- b) The pitch or its occupation or its use is not sold, sub-let, pledged, alienated or transferred by the occupier to any party other than the site owner except as specifically provided under the provisions of The Mobile Homes Act 1983 and revisions 2013 & 2014;
- c) Commercial operations, paying guests, vehicle storage and car-breaking are not permitted;
- d) The occupier is entitled to occupy the pitch indefinitely if the site rules are conscientiously observed by all its users.

3 The Pitch

The pitch, which is licensed exclusively to the occupier, is the ground beneath the mobile home and does not extend to any other portion of the Park.

4 The Surround

The Surround is that space between one pitch and another. It should be noted in particular that, since the Park is open plan, there are no fixed boundaries or exclusive rights to a Surround. Thus no physical boundary may be established by demarcating it with a hedge, fence and flower bed or by any other means.

Moderate planting of shrubs and trees is welcomed. However there are numerous underground electricity, telephone cables, water pipes, sewers and land drains to which roots or digging could cause damage. Access must also be preserved so that a mobile home can be removed. Thus no shrub, tree or flower bed maybe established until its location has been specifically approved by the owner.

All trees upon the Park are to be preserved and those on the perimeter are in fact protected by the licensing authority. They may not be lopped without permission or otherwise damaged. This refers especially to visiting children.

Apart from garden furniture, the objects which are allowed on a Surround are:

- a) one garden shed (6ft x 4ft),
- b) one oil tank, (only for existing users),
- c) maximum of four gas cylinders,
- d) one TV mast (maximum height 12ft)
- e) two lidded dustbins, (one recyclable, one non-recyclable)
- f) one removable clothesline of the rotary type,

Each of the above must be of the pattern, size and location approved by the licensing authority and by the Park owner.

The Surround is to be kept clean and tidy and the grass maintained by the occupier. Where for any reason this has not been done a charge will be made for having it carried out, payable with the current monthly site fees. No hard-core, gravel, slabs or other items be placed on the surround without the written permission of the Park owner.

In no circumstances may any vehicle other than a bicycle ever be taken onto the Surround, either momentarily or to park it. It is the responsibility of the occupier to ensure that this site rule is observed by guests and is made clear to any workmen before engaging them.

Before vacating the home it is the responsibility of the occupier that the Surround complies with these site rules and that property or refuse is removed.

5 Noise

You must not use musical instruments, all forms of recorded music players, radios, TVs 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.

6 Standard of Park Home

To be stationed or to remain on the pitch a mobile home must be:

- a) Of proprietary manufacture,
- b) Constructed in accordance with BS.3632 or equivalent standard,
- c) In safe, sound and merchantable condition,
- d) Provided internally with: a flush toilet, a bath, a basin and sink each supplied with hot and cold running water, a heating system comply with IGE and IEE regulations.
- e) Waterproof and free from marked internal condensation,
- f) In good repair and decoration internally, also externally and of appearance which is reasonably contemporary and not at anytime notably below the average of the homes on the Park. Where the exterior is repainted or recovered, home owners must use reasonable endeavours not to depart from the original exterior colour-scheme.

The location and structure of mobile homes are closely regulated by the licensing authority. Additional rooms, sheds, permanent structures or masonry, (such as bricks steps or brick skirting to a mobile home), are prohibited. No porch or awning, whether open or closed, may be added unless it conforms to these regulations. Thus no such work should be entertained without the approval of the site owner.

7 Vehicles

Roads must be kept absolutely clear for essential traffic such as ambulances, fire engines, refuse collectors and tradesmen. It is dangerous to pedestrians if vehicles wait on the wider corners of the ring-road. Those doing so have caused essential vehicles to traverse Surrounds and to endanger occupiers and their property.

No vehicle may wait or park anywhere whatsoever but in the car parks and garages provided. There is ample room for vehicles belonging to guests and workmen, provided that all occupiers, (with and without cars), cooperate.

Each occupier is responsible for the car parking of any workman engaged as well as that of any guest. Please note particularly that guests and workmen may park only in the north east car park and not on the garage forecourts.

The ring road is a one way road and pedestrians are long accustomed to this. Thus any vehicle moving in the wrong direction is a potential danger especially to the hard of hearing. So as to preserve peace and quiet, the speed limit is 10 mph.

An occupiers' car may be kept upon the car park, provided that:

- a) It is not a commercial vehicle,
- b) The fee is paid and the park owner is notified of the registration number,
- c) It is taxed and insured and is in actual use,
- d) It is not parked or waiting on any road, or parked on the garage forecourts,
- e) The one way and speed conditions are followed,
- f) Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

8 Animals

No animals of any description or aviary may be kept upon the Park. It is essential that neighbouring cats, dogs, foxes and farm animals should not be encouraged by feeding them and that food put out for the birds should be suspended in such a way that vermin cannot reach it. Residents must keep any dog visiting on a lead not exceeding 1m in length and must not allow it to despoil the park.

This rule may only be waived if the resident is required to have an assistance dog if this is required to support a disability and Assistance Dogs UK or any successor body has issued the resident with an Identification Book or other appropriate evidence. The dog must not be allowed to despoil the park.

9 Garden Sheds

The garden shed is to be maintained by the occupier. It may not be painted, but should be treated with a preservative which renders it inconspicuous. To comply with the license regulations it may not exceed 6ft. by 4ft. and must not be less than 15ft. away from any neighbouring home.

10 Water

Water is purchased by the owner through a meter and is supplied to the homes. Should a home's water be allowed to run to waste due to defects or frost damage, it may be necessary to discontinue the supply until the occupier has remedied it. Hoses are not allowed, except in case of fire. The monthly site fee includes the water and sewerage rates.

11 Sewage

Nothing must ever be thrown into a mobile home toilet or waste pipe. This has been known to block and damage the Park's sewage plant which pumps through a private mile long sewer to Edenbridge. Obviously, it is vital to occupiers that it should never be put out of action.

Some detergents, as used in washing machines, are well known to solidify and to block wastes and sewer pipes. An occupier's sewer connection if misused and blocked by refuse or detergent, (as distinct from legitimate sewage), may have to be rectified by an outside contractor at the occupier's expense.

12 Refuse

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.

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).

13 Clothes Drying

Occupiers prefer that the no Sunday washing line rule should be observed inflexibly on both Sundays and public holidays when they are frequently entertaining visitors. A washing line of the removable rotary type only may be used.

14 Children

As we are a Park of middle aged and retired people without children, residents must ensure that visitors' children keep within the confines of their own Surround and not constitute a nuisance to other residents or play in the roads or elsewhere on the park.

15 Electricity and pipe lagging

The electricity supply to each home is 7kW and must not be overloaded. Thus electric cookers cannot be employed and the immersion heater should not be used the same time as other high consumption appliances. Electricity is supplied by the park at charges authorised by the licensing authority. Accounts are rendered to the occupier on a quarterly basis. Payment is expected to be within two weeks of the date of bill. Lagging of all pipes, should it be necessary, is a responsibility of the occupier.

16 Council tax

Council tax on the home is payable by the occupier direct to the council.

17 Insurance of Park Homes

All mobile homes must be insured by their occupiers to include third party risks. Validity of such policies must be confirmed to the owner when required.

18 Fire Precautions

- a) Occupiers should read the fire notices and should familiarise themselves with the Park's fire points and extinguishers.
- b) An extinguisher of the approved type must also be provided by the occupier and installed at or near the kitchen exterior door. Certain types can be dangerous when used in confined spaces. A dry powder appliance of least 2lbs. capacity and with the correct filling material is recommended.
- c) Portable oil and gas heaters may not be used in mobile homes since they represent a fire risk and also give excessive condensation.
- d) Residents, for their safety, should ensure that air vents in homes are never blocked and smoke and carbon monoxide detectors are working.
- e) No fires are permitted on any pitch or surround.