

## **THE FOUR OAKS RESIDENTIAL PARK RULES**

- 1. NO TRADING OR BUSINESS SHALL BE CARRIED OUT ON THE PARK.**
- 2. NO PERSON UNDER THE AGE OF 45 IS PERMITTED TO PURCHASE A HOME ON THE PARK.**
- 3. RESIDENTS SHALL BE HELD RESPONSIBLE FOR THE CONDUCT OF THEIR VISITORS, ESPECIALLY CHILDREN.**
- 4. NO MAJOR VEHICLE REPAIRS ARE TO BE CARRIED OUT ON THE PARK.**
- 5. EACH RESIDENT WITH A CAR IS ALLOCATED ONE PARKING SPACE. ANY RESIDENTS WITH TWO CARS WILL BE CHARGED A FEE.**
- 6. SPACES ARE ALLOCATED FOR VISITORS AND THESE MUST BE USED UNLESS YOUR CAR IS MOVED TO ALLOW VISITORS ON YOUR CAR SPACE YOU MUST BE COURTEOUS WHEN DOING THIS AND MOVE YOUR CAR BACK ASAP TO MAKE AVAILABLE THE SPACE ON VISITORS CAR PARK.**
- 7. VEHICLES USING THE ROADS ON THE PARK SHALL BE CONFINED TO HARD SURFACES. THEY SHALL NOT AT ANY TIME DEVIATE ONTO THE VERGES OR PARK ON THE ROAD AND SHALL BE RESTRICTED TO 5 mph.**
- 8. NO COMMERCIAL VEHICLE OVER 640kg NOR ANY SIGN WRITTEN VEHICLE SHALL BE PERMITTED ON THE PARK OTHER THAN TO DELIVER OR UNLOAD AND NO PERMANENT STORAGE OF MOTORHOMES OR TOURING CARAVANS EXCEPT FOR A REASONABLE PERIOD TO LOAD AND UNLOAD EXCEPT FOR VEHICLES OPERATED BY THE PARK OWNERS. VEHICLES MUST BE TAXED AND INSURED AND IN A ROAD WORTHY CONDITION AS REQUIRED BY LAW ON THE PARK. DISUSED VEHICLES SHOULD NOT BE KEPT ON THE PARK.**
- 9. METERS ARE THE COMPANIES PROPERTY AND THEIR INSTALLATION MUST NOT BE TAMPERED WITH IN ANY WAY. RESIDENTS WHO CAUSE DAMAGE BY SUCH INTERFERENCE WILL BE CHARGES FOR ANY NECESSARY REPAIRS.**
- 10. IT IS THE RESPONSIBILITY OF THE RESIDENT TO INSURE THAT ALL WATER PIPES TO THE PARK HOME ARE ADEQUATELY PROTECTED FROM FROST.**
- 11. ALL SHEDS MUST BE NON-COMBUSTIBLE MATERIAL i.e Plastic or Metal SHEDS MUST NOT BE BIGGER THAN 8ft X 6ft AND ONLY ONE SHED PER PLOT. IT IS NOT ADVISED TO STORE ANY FLAMMABLE ITEMS UNDER THE HOME AT ANYTIME.**
- 12. NO GUNS, FIREARMS OR WEAPONS OF ANY DESCRIPTION MAY BE KEPT OR USED ON THE PARK.**
- 13. ENTRY INTO POSSESSION OF ANY PARK HOME ON THE PARK SHALL BE CONCLUSIVE IN ACCEPTANCE OF THESE CONDITIONS AND BE BOUND THEREBY.**
- 14. NO EXTRA GROUNDWORK, FENCING OR ALTERATIONS OUTSIDE SHOULD BE CARRIED OUT WITHOUT PRIOR AGREEMENT WITH MANAGEMENT.**
- 15. ONLY 1 DOG OR CAT ALLOWED UNLESS AGREED WITH PARK MANAGEMENT (Certain breed of Dogs are Forbidden) ALL DOG MESS MUST BE CLEANED UP AND DOGS MUST BE KEPT ON A LEAD AROUND THE PARK.**
- 16. THE COLOUR OF THE EXTERIOR CANNOT BE CHANGED WITHOUT OUR PRIOR CONSENT.**
- 17. THE OCCUPIER IS RESPONSIBLE FOR MAINTAINING THEIR PLOT TO ENSURE IT REMAINS TIDY AND GARDEN WASTE MUST BE DISPOSED OF IN THE CORRECT MANNER.**
- 18. NOISE MUST BE KEPT TO A MINIMUM BETWEEN 10.30PM AND 8.00AM.**

**19. THE PLANTING OF ANY FAST GROWING TREES IS NOT ALLOWED AND ANY OTHER TREES MUST BE KEPT TO A HEIGHT OF 6 FT.**

**20. PAYMENTS DUE FOR GROUND FEES AND OTHER CHARGES MUST BE PAID WITHIN 7 DAYS OF BECOMING DURING AND OWNING. IF PAYMENT IS NOT RECEIVED IN THIS PERIOD THEN INTEREST WILL BE CHARGED AT 4% OVER BARCLAYS PLC BASE RATE.**

**In these rules:**

**“Occupier” means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement**

**“You” and “your” refers to the homeowner or other occupier of a park home**

**“We” and “our” refers to the park owner.**

**These 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.**

**None of these rules is to have retrospective effect.**

**Accordingly:**

**They are to apply only from the date on which they take effect, which is when they are agreed upon.**

**No occupier who is in occupation on that date will be treated as being in breach due to circumstances which were in existence on that date and which would not have been a breach of the rules in existence before that date.**

**These rules also apply (for so long as they live on the park) to the park owner and any employees.**

**The Four Oaks Residential Park,  
Eye Road, Brome, Suffolk. IP23 8AL**

**MARCH 2025**