

WIXFIELD PARK

THE STREET, GREAT BRICETT, IPSWICH, SUFFOLK IP7 7DW

PARK RULES

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.

1. No person under the age of 55 may reside in a park home with the exception of the park owner and their family, or a Park Manager or Warden.
2. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
3. You must not erect any fence or other means of enclosure, or plant any tree or large shrub species without the written permission of the park owner (which will not be unreasonably withheld) and subject to it complying with any Site Licence condition and Fire Safety requirements.
4. You must not remove any tree or other vegetation without the written permission of the park owner, (which will not be unreasonably withheld).
5. You must not have external fires, including incinerators nor must you keep any inflammable substances on the park except in quantities reasonable for domestic use.
6. Residents must maintain their Electricity meter housings in good condition.
7. Any shed erected on the plot must be of non-combustible construction and be of a size, type and design approved of by the park owner. (which will not be unreasonably withheld).
8. Any structure erected in the separation space between park homes must be of a non-combustible construction and positioned so as to comply with any Site Licence condition and fire safety requirements and be of a size, type and design approved of by the park owner in writing. (which will not be unreasonably withheld).
9. Household, recyclable, bio-degradable and garden waste must be disposed of in approved containers through the local authority service. It is expressly forbidden to deposit any garden or any other form of waste on any part of the park or on any other plot.
10. Any vehicle driven on the park must comply with displayed speed limits, be fully insured and have a current MOT certificate (if applicable) and the driver must hold a full valid driving licence.
11. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
12. You must not carry out the following works or repairs on the park: a) Major vehicle repairs involving dismantling of part(s) of the engine b) Works which involve the removal of oil or other fuels

13. You must not keep more than 2 dogs (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991). You must keep any dog 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 1 metre in length and must not allow it to despoil the park. You must not keep more than 2 domestic cats. You must keep any cat under proper control and must not permit it to frighten other users of the park.

14. Nothing in rule 13 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.

15. You must not use musical instruments, all forms of recorded music players, radios and similar appliances and motor vehicles so as to cause nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.

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

17. No resident or other person must enter or use vacant plots for any reason, or interfere with any plant or park equipment.

18. You must not discharge; use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them on the pitch or in your home if you hold the appropriate licence and they are securely stored in accordance with that licence.

19. Home owners 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.

20. Washing lines are to be reasonably screened from public view.

21. You must protect all external water pipes from potential frost damage.

22. Prior to undertaking any additions, variations or alterations to your plot it is necessary to obtain the written permission of the park owner (which will not be unreasonably withheld). A plan to reasonable scale, showing the existing layout and proposed changes should be provided which in most cases will allow an immediate decision to be made.

23. Residents remain responsible for their visitors and must ensure that they understand and abide by the park rules.