

Our Park Rules

Arkley Park 📍 Barnet, London, EN5 3JQ



Introduction — The following Site Rules are intended to ensure that acceptable standards are maintained on the Park for the benefit of residents generally, and to promote and maintain community cohesion on the Park. The Rules form part of the terms of the occupation agreement between the Park owner and each resident living on the Park, and must be followed to ensure that good order is maintained on the Park at all times for the benefit of all occupiers.

The Pitch

Shrubs and bushes are only permitted if they have gaps between their foliage so as not to form a continuous hedge. No shrub or bush may be higher than 1 metre tall, and no two shrubs may have trunks closer than 1 metre apart.

Occupiers are responsible for maintaining all shrubs, bushes and other vegetation on their pitches in a safe, neat and tidy condition at all times.

No foliage may be grown on any of the Park's boundary walls, to ensure their structural integrity is not compromised and to help stop the spread of fire over the boundary.

In order to maintain the open-plan layout of the Park, fences are only permitted where the rear of an occupiers pitch adjoins the boundary of the Park and where the occupier has obtained prior written approval from the Park owner (which will not be unreasonably withheld) for a fence to be erected. To prevent the risk of the spread of fire, fences are not permitted in the separation space between park homes or at the front of the plot between the home and any park road.

Occupiers are not permitted to keep any flammable substances on the Park except for their reasonably necessary domestic use.

For health and safety reasons occupiers may not store any flammable or combustible items underneath their home at any time. The underside of the home must have clear access for contractors to reach any utilities or services, and to inspect the structure and skirting of the home.

For the safety of occupiers, bonfires, barbecues, incinerators and other external fires are not permitted on the Park.

No explosive materials may be kept on the Park.

No guns, firearms or other offensive weapons may be kept on the Park except where the occupier holds a valid licence from the appropriate authority. In such case the occupier must take all necessary precautions to keep the weapon stored safely. No such weapons may be used on the Park at any time even where the occupier holds a valid licence.

The Pitch continued.

Occupiers or their guests must not damage, remove or interfere with any equipment, property, flora or fauna on the Park which is owned by the Park owner or any third party.

Occupiers are responsible for ensuring that their pitches are maintained in a safe and accessible condition (including removing trip hazards, and keeping paths clear from ice and snow) at all times.

Gardens must be used as 'conventional' gardens and may not be used to grow vegetables or for any other purpose. Occupiers may not have more than 5 garden gnomes or other ornaments in their garden.

Mobile Home Condition & Alterations

Only homes of proprietary manufacture which conform in all respects with British Standard 3632 or any standard amending or replacing the same, may be stationed on the Park. Occupiers must maintain their homes in a sound state of repair and condition (including being capable of movement from one place to another without undue risk of damage) at all times.

Any occupier who wishes to carry out alterations to their home or pitch must make a written request to the Park owner in advance setting out the details of the proposed alterations. No alterations may be carried out to the pitch or to the exterior of the home without the prior written permission of the Park owner which will not be unreasonably withheld.

Alterations may include, but are not limited to, ramps, lifts, patios, terraces, ponds, extra steps or paths, roof alterations, satellite dishes, TV or radio aerials, greenhouses, conservatories, extensions, pergolas, porches or fences etc.

Sheds, etc.

Any shed or other structure erected on the pitch must be made of non-combustible material and must comply with the conditions of the Park's site licence.

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Sheds, etc. continued.

Only one storage shed or other structure is permitted per pitch. The size, type, material, location and design of the shed must be approved in writing in advance by the Park owner (which will not be unreasonably withheld). No shed which exceeds 6 feet in length, 5 feet in width or 7 feet in height will be permitted. It is the responsibility of the occupier to ensure that their shed is adequately maintained and kept in a neat and tidy condition at all times.

Refuse

Occupiers are responsible for the disposal of their household waste, including garden and recyclable waste. Waste must be deposited in the appropriate bins or containers provided by the local authority, which must be left in the correct location for collection by the local authority on the appropriate day.

Solid fuel ashes must not be discharged onto the Park.

Occupiers or their visitors must not leave litter on the Park except in the bins provided.

Prohibition of Business Activities

The Park is intended for residential use only. Occupiers are not permitted to carry on any business activities from their mobile home, their pitch or any other part of the Park.

Age Limit

No person (with the exception of the Park owner and his family) under the age of 50 years is permitted to live on the Park as their only or main place of residence. The Park owner may require an occupier to provide proof of age.

Vacant Pitches

Access to vacant pitches by occupiers or their guests is not permitted, and occupiers must not tamper with or move building materials, plant or machinery.

Nuisance

Occupiers must not do, or allow to be done anything on the Park which may:- (i) be or become a nuisance to or cause annoyance, inconvenience or disturbance to, the Park owner or anyone else who lives on or uses the Park; (ii) cause damage to any property belonging to the Park owner or anyone else, or; (iii) be a criminal offence.

Musical instruments, music players and other appliances must not be used in such a way as may cause a nuisance or disturbance to others. particularly between the hours of 10:30 p.m. and 8:00 a.m.

Pets & Animals

Pets are not permitted to live on the Park. However, any occupier who has permission to keep a pet on the Park as at the date of commencement of these rules will be permitted to retain their pet(s), but may not replace them.

Each household may allow one domestic animal of a type commonly kept as a household pet to visit their home on an occasional basis, provided that any such animal does not stay on the Park for more than 75 days in any calendar year.

Animals must be kept under proper control (dogs must be kept on a leash not more than 1 metre in length) while on the Park, and must not be permitted to upset or cause a nuisance to other users of the Park. Dogs must not despoil the Park, and you are responsible for disposing safely and hygienically of any waste. No dogs of a breed which is subject to the Dangerous Dogs Act 1991 or similar legislation are permitted on the Park.

Nothing in these 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 of requirement.

Water Supply

All occupiers must take appropriate steps to safeguard their external water pipes against damage or bursting from frost. Occupiers are responsible for maintaining the visible pipework (including that which is visible under the home) on their pitch at all times.

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Water Supply continued.

All homes must have a suitable and properly maintained waste system so that any waste can only be discharged to the outside of the home, thereby ensuring a leak is visible to an outside observer. Further, water must be disposed of only through the services pipes connected to each home. If an occupier is found to be wasting water, e.g. through unrepaired leaks, then the Park owner may repair the cause of the waste and seek recovery of costs from the occupier.

Occupiers must not discharge any material which may result in the Park's drains or sewers becoming blocked. Any costs incurred by the Park owner in unblocking the drains as a result will be charged to the occupier(s) involved.

Vehicles & Parking

All vehicles must be driven on the Park safely and with due care and attention and must not exceed the stated speed limit on the Park of 5 mph. The one-way systems are to be strictly observed and vehicles may not reverse around the road systems. The Park owner is not responsible for any damage or injury arising from the use of vehicles on the Park save in the case of injury or death arising from the negligence of the Park owner, its servants or agents.

Parking is not permitted except in spaces designated by the owner. Visitors' vehicles must park in authorised visitor parking areas only. If an occupier or their guest(s) cannot find a proper place to park they must then park off site. Occupiers may keep one motorbike on their pitch, provided it is kept at the rear (i.e. non-road side) of the pitch and does not infringe the Park's site licence conditions or fire safety requirements.

Roads must be kept clear at all times for access by emergency vehicles.

As required by law, all vehicles used on roads on the Park must be taxed, insured and in roadworthy condition, and driven only by persons who are insured to drive them and who hold a valid driving licence for the type of vehicle being driven.

Abandoned or unroadworthy vehicles must not be kept or used on the Park, and the Park owner may take appropriate steps to remove such vehicles from the Park.

Repairs or maintenance to vehicles which may involve the draining of motor oils or similar substances on the roads or into the drains on the Park are prohibited.

Vehicles & Parking continued.

Other than for delivering goods and services, you must not park or allow the parking of commercial vehicles of any sort on the Park, including (a) light commercial or light goods vehicles as described in the vehicle taxation legislation, and (b) vehicles intended for domestic use, but which are derived or adapted from such a commercial vehicle. However, nothing in this rule will prevent any occupier whose occupation is a taxi driver from parking their taxi on the Park where the taxi is also used as that occupier's main private vehicle.

Each household is permitted to keep one vehicle on the Park. These rules do not have retrospective effect. Any occupier who was permitted to keep an additional vehicle on the Park under the previous rules by occupying an unused parking space belonging to another occupier on the Park will not be treated as being in breach when these rules take effect. However, the additional vehicle must be removed permanently from the Park when (a) it is sold or otherwise disposed of, or (b) the parking space used by the additional vehicle is required by the occupier of the home where the space is located.

Touring caravans may not be kept on the Park.

Fire Precautions

It is forbidden to tamper with or to interfere with any of the fire-fighting equipment on the Park. Fire point hoses and other fire-fighting equipment must only be used in case of emergency.

All mobile homes must be equipped with a smoke detector and a fire extinguisher / fire blanket which conforms to the relevant British Standard. The safety equipment must be kept in good working order and tested regularly. No homes may use solid fuel.

Miscellaneous

No home may be occupied by more persons than the number for which it was originally constructed.

All homes must be adequately insured (for both the structure and contents) with a reputable insurer and upon request each occupier must provide the Park owner with their insurance details (including the name of the Insurer, the policy number & the expiry date).

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Miscellaneous continued.

Only one clothes dryer per pitch is allowed, which must be of the rotary type and placed at the rear of the pitch in as least a conspicuous position as possible. Washing must be brought in by 4:00 p.m.

Due to problems with rats and vermin no feeding of animals or birds is allowed.

Pitch fees and or electricity / gas or all other payments due to the Park owner must be made weekly / four-weekly / calendar monthly or quarterly in advance.

All charges must be paid by standing order unless alternative payment arrangements have been agreed in writing by prior arrangement with the Park owner. Unpaid charges will be liable to interest at the rate of 4% above Bank base rate until payment is made.

Occupiers must provide a letter box on the home or pitch in an easily accessible position and must visibly display the number of their home in a prominent location on their home or pitch.

Occupiers may not display any notices or pictures on the exterior of their homes or on their pitch, except for a "For Sale" sign or any similar notice, board or placard affixed to the home or the pitch for the purpose of advertising the home for sale.

Occupiers must comply with all relevant health and safety legislation affecting the electrical and gas appliances in their homes. Occupiers must have valid gas, electricity safety certificates issued by a qualified person, which must be made available for the Park, owner to inspect upon request.

Occupiers must occupy their home as their only or main residence at all times.

Emergency & General Contact Details

Should you require further information regarding any of our Site Rules, or indeed to consult with a member of your Park Management Team, or if there is an emergency relating to your property or the park, please use the following contact details:

Telephone (Office : Daily 9am to 5pm) — 01780 782 344
Telephone (Warden) — Terry Eagle : 07588 906 474
Telephone (Operations Director) — David Clayden : 07599 298 590

Creating Exceptional Communities

Thank you for adhering to these rules.

Together we can create a great place to live for all of our community at this Park.

— Your Management Team.