



### **The Westwood Park site rules**

The following rules of occupation are for the good management of the park and the benefit of all who use them.

The rules have not been compiled to place unnecessary restrictions on occupiers but rather to ensure that they live peacefully in unspoilt surroundings. As park residential home owners are in closer proximity with other neighbours than house dwellers certain rules have to be compiled in the owners' interest, others are necessary to preserve the visual amenities of the park. We are sure that, provide the rules are accepted in right spirit, our parks will continue to be happy communities.

1. Only residential homes to a specification BC.3632 will be accepted. Homes must be kept in sound and clean condition, decoration and external colour must be maintained to the satisfaction of the site owners. Wheels must not be removed, nor the home repositioned without permission. No external alteration of, or addition to, the home or pitch is permitted

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without prior permission from the site owners.

2. The site owners do not accept any liability whatsoever for loss or damage to the property including the park residential home or the occupier, his family, or any other visitor to the park. The occupier must insure the residential home, particularly in respect of public liability which is normally covered by their household insurance, and this will be recorded on their agreement.

3a. Occupiers will maintain the plot allocated in a tidy condition free from litter and refuse. The underneath of each residential home must be kept absolutely clear and not used as storage space. To enable the site owners to conform with the conditions attached to their site licence issued by the local authority, any gardens which are not cultivated and kept tidy will be taken over by the site owners and the occupier will be charged for the cost of.

3b. The description of the plot is the garden area surrounding the residential home which shall not be less than the minimum requirement laid down in the site licence. If spacing permits additional garden area may be allowed, subject to the agreement of the site owners and defined by either fence or natural boundary line. The site owners have the right to reclaim this additional parcel of ground at any time.

4. The planting of trees and shrubs is subject to the site owners approval as to variety and position they must not be permitted to grow to a size or shape so as to interfere with a neighbours pitch. Existing trees and shrubs may not be cut down, removed or damaged and gardens must be left intact when the occupier vacates the pitch vegetables must not be grown.

5. Fences are not to be erected without the written permission from the site owners. existing fences which fall into disrepair must be removed and not replaced other than with the consent of the site owners. 6. Boundary

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hedges must not be interfered with by any occupier, the hedges will be maintained by the park owner.

7. No unauthorised entrances to the park will be permitted.

8. The park residential home may only be used by persons aged 50 years and over (with no children permanently living at home), and members of his household and Bona fide guest. The number of persons occupying the residential home shall not exceed the number for which the home was designed. Subletting is not permitted.

9. No commercial enterprise or business activity may take place on the park without prior permission of the site owner. If permission is granted it will also require the occupier to obtain approval from the appropriate authority. No overhaul or repair of vehicles on site.

10. Commercial vehicles, camper vans and caravans/ tow-a-van/trailers or boats are not permitted to be sited on the park. However permission will be granted to allow the loading and unloading of camper vans and caravans for a (short period not to exceed 24 hours).

11. Occupiers shall at all times conduct them selves with due regard to there neighbours radios, TVs, musical instruments, must be kept to a reasonable volume, which causes no annoyance to other occupiers. Aerials/satellite are permitted at the site owners discretion.

12. External fires, including incinerators are not permitted.

13. Pets are welcome at the owners discretion. Dogs must be kept under proper control and not allowed to despoil the park and will be required to be kept on a short lead if walking around the grounds of the park. A maximum of 2 pets per residential home.

14. Only one storage shed shall be permitted on each plot, which is

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provided by the park owner on occupation of the residential home. No inflammable or explosive substance may be kept on the occupiers' pitch except in quantities reasonable domestic use. For all types of fuel storage, protective screening must be approved by the site owners before purchase or construction and be capable of removal by the occupier on vacation of the pitch.

15. Rotary washing lines and clothes lines may be permitted to the rear of the premises although permission must be approved of the location from the site owners to avoid dispute with third parties.

16. The occupier is responsible for the disposal of all household and garden waste in approved containers through the local authority service. Containers must not be over filled and must be placed in the approved position for weekly collections. The deposit of any refuse, un-road worthy cars, etc. on any part of the site owners' land is strictly prohibited.

#### 17. Vehicle parking

a. All vehicles must be driven carefully on the park, not exceeding the displayed speed limit. Parking is not permitted on roads or grass verges. Occupiers and other permitted entrants bring vehicles onto the park at their own risk.

b. Vehicles must keep to authorised parking spaces, the site owners have provided one car parking space per residential home. Occupiers with more than one vehicle and visitors will be obliged to park their vehicles off the park unless authorised by the site owners.

c. All vehicles must be taxed and insured as required by law (road traffic act. 1960) and be in running order. Drivers must hold a current driving licence and validated vehicle insurance.

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d. In certain circumstances, at the discretion of the site owners and the council, vehicles may be parked within the confines of the occupier's plot in designated positions.

e. Disused/unroadworthy vehicles must be removed from the park and the site owners reserve the right to remove any vehicles which is apparently abandoned without the consent of the owner.

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f. No major repair may be permitted on the site owners land. Motor fuels and other fuels must not be discharged into the drains or onto the road or car park. g. Any work to be undertaken by a trade with a commercial vehicle of any size may only be parked on the park with prior permission from the site owners.

18. Pitch fees are payable at the rate and frequency prescribed in your agreement and are exclusive of all other taxes, charges or outgoings of an annual or recurring nature.

19. All residential homes must be equipped with a fire extinguisher/blanket which conforms to the requirements of the fire office's committee. The chimney flue and cowl must be kept in good repair; sparks or objectionable smoke should not be discharged.

20. Occupiers must not use the fire points provided for other than the emergency use intended.

21. No occupier shall do or permit to be done anywhere on the park any action or act which may be or become a nuisance, damage, annoyance or inconvenience to the site owners or the neighbours or occupiers of any other residential home on the park or to any adjoining or neighbouring property and shall not use or permit the home to be used for immoral or

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illegal purposes. Children under the age of 16 years are not normally permitted as permanent occupiers. However, occupiers will be held responsible at all times for the conduct for their children/grandchildren who shall not be permitted to play on or around any public buildings, on the car park or roads or in the entrance to the park.

22. Occupiers are responsible for ensuring electrical, solid fuel, oil and gas installations comply at all times with the requirements of the various bodies of the authority.

23. The use of hose pipes is permitted unless the water authority decide to impose a ban on their usage. The occupier must not permit any matter which is likely to cause blockage or damage to pass into water closets, gullies or drains.

24. All external water pipes shall be lagged against frost by the occupier who will be liable for any loss of water due to the occupier's failure to do so or from any other failure on the section of the water service for which the occupier is responsible, i.e. From ground level upwards. The occupier is responsible for the sewage connection from the ground level upwards and for the electrical connections from the meter housing.

27. Disconnection and removal of residential homes from a plot shall only be carried out by the site owners at the occupier's expense.

The site owners reserve the right to add or amend these park rules if they consider it is for the benefit of the park.

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