

ORIG

# MORGAN'S WALK MANAGEMENT LIMITED

FOR THE ATTENTION OF ALL OWNERS AND TENANTS

## ESTATE REGULATIONS

and *(in italics)* paraphrases of certain of the leasehold covenants

'Estate' means the estate managed by Morgan's Walk Management Limited ('the Management Company')

### GENERAL

1. Owners may be held responsible in the event of breach of the Regulations and Covenants whether or not such breach is by a tenant.
2. *Unless the consent in writing of the Management Company shall first be obtained no building shall be used for any purposes save that of a private residence and garage.*
3. *Owners and tenants shall not assign underlet or part with the possession of part only of their premises. Garages are exempted from this Regulation only if underlet to owners or tenants on the Estate.*
4. *Garages shall be used for no purpose other than the storage of private vehicles.*
5. A tenant to whom premises are let shall have the use of any garage belonging to those premises.
6. Garages shall be used only by persons owning or residing in property on the Estate.
7. *Nothing shall be done or suffered on the premises which shall be or grow to be an annoyance to the owner or occupier of any adjoining or neighbouring property.*
8. The maximum permitted period for a security alarm to sound is 20 minutes.
9. Projecting missiles of any kind is forbidden. Ball games are permitted only to children under 7 years of age.
10. No washing or other fabric shall be hung out except in private rear gardens at ground level; and there not on any Sunday or public holiday.
11. Rubbish shall be deposited only in areas provided for the purpose. Odorous or potentially odorous rubbish shall be deposited only in closed plastic bags.
12. Camping is forbidden.
13. No right of way exists on the Estate other than for the lawful use of the premises and for access to the estate of Carew Management Limited.

### CONSERVATION

14. *Owners shall keep their premises and gardens in good repair and condition, and their windows clean.*
15. *Unless the consent in writing of the Management company shall first be obtained, the exterior appearance of buildings, walls and fences shall not be altered, and no additional buildings, walls or fences be erected.*
16. *No television aerial or other antenna, or any sign board, shall be erected or kept on the outside of premises, unless required by the Management Company.*
17. *Outside wood, iron and stucco work shall remain in such materials and colours as the Management Company shall consider to be in harmony with the rest of the Estate.*

### VEHICLES

18. Drivers shall comply with all Statutes and Acts of Parliament applicable to a public highway.
19. All motor vehicles shall be taxed and insured. Any motor vehicle not displaying a valid Road Fund Licence may be treated as abandoned and removed by the Management Company, Local Authority or any other body.
20. A speed limit of 15 miles per hour applies to all vehicles.
21. No commercial vehicle exceeding a quarter tonne in capacity is permitted to park overnight.
22. No caravan, camper vehicle, boat, trailer or similar item shall be parked on a regular basis or for any period exceeding 72 hours.
23. Non-residents are permitted to park only whilst making visits to residents.
24. The Management Company reserves the right to immobilise or remove vehicles parked without a valid and visible permit.
25. No vehicle shall be parked so as to obstruct free access by emergency or other vehicles or by pedestrians.
26. Parking is at all times prohibited on double yellow lines.
27. The repair of any vehicle is limited to a maximum period of 2 hours.
28. On footpaths and grassed areas cycling (except by children under the age of seven) and motor-cycling are forbidden.

### DOGS

29. Dogs shall be kept on lead in all public areas of the Estate including common staircases.