

MORGAN'S WALK MANAGEMENT LIMITED
ESTATE REGULATIONS CURRENT VERSION (ISSUED 2016)

These regulations are binding on all freehold and leasehold owners and tenants of properties on the Morgan's Walk estate. The regulations set out the obligations by which the appearance, structure and quality of life on the Estate can be maintained for the benefit of all residents, under the aegis of Morgan's Walk Management Limited ("the Management Company"), the directors of which are volunteers, elected by the owners. Day-to-day management of the estate is contracted to a Managing Agent (see below).

GENERAL

1. Owners may be held responsible in the event of breach of the Regulations and Covenants whether or not such breach is by their tenant. Failure to comply with requests from the Management Company to remedy a breach may result in the Company carrying out work and billing the owner.
2. Unless the consent in writing of the Management Company shall first be obtained no building shall be used for any purposes except 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 only be used for the storage of private vehicles, bicycles and prams/buggies.
5. A tenant to whom a flat or a house is let shall have the exclusive use of any garage belonging to those premises.
6. Garages shall be used only by persons residing in property on the Estate.
7. Buggies, prams and pushchairs and bicycles may not be left in the common parts at any time.
8. Nothing shall be done or permitted on the premises which shall be or grow to be an annoyance to the owner or occupier of any adjoining or neighbouring property.
9. The maximum permitted period for a security alarm to sound is 20 minutes.
10. Ball games on communal land are permitted only to children under 10 years of age. Croquet is permitted.
11. 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

12. Owners shall keep their premises and gardens in good repair and condition, and their windows clean and only fitted with proper curtains, shutters and blinds in good working order and condition.
13. Unless the consent in writing of the Management Company shall first be obtained, the exterior appearance of buildings, walls, fences and windows shall not be altered, and no additional buildings, walls or fences be erected.
14. No sign boards, including for sale signs, shall be erected or kept on the outside of premises, including the outer wall or fence of a property.
15. No television aerial or other antenna are permitted to be erected. (Illegal aerials will be removed at the owners' expense).
16. 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. The Managing Agents can provide relevant details.

17. Structural alterations are not permitted without the consent of the freeholder and management company. Any other works or alterations must be notified to the managing agents and be carried out in accordance with Standard Terms and Conditions, which will be provided to you by the managing agents, and comply with the current Building Regulations. A deposit against damages to the common parts or other flats may be required. No works of any kind may be carried out at week-ends or bank holidays.

18. Contractors' vehicles parking for more than 4 days require a contractor's parking permit from the managing agents.

ENVIRONMENT

19. No washing shall be hung out from windows, on balconies or in gardens, except in private rear gardens of houses and flats at ground level, and there not on any Sunday or public holiday.

20. No erection or fencing is to be placed on the balcony of flats; this includes fencing or a screen attached to the balcony railings.

21. Rubbish shall be deposited only in the bin rooms. Odorous or potentially odorous rubbish shall be deposited only in sealed containers in closed plastic bags. Any out sized rubbish left for collection by arrangement with the Council on the pavement shall not be left there for more than 24 hours.

22. Facilities and procedures established by Wandsworth Borough Council, or any other authority, for recycling rubbish shall be utilized as per the notice in the bin room.

23. It is the responsibility of individual residents to prevent, and to deal with, any occurrence of vermin within their property. Any sightings on communal areas are to be reported to the Managing Agent, who will arrange for appropriate treatment.

24. Camping is forbidden as is the flying of drones.

SUB-LETTING

25. Flat owners will be charged for damage sustained to the common parts where this can be proven.

26. Sub-leases may only be for a minimum of 6 months due to the correlation between short lets and damage sustained to common parts.

27. All owners, occupiers and tenants must sign a copy of the Estate Regulations and return them to Quadrant as confirmation of their agreement and understanding of the regulations.

28. This requirement does not apply to owners loaning their properties to family members provided they are aware of the regulations.

RIGHT TO RENT

29. From 1.2.16, all private landlords will be required to comply with the premises of the Immigration Act 2014 and check that their tenant(s) have a right to rent. Failure to comply with the regulations could incur a £3,000 penalty fine.

VEHICLES

30. The terms of ownership of all properties on the estate do not give the right to park on the public areas, i.e. all roads and pavements. Parking in these areas is a concession, determined by the Management Company and administered by the Managing Agent and subject to the issue of annual and/or visitor's permits. Details are set out in parking regulations, available from the Managing Agents on request.

31. On footpaths and grassed areas cycling (except by children under the age of 10) and motor-cycling are forbidden.
32. Whilst driving on the estate drivers shall comply with all Statutes and Acts of Parliament applicable to a public highway.
33. All motor vehicles shall be taxed and insured or they will be removed at the owner's expense.
34. A speed limit of 15 miles per hour applies to all vehicles.
35. The repair of any vehicle is limited to a maximum period of 2 hours.
36. The Management Company reserves the right to fine the owners of vehicles parked without a valid and visible permit.
37. No vehicle shall be parked so as to obstruct free access by emergency or other vehicles or by pedestrians.
38. Parking is at all times prohibited on double yellow lines.
39. No commercial vehicle is permitted to park overnight.
40. No caravan, camper vehicle, boat, trailer or similar item shall be parked on a regular basis or for any period exceeding 72 hours.
41. Vehicles displaying SORN notices are not allowed to be parked on the Estate roads.
42. Non-residents are permitted to park only whilst making visits to residents and must display a visit permit during the required hours.
43. All bicycles and motor cycles must be kept in garages from 10.00 p.m. - 6.00 a.m.

DOGS

44. Dogs shall be kept on lead in all public areas of the Estate including common staircases. Non-compliance with this regulation may result in a fine.
45. Dogs shall be prevented from fouling any public area. In the event of fouling its removal shall be the responsibility of the dog's handler. Red bins are provided at strategic locations for this purpose.

SECURITY

46. It is in the interest of everyone that the highest priority be given to security on the estate requiring the co-operation and vigilance of all residents.
47. The Management Company supports local initiatives, currently "Safer Neighbourhood Schemes" (SNS), which (through the branch established on the estate under a voluntary chairman) circulates news and advice.
48. Any suspicious activity should immediately be reported to the police by calling 999. Crime reference numbers should be obtained where possible. If a crime has been committed this should be reported to the managing agents.

MANAGING AGENT

49. This contract is currently held by Quadrant Property Management Ltd, tel. 0207 386 8800, to whom any defect or problem with communal facilities on the estate should be reported: email: managers@quadman.co.uk.