

TEMPLE WHARF
RESTRICTIVE COVENANTS

1. Not to use the Property for any purpose other than as or incidental to one private residential dwelling and not to use the Property for any trade or business
2. Not to do or permit or suffer to be done on the Property anything which may be or become a nuisance or annoyance or cause damage to the Transferor or the Transferor or to the owners tenants or occupiers of any adjoining or neighbouring property
3. Not to erect or construct any building or other structure whatsoever whether temporary or permanent on the Property without the prior consent in writing of the Transferor and if required any Relevant Authority and to pay such reasonable administration fee as the Transferor reasonably requires
4. Not to alter the external appearance of the dwellinghouse on the Property without the prior written consent of the Transferor
5. Not to erect any walls fences or other structures nor allow any hedge to grow on the Property between any Building on the Property and the Estate Roads except as provided as at the date of this Transfer
6. Not to erect or exhibit on the Property any hoarding structure notice board or sign of any kind for advertising or other purpose except for a For Sale/To Let sign not exceeding one half square metre advertising the Property for sale/let
7. Not to erect or place on the Property any satellite dish other than on the side or rear elevation of any dwelling on the Property and below eaves level and of a colour in keeping with the external appearance of the dwelling provided always that no satellite dish may be erected without permission from the Relevant Authority if required or on any elevation directly overlooking any open space
8. Not to cut down damage neglect or remove any existing tree or hedge on the Property or any other plant planted pursuant to the requirements of the local planning authority
9. To keep any garden front and back forming part of the Property well cultivated tidy and free from weeds and not to permit the same to become unsightly untidy or a nuisance to the Transferor or other adjoining owners or occupiers
10. To keep grassed any unenclosed parts of the garden of the Property excluding planted areas and areas of hard surface and to keep all parts of the garden neat and tidy and to maintain in the position as previously existing or erected by the Transferor any Boundary Structures (together with any garden hedges fences and walls not forming the boundary with an adjoining Plot on the Estate) in good condition repairing or renewing to their original specification as necessary PROVIDED THAT hedges will be maintained so as not to exceed 3 metres in height
11. Not to keep or feed or breed or permit to be kept or fed or bred on the Property animals or birds other than the keeping (but not breeding) of a maximum of 2 normal household domestic pets

12. Not to park or cause or suffer or permit to be parked any commercial vehicle caravan trailer boat or unroadworthy vehicle on the Property between any building on the Property and the Estate Road
13. Not to park on or obstruct the Estate Roads or the Shared Access (if any)
14. Not to park any commercial vehicle exceeding 1000 Kg GVW on the Property or on any part of the Estate (including any unadopted Estate Roads)
15. To contribute an equal share according to user of the cost of repairs to all party Boundary Structures (if any) and to keep in good repair any Boundary Structures which are not party walls or fences (if any).
16. To keep in good condition and repair such parts of the Shared Access and Service Media (if any) as are within the Property
17. To contribute on demand a fair proportion of the cost of inspecting repairing and renewing the Service Media and the Shared Access (if any) which serve the Property jointly with other parts of the Estate or adjoining land
18. Not without the prior written consent of the Relevant Authority to cultivate erect or place or suffer to be erected or placed any structure or other thing on or over the service strip (if any) between the boundary of the Property and the footpath or carriageway of the Estate Road and to maintain it as a grassed area
19. Not to construct erect place plant or permit upon under or over the easement strip shown on the Plan (if any) or on or over any Shared Access or on or within three metres of the Estate Sewers (if any) or any part thereof, any building wall or other structure erection or works of any kind whatsoever whether permanent or temporary or any trees or large shrubs without the prior written consent of the appropriate Relevant Authority
20. Immediately on request to execute any easement deed or document required by a Relevant Authority in respect of the provision maintenance or adoption of the Estate Roads or Estate Sewers or Service Media
21. Not to do or permit or suffer to be done upon the Property or the Estate any act or thing which:
 - 21.1 may impede the adoption or the vesting in the Relevant Authority of the Estate Roads or Estate Sewers or the Service Media which is or are intended to be so adopted or vested or
 - 21.2 may result in loss or damage to or interference with any Estate Road Estate Sewer or Service Media within the Property which may be or become maintainable at the public expense or which is used jointly with the Transferor or with the owners occupiers of the Estate or any adjoining or neighbouring land
22. Not without the written consent of the appropriate Public Authority to plant or permit trees shrubs or other plants to grow to a height exceeding 0.3 metres on any highway verge or visibility splay or on that part of the Property between any sight line denoted on the Plan and any existing or intended public highway

23. Not to do or permit to be done any act or thing in or upon the Property or any part thereof or any part of the Estate which may render void or voidable any policy of insurance of effected by the Transferor or the Management Company in respect of any other part of the Estate or the open space or which may operate to increase the premium payable in respect thereof.

24. Not at any time to obstruct or deposit any matter on any open space