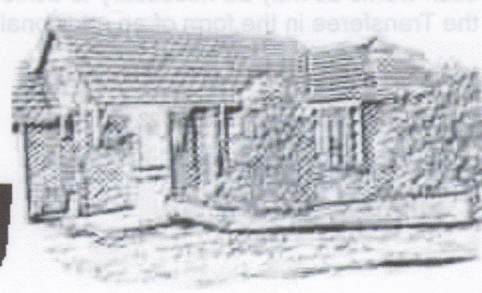


Parliament Place Management Company



The Covenants



THE SECOND SCHEDULE

TRANSFeree for himself and his successors in title to the Property covenants with the Transferor and his assigns to the intent that this covenant may bind the land hereby transferred into whosoever hands the same or any part thereof may come and to the intent that the benefit of this covenant shall enure for the benefit and protection of the Estate and any part or parts thereof (other than the Property) so far as it may be capable of being annexed or assigned with the Estate and any part or parts thereof (but not so as to create any building scheme) in manner following that is to say:-

1. To forever hereafter maintain the fences and walls of the type erected or hereafter to be erected by the Transferor on the boundaries of the Property and marked with an inward IT, on the Plan to be used the Property or any buildings
2. Not to use or permit thereon for the carrying on of any trade or business whatsoever nor for any purposes other than as a single private dwelling only
3. Not without the prior written consent of the Management Company.
 - 3.1. to alter the external appearance of the buildings walls fences or other similar erections now on the Property
 - 3.2. to construct or erect on the Property any buildings walls or other similar erections other than those in place at the date of this Transfer
4. Not to construct or affix to any part of the property wireless or television aerials or any other wires.
5. To maintain any trees hedges or shrubs planted on the Property to the requirements and satisfaction of the local planning authority
6. No operative machinery other than the usual domestic machinery shall be fixed or placed upon the Property nor shall any boat caravan or trailer be allowed to remain on the Property or any part of the Estate
7. No advertisement sign hoarding or placard shall be placed on the Property other than a board of the usual size and description announcing that the Property is to be let or for sale
8. Nothing shall be done or suffered to be done on the Property which shall be or grow to be an annoyance to any persons in whom the benefit of the covenants contained in this Transfer shall at any time be vested
9. Not to do on the Property anything which would be, an alteration to or a departure from the overall landscaping scheme for the Estate as a whole
10. Not to park any commercial vehicles on any part of the Estate save for the purpose, of delivery and collection
11. No clothes or washing of any description or other articles shall be dried or displayed within the front garden area of the Property or on any other part of the Estate or from the windows of the Property
12. To lay out and maintain as a private garden such part of the Property as shall not be built upon by the Transferor
13. Not to carry out any repair or maintenance of motor -vehicles on any part of the Estate (including the Property)
14. Not to use any garage on the Property for any purpose other than for the parking of a private motor vehicle or motor cycle or the keeping of items of a domestic or horticultural nature
15. No audio or other equipment or musical instrument of any kind shall be played or used or any other thing done or caused or permitted to be done in or on the Property so as to cause annoyance to the owners lessees or occupiers of the other Houses audible outside the comprised on the Estate or so as to be audible outside the Property between the hours of 11 pm and 8 am
16. No dog bird cat or other animal or reptile shall be kept in or on the Property without the written consent of the Transferor which may be revoked at the discretion of the Transferor
17. Once in every seventh year (the first period being calculated from and including 1987) to paint decorate or otherwise similarly treat all such external parts of the Property as require to be so painted decorated or treated in a proper and workmanlike manner Using in any painting two coats of good quality paint either in the same colour as before or in a colour approved by the Management Company
18. Not to allow oil or any other material to accumulate on the Managed Areas and not to do or suffer thereon anything which may be or become a nuisance or annoyance to the Transferor or the Management Company or to the owners or occupiers of any adjoining or neighbouring property
19. To keep clean the interior and exterior of all windows in the Property
20. To comply with all regulations made or to be made by the Management Company for the proper use and order of the Estate and the facilities provided by the Management Company
21. To contribute jointly with the owner or occupier for the time being of the adjoining plot in equal shares towards the cost of maintaining and repairing the surface of the Shared Access'

PROVIDED THAT if any of the above stipulations which are in the nature of positive stipulations shall not be duly and reasonably performed by Transferee the Transferor or the Management Company shall without prejudice to any other remedy available in accordance with this Deed or under the general law have the right to enter upon the Property at any time to carry out

such works as may be necessary to achieve compliance with the said above stipulations and to recover the cost of such works the Transferee in the form of an additional Service Charge

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Limited
5 Parliament Place, Winchester SO22 4QS, United
Kingdom
Company Reference 2188028

Home Page

Beam Me There!

The Covenants

THE SECOND SCHEDULE

TRANSFEEE for himself and his successors in title to the Property covenants with the Transferor and his assigns to the intent that this covenant may bind the land hereby transferred into whatsoever hands the same or any part thereof may come and to the intent that the benefit of this covenant shall accrue for the benefit and protection of the Estate and any part or parts thereof (other than the Property) so far as it may be capable of being annexed or assigned with the Estate and any part or parts thereof (but not so as to create any building scheme) in manner following that is to say:-

1. To forever hereafter maintain the fences and walls of the type erected or hereafter to be erected by the Transferor on the boundaries of the Property and marked with an inward T, on the Plan to be used the Property or any buildings

2. Not to use or permit thereon for the carrying on of any trade or business whatsoever nor for any purpose other than as a single private dwelling only

3. Not without the prior written consent of the Management Company

3.1. To alter the external appearance of the buildings walls fences or other similar erections now on the Property

3.2. To construct or erect on the Property any buildings walls or other similar erections other than those in place at the date of this Transfer

4. Not to construct or affix to any part of the property wireless or television aerials or any other wires

5. To maintain any tree hedges or shrubs planted on the Property to the requirements and satisfaction of the local planning authority

6. No operative machinery other than the usual domestic machinery shall be fixed or placed upon the Property nor shall any coal carver or trailer be allowed to remain on the Property or any part of the Estate

7. No advertisement sign hoarding or placard shall be placed on the Property other than a board of the usual size and description announcing that the Property is to be let or for sale

8. Nothing shall be done or suffered to be done on the Property which shall be or grow to be an annoyance to any person in whom the benefit of the covenants contained in this Transfer shall at any time be vested

9. Not to do on the Property anything which would be an alteration to or a departure from the overall landscaping scheme for the Estate as a whole

10. Not to park any commercial vehicles on any part of the Estate save for the purpose of delivery and collection

11. No clothes or washing of any description or other articles shall be dried or displayed within the front garden area of the Property or on any other part of the Estate or from the windows of the Property

12. To lay out and maintain as a private garden such part of the Property as shall not be built upon by the Transferor

13. Not to carry out any repair or maintenance of motor vehicles on any part of the Estate (including the Property)

14. Not to use any garage on the Property for any purpose other than for the parking of a private motor vehicle or motor cycle or the keeping of items of a domestic or horticultural nature

15. No audio or other equipment or musical instrument of any kind shall be played or used or any other thing done or caused or permitted to be done in or on the Property so as to cause annoyance to the owners lessors or occupiers of the other Houses outside the compound on the Estate or so as to be audible outside the Property between the hours of 11 pm and 5 am

16. No dog bird cat or other animal or reptile shall be kept in or on the Property without the written consent of the Transferor which may be revoked at the discretion of the Transferor

17. Once in every seventh year (the first period being calculated from and including 1987) to paint decorate or otherwise similarly treat all such external parts of the Property as require to be so painted decorated or treated in a proper and workmanlike manner using in any painting two coats of good quality paint either in the same colour as before or in a colour approved by the Management Company

18. Not to allow oil or any other material to accumulate on the Managed Areas and not to do or suffer thereon anything which may be or become a nuisance or annoyance to the Transferor or the Management Company or to the owners or occupiers of any adjoining or neighbouring property

19. To keep clean the interior and exterior of all windows in the Property

20. To comply with all regulations made or to be made by the Management Company for the proper use and order of the Estate and the facilities provided by the Management Company

21. To contribute jointly with the owner or occupier for the time being of the adjoining plot in equal shares towards the cost of maintaining and repairing the surface of the Shared Access

PROVIDED THAT if any of the above stipulations which are in the nature of positive stipulations shall not be duly and reasonably performed by the Transferor or the Management Company shall without prejudice to any other remedy available in accordance with this Deed or under the general law have the right to enter upon the Property at any to carry out