

OAKVIEW VILLAGE OWNERS MANAGEMENT COMPANY LIMITED DEVELOPMENT/ESTATE RULES

FOR HOUSES

1. All Owners are legally obliged to become members of the Management Company and pay an annual service charge relating to all common areas/services of the development.

2. The development budget will be contributed to by each owner based on an equal share e.g. 20 units; therefore annual service budget is shared equally between the 20 owners.

In addition to the development budget, each of the apartment blocks are obliged to contribute to a block budget, which will cater for those services enjoyed exclusively by those units. Therefore all units in these apartment blocks are obliged to contribute a share of this budget, each charge calculated on the area of their unit. This block budget will cater for apartment block insurance and other services.

3. All new owners in the developments are to be briefed by their solicitor in relation to their responsibilities to the Management Company and that they have an understanding of the consequences of failure to do so.

4. Noise, Nuisance, Anti-Social Behaviour – All stereo, radio and T.V. appliances should be kept at a volume which will not interfere with your neighbour's quiet enjoyment of their homes. This includes the playing of musical instruments, loud speakers, mechanical noise or any other noise which might cause annoyance to the owners and occupiers of the development. Most especially, no noise should be audible outside your house/apartment between the hours of 12 midnight and 9.00 a.m.

All owners are responsible for ensuring that no nuisance or annoyance through noise, crowding or other anti-social behaviour occurs on any part of the estate on the part of themselves, their licensees or invitees or their tenants or the licensees or invitees of their tenants.

Where a unit is let, the owner is responsible for ensuring that the estate rules are complied with. The Management Company will take action against the owner to enforce compliance with the rules, even if the behaviour complained of is that of a tenant or licensee or invitee. All legal action necessary, including proceedings for an injunction, will be taken against offending owners.

5. Bicycles – Bicycles must not be locked to lamp posts, trees, railings or balconies. In the interests of visual amenity, the Management Company reserves the right to remove any such offending bicycles without notice.

6. Pets – all pets must be kept on a lead whilst on the common areas of the estate. Dogs and other animals that cause annoyance to any resident will not be allowed to remain on the premises. Pets must not be allowed to soil common area. Pets are not allowed in apartments.

7. Washing/Laundry – Washing must not be hung out to dry on balconies or from windows. Washing/Drying machines or similar like equipment must not be used between the hours of 12 midnight and 9.00 am

8. Alterations - No alterations or building work is allowed inside apartments or on any balcony without the prior written approval of the Management Company. This also includes construction of garden sheds.

9. Appendages – Satellite dishes, aerials or the like shall only be mounted on the chimney stack of each house with the appropriate mounting system in place

10. Parking – Cars should be parked carefully. Residents must take great care not to park in a manner that might interfere with cars entering or exiting the development/estate. The parking of vehicles exceeding 5 metres in length or 1.8 metres in width is not allowed. The parking of caravans, campervans and trailers is not allowed. Vehicles enter the development/estate at the owner's risk. Any damage caused to vehicles in the development (parked or otherwise) is without recourse to Oakview Village Owners Management Company Limited.

11. Windows – It is the owner's responsibility to ensure that the windows of all units are cleaned regularly.

12. Refuse –The Property Management Company will organize and co-ordinate refuse collection with **one** refuse and recycling company. This minimizes numerous heavy trucks utilizing common roadways and also insures that group discounts can be obtained on behalf of all owners/residents. Refuse is to be collected on one specific day. Bins must only be put out for collection on the morning of collection and brought in on the same day (for the purpose of visual amenity).

House owners and occupiers must store the **Green/black** refuse bin [used for mixed use waste] in the designated bin-store attached to each house. While the **Blue** refuse bin [used for recyclable waste] should be stored at the rear of your property. Terrace house owners and occupiers shall be supplied with enough recyclable plastic bags for the year.

Annually, the property management company seeks tenders for the refuse disposal. The successful company for 2011 is South West Bins Ltd (068-21969) for all houses in Oakview Village. The annual refuse charge for home owners will be included in the annual service charge for the property.

13. Common Areas – Children must be supervised and kept under control. Facilities must not be interfered with. Every effort should be made to keep the common areas clean and tidy. Obstructions are not permitted in common areas such as prams and bicycles, etc. The Management Company has the right to remove such obstructions without notice.

14. All residents must notify the Management Company of their phone numbers where they can be contacted during the day or night. Where apartments are let to tenants, it is the apartment owners' obligation to ensure that the Management Company has the contact names, addresses and phone numbers of the tenants.

Owners are required to complete an 'Owners Details' questionnaire each year, which is dispatched by the Management Company – this shall include tenants details. Owners and residents are responsible for their alarm systems. Please furnish at least one of your neighbour's with the name of your key holder who can be contacted in the event of alarm activation. It is common courtesy to ensure that your neighbour's can take action if your alarm activates.

15. 'For Sale' or 'To Let' signs may only be erected at one designated area. This will be determined by the Management Company. Signs erected elsewhere will be removed without notice.

16. Tenancy Agreements – Owners, if letting their apartments/houses, must include a special condition in their tenancy agreement stipulating that tenants must abide by the development/estate rules laid down by Oakview Village Owners Property Management Company. A copy of these rules must also be incorporated into the Lease Agreement and that tenants are familiar with development rules.

17. Flammable Materials – Under no circumstances are apartment block residents permitted to keep any petrol, motor spirit, gas or other flammable or explosive materials in or on the premises or storage areas.

18. Insurance – The Management Company accepts no responsibility or liability whatsoever for any loss suffered to owners, residents guests or invitees property contained in or on the common areas or in the apartment balconies, howsoever arising. Owners shall affect their own insurance cover for their own personal belongings, fixtures and fittings, floor and wall coverings, etc.

19. Colour Schemes – Owners will not be permitted to use external colour schemes other than those specified by the Management Company. All units in the development will be painted by the Management Company on a cyclical basis or individual cases as required at the discretion of the Management Company (in the interest of visual amenity).

20. Repairs – all necessary repairs to individual units must be carried out at reasonable times as is practicable.

21. Provided that no objection is made by the Management Company or its agents acting on its behalf to a proposed material change, the owner may engage contractors, sub-contractors, artists and tradesmen or others to carry out such work and the owner shall indemnify the management company against all claims whatsoever arising from the employment of such specialists, their servants or agents.

22. No material changes to be carried out to the exterior of any unit without prior consent of Management Company.

These Rules and Regulations are drawn up for the benefit of all owners and residents. These may be amended/deleted or added to in the future by resolutions passed at Annual General Meetings. The Management Company wishes to emphasize that they will be strictly enforced.

Whatever action, including, court proceedings, if necessary, will be taken against defaulting owners to ensure compliance with Development/Estate Rules.

The Management Agents, Oakview Properties for the development will, on behalf of the Board of Management of Oakview Village Owners Property Management Company, enforce the Development/Estate Rules.