

TRIANGLE AMENITY LIMITED
ADDITIONAL REGULATIONS FOR THE SEVENTH SCHEDULE
1st November, 2011

It was resolved at the meeting of the Board of Directors of Triangle Amenity Limited on the 1st November, 2011 to adopt these rules and regulations (the “Regulations”) pursuant to paragraph 13 of the Fifth Schedule to the Rentcharge Deed and Transfer dated the 6th day of August 1981 between The Church Commissioners for England and the Triangle Amenity (“Rentcharge Deed”) as an addition to the rules and regulations appearing in the Seventh Schedule of the Rentcharge Deed. In adopting these Regulations, the Board revokes any such previous Regulations.

The words and expressions used in these Regulations have the meanings ascribed to them by the Rentcharge Deed and Transfer. Additional definitions are as follows:

“Guest”	Someone, who is not a Tradesmen as defined below, invited onto the Estate by a Resident
“Managing Agent”	The person or company appointed by the Board of Directors to manage the day-to-day operation of the Triangle Amenity. Their contact details are available on the Website
“Parking Attendant”	A qualified person or company who ensures that all vehicles parked in the Roadway display a valid Permit and who are authorised by the Board of Directors to fine, clamp or tow vehicles without a valid Permit
“Permit”	A ticket that must be clearly displayed in order to park in or occupy a space on the Roadway
“Resident”	A Freehold Owner or a person who resides in a Transferable Property
“Triangle Property”	A Transferable Property as defined in the Rentcharge Deed
“Tradesmen”	Tradesmen or agents appointed by a Resident to maintain, improve, manage, or inspect a Triangle Property or make a delivery to a Triangle Property
“Tradesmen Permit”	A Permit provided to a Tradesman who has been appointed by a Resident of 26 to 54 Clifton Gardens
“Website”	The Triangle Amenity’s website at www.triangleamenity.com

A copy of these Regulations has been entered in the books maintained for that purpose by the Triangle Amenity. Copies of these Regulations and the Rentcharge Deed are available from the Managing Agent or on the Website. These additions and amendments to the Seventh Schedule are divided into three sections. Copies of the relevant sections are also posted on the Estate:

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Section A: Regulations for the Use of the Triangle Amenity General Gardens

Access

1. Access to the General Gardens is only granted to Residents, Guests and Tradesmen. Guests must be accompanied by a Resident. Tradesmen must have permission from the Managing Agent before entering the General Gardens
2. The Managing Agent will issue keys to the General Gardens to Residents for a £50 refundable deposit and a £10 administration fee. Proof of residence and photographic identification are required
3. No gate or door to the General Gardens should be left open and unattended

Conduct Principles

4. In the General Gardens, Residents and Guests are required to conduct themselves in a way that balances their right and the rights of other Residents to the beneficial use of the General Gardens. These rights are defined by the following three "Conduct Principles":
 - 4.1. *Safety*: They must not put themselves or others at risk of harm or injury
 - 4.2. *Quiet*: They must allow other Residents to peacefully enjoy the General Gardens
 - 4.3. *Care*: They must not damage or pollute the General Gardens

Specific Bans

5. For the avoidance of doubt, the following are prohibited in the General Gardens based on, but subordinate to, the Conduct Principles:
 - 5.1. Playing ball games, except for children under 8 years in groups of 4 or less
 - 5.2. Playing with leather balls or wearing boots with studs, cleats or spikes
 - 5.3. Playing with bicycles, frisbees, model aircraft or skateboards, except bicycles ridden by children under 8 years who are supervised
 - 5.4. Playing on the ramp leading to Randolph Crescent.
 - 5.5. Climbing the trees, walls, fences, lamp posts or gates
 - 5.6. Bringing dogs into the General Gardens, even on a lead
 - 5.7. Leaving children under 6 years unsupervised by an adult
 - 5.8. Making excessive noise after 6pm or before 8am, or at any time on a Sunday
 - 5.9. Leaving litter or unattended items (unattended items may be removed without notice)
 - 5.10. Lighting barbecues or fireworks or installing tents, marquees or bouncy castles

Private Parties

6. The Managing Agent must be notified of any private parties comprising more than 10 people in the General Gardens at least five days in advance
7. Residents hosting a private party must ensure that they and their Guests do not breach any of these Regulations and should not bring breakable glass into the General Gardens

Enforcement

8. Any Resident observing a breach of these Regulations is requested to either draw the breach to the attention of the offender or report it to the Managing Agent by phone or email or by using the Website
9. Breaches of these Regulations may, at the Triangle Amenity's absolute discretion, result in a penalty and charges for reparations and costs. The Triangle Amenity also reserves the right to deny Residents or Guests access to the General Gardens if they are deemed to have breached these Regulations
10. Freehold Owners shall make good to the Triangle Amenity on demand, and indemnify the Triangle Amenity against, all losses, damages, costs, expenses, penalties and claims arising from any breach of these Regulations by their Residents and their Guests
11. To the extent permissible by statute, the Triangle Amenity accepts no liability for any damage, accident or injury or other loss sustained by Residents, Guests, or others on its Estate

Section B: Regulations for Tradesmen Access to the General Gardens

Access

1. Tradesmen may access the General Gardens if it is necessary to the conduct of their work
2. All Tradesmen must have read and agreed to these Regulations before they enter the General Gardens
3. No Tradesmen's vehicles are permitted to enter the General Gardens unless they have the Triangle Amenity's written permission

Keys and Gates

4. A key is available from the Managing Agent to open one half of the General Gardens' ramp on Randolph Crescent. The gate key is not available on Wednesday to allow the gardeners access
5. Keys must be returned each night by 5pm to the Managing Agent and collected, if necessary, the next morning
6. No gate or door to the General Gardens should be left open and unattended

Fees

7. Access to the Garden by Tradesmen requires a returnable deposit and an administration fee
8. The deposit and fee are at the Triangle Amenity's absolute discretion and will be proportional to the nature of the access. Generally the returnable deposit is £400-£750 and the fee is £100-£250
9. These payments must have been made before the Tradesmen can enter the General Gardens.

Conduct Principles

10. When in the General Gardens, Tradesmen must observe the following three "Conduct Principles":
 - 10.1. *Safety*: They must not put themselves or others at risk of harm or injury
 - 10.2. *Quiet*: They must allow other Residents to peacefully enjoy the General Gardens
 - 10.3. *Care*: They must not damage or pollute the General Gardens

Specific Bans

11. For the avoidance of doubt, the following are prohibited in the General Gardens at all times based on, but subordinate to, the Conduct Principles:
 - 11.1. Tradesmen should only use the Garden for the purposes of their work and not their recreation
 - 11.2. Tradesmen's equipment or rubbish should not be left overnight in any part of the Garden
 - 11.3. Tradesmen should not make noise before 8am or after 6pm on weekdays, before 8am or after 1pm on Saturday, or at any time on Sunday

Enforcement

12. Any Resident or Tradesmen observing a breach of these Regulations is requested to either draw the breach to the attention of the offender or report it to the Managing Agent by phone or email or by using the Website
13. Breaches of these Regulations may, at the Triangle Amenity's absolute discretion, result in a penalty and charges for reparations and costs. The Triangle Amenity also reserves the right to deny Tradesmen access to the General Gardens if they are deemed to have breached these Regulations
14. Freehold Owners shall make good to the Triangle Amenity on demand, and indemnify the Triangle Amenity against, all losses, damages, costs, expenses, penalties and claims arising from any breach of these Regulations by their Residents' Tradesmen.
15. To the extent permissible by statute, the Triangle Amenity accepts no liability for any damage, accident or injury or other loss sustained by Tradesmen or others on its Estate

Section C: Regulations for the Use of the Triangle Amenity Private Roadway

Residents

1. All Residents' vehicles, including motorcycles, must clearly display a valid Permit.
 - 1.1. One Permit is available to each self-contained dwelling in 26 to 54 Clifton Gardens
 - 1.2. Obtaining a Permit for the first time requires proof of residence and car ownership
2. Vehicle owners are asked to adhere to the Roadway parking conventions:
 - 2.1. Observe the one way system
 - 2.2. Use the building side white line as a guide for leaving a pedestrian walkway
 - 2.3. Do not leave unattended vehicles blocking the Roadway
 - 2.4. Take the minimum amount of space for your vehicle (e.g. park motorcycles at 90° to wall).
3. Rubbish should not be left in the Roadway overnight

Tradesmen

4. Tradesmen's use of the Roadway requires a returnable deposit and an administration fee
5. The deposit and fee are at the Triangle Amenity's absolute discretion and will be proportional to the nature of the work. For example:

5.1. Building Works over 5 Days:	Deposit: £500	Admin Fee: £0
5.2. Erecting Scaffolding:	Deposit: £500	Admin Fee: £100
6. These payments must have been made before the Tradesmen use the Roadway
7. Tradesmen must have read and agreed to these Regulations before they use the Roadway
8. All Tradesmen's vehicles parked in the Roadway must display a valid Tradesmen Permit
9. Tradesmen must adhere to clause 2 above and the following:
 - 9.1. Asphalt vehicles, skips or waste containers are not allowed to enter or be parked in the Roadway
 - 9.2. No rubble or rubbish is to be left anywhere in the Roadway at any time
 - 9.3. A Tradesmen Permit should be purchased if works obstruct a parking space
 - 9.4. Tradesmen should not make noise before 8am or after 6pm on weekdays, before 8am or after 1pm on Saturday, or at any time on Sunday
10. Tradesmen should never bring vehicles either weighing over 3,000kgs or larger than a transit van onto the Roadway. Beneath the Roadway are old vaults which could collapse. Freehold Owners will be liable for any such damages incurred by their Residents or their Residents' Tradesmen.

Fees

11. The following charges will apply:

11.1. Resident's Car Permit:	£100/year
11.2. Resident's Motorcycle Permit:	£50/year
11.3. Tradesmen Permit (Advance):	£12/day
11.4. Tradesmen Permit (Immediate):	£18/day
11.5. Charge for violation of heavy vehicle ban:	£500
12. Vehicles failing to display a valid Permit are liable to be fined, clamped or towed by the Parking Attendant appointed by the Triangle Amenity. The costs of such fines, clamping or towing are displayed in the Roadway

Enforcement

13. Any person observing a breach of these Regulations is requested to either draw the breach to the attention of the offender or report it to the Managing Agent by phone or email or by using the Website
14. Breaches of these Regulations may, at the Triangle Amenity's absolute discretion, result in a penalty and charges for reparations and costs. The Triangle Amenity also reserves the right to deny or withdraw Permits (including refusing Freehold Owners Permits for their Residents)
15. Freehold Owners shall make good to the Triangle Amenity on demand, and indemnify the Triangle Amenity against, all losses, damages, costs, expenses, penalties, and claims arising from any breach of these Regulations by their Residents and their Residents' Tradesmen.
16. To the extent permissible by statute, the Triangle Amenity accepts no liability for any damage, accident or injury or other loss sustained by Residents, Tradesmen or others on its Estate