

St Mary's Covenants – Do's & Don'ts

As a tenant at the St Mary's development you are agreeing to adhere to, and be bound by, the following covenants which are enforceable by the St Marys (Ipswich) Management Company Ltd:

1. Pets are not allowed without prior written agreement from the Management Company when renting any of the apartments. If you are renting a house only common domestic pets are allowed (subject to the agreement of your landlord). Dogs should be kept on leads and not allowed to foul the amenity lands.
2. Not to display or hang any window boxes, clothes, washing, aerials, satellite dishes or any similar telecommunications transmission or reception apparatus from any apartment, this includes the prohibition of laundry being hung on the terraces or balconies.
3. A communal digital TV aerial is in place at Holmwood House and a communal satellite system is in place at Simon House & Padua House – Individual satellite dishes are not permitted at any time at the apartment. Satellite dishes to houses are allowed only at the rear of houses and can be asked to be removed by the management company if positioned so as to detract from the aesthetic appeal of the development.
4. Noise – Please have consideration for your neighbours and do not make excessive noise. For example, do not play loud music or shout when walking around the development or when in your garden.
5. As a private residence, businesses are not permitted to be run from the property.
6. Not to use the parking space allocated to the property other than for the parking of one private motor vehicle (properly taxed and roadworthy) and not for the parking of caravans, boats, commercial vehicles or trailers.
7. Car Parking – As parking is very limited on St Mary's all residents need to park appropriately and with respect for their neighbours. Aside from good neighbourly behaviour, improper parking can prevent access for refuse collection, emergency vehicles etc. Yellow lines identify key areas of the development where parking could compromise access for service and emergency vehicles. Obstruction of the roadways and pavements constitutes a contravention of the apartment leases and the freehold house title deed covenants and such breaches may result in enforcement action.

Please ensure that you do not exceed 10mph when driving within the development and pay particular attention to small children.
8. Not to obstruct at any time any access ways, entrance stairways or corridors in the apartment blocks. The storage of pushchairs & bicycles in the common areas of the apartment blocks or on the amenity lands is prohibited.
9. Not to throw dirt, rubbish, rags or other refuse or permit the same to be thrown into sinks or basins, lavatories, cisterns or waste or soil pipes.
10. Not to park or ride or allow to be parked or ridden any motor vehicle, pedal cycle, skateboard or similar on the amenity lands.

11. Not to place or allow to be placed any caravan, boat, lorry, trailer or other such vehicle on the amenity lands
12. Not to remove or damage in any way any fence, wall, gate, bench or other item from the amenity lands.
13. Not to camp or allow any camping or overnight sleeping on any amenity lands
14. Fires, barbecue or other combustible devices are prohibited from use upon the amenity lands.
15. Ball games are not allowed on the amenity land, with the exception of children's games within the play area located on St Anthony's Crescent.
16. Parties or gatherings are not permitted on the amenity land.
17. Not to litter the amenity lands.
18. Not to maim, injure, climb or remove any tree or shrubs on the amenity lands,
19. Not to do or permit anything to be done on the development anything which may cause or become a nuisance, damage or annoyance to the Management Company and/or other residents.

Please acknowledge that you have read and understood the above covenants by signing as shown below and returning this form to EWS Limited: team@ews.co.uk

Signed (Tenant):

Print Name:

Property:

Date: