

## Management and Maintenance Plan

Thorn Cottage,  
Knowlsey Road,  
Wilpshire

This management and maintained plan should be read with drawing 4733-M01

The management of the site is the responsibility of the freeholder. The freeholder will issue on the sale of the first house a new 850 year lease with various conditions.

These condition will require that:

1. There is to be no parking, stopping or unloading at any time day of night in front of the houses or on any part of the access and turning area marked with line hatching on plan 4733-M01.
2. All refuse bins including recycling to be put in the collection area on the day of collection.
3. That all residents use only there allocated parking spaces as shown on the deed plan.

These restrictive covenants are enforceable by the freeholder.

The management company will charge a fee to cover the maintenance of the following.

- 1, Maintenance of communal landscaped areas
- 2, Maintenance of the Land Drain
- 3, Maintenance of the retaining wall in front of the brook.
- 4, Maintenance of all communal fencing
- 5, Maintenance of all communal estate roads.
- 6 Maintenance of all communal parking area and pathways.
- 7, Maintenance of the bin collection area.
- 8, Provide Public Liability Insurance for all communal areas.
- 9, Maintenance and running of all communal lighting.
- 10, Maintenance and running of communal CCTV. (If provided.)

16th March 2016