PROPOSED RESIDENTIAL DEVELOPMENT

128 Barrier Bank, Cowbit

Maintenance Responsibilities

The coloured area highlighted yellow on the Maintenance Responsibility Plan showcases the private access road which will be jointly maintained by the 4no directors (Owners of Plots 1,3,4 & 5) of the management company and shall be captured in a legal covenant upon transfer of the plots.

The 4no individual directors of the management company shall be required under restrictive covenant to enter a private refuse collection contact which will restrict and prevent them from using SHDC refuse collection system and/or placing the bins at the top of the private drive, as per draft restrictive covenant shown below:

Suggested Restrictive Covenant

The Transferee hereby covenants with the Transferor and (as a separate covenant) with South Holland District Council of Priory Road Spalding Lincolnshire PE11 2XE ("the Council") (enforceable by the Council pursuant to the Contracts (Rights of Third Parties) Act 1999) as follows:

1 Not at any time hereafter to utilise the refuse collection service provided by or on behalf of the Council or any other statutory authority

2 Not to place or permit or allow to be placed any refuse containers on the verge of or otherwise adjoining the Public Highway known as Fleet Road

3 Forever hereafter to contract with and pay all sums due to an appropriate contractor for the collection of all refuse and waste from the Property (which refuse and waste shall be collected direct from the Property)

[Notes: The Transferee is the purchaser of each plot and the covenants will bind successors The Property is each plot
This will not require SHDC to enter into the Plot Transfers]

The areas highlighted red on the plan shall all be privately maintained by the individual owners of the land to which they are conveyed.

All trees/hedging/planting will be maintained by the owners of the land to which they are situated. The persons with the maintenance & management responsibility lie with this document and the landscaping management plan should only be referred too for the purposes as to what specific landscaping maintenance is required.