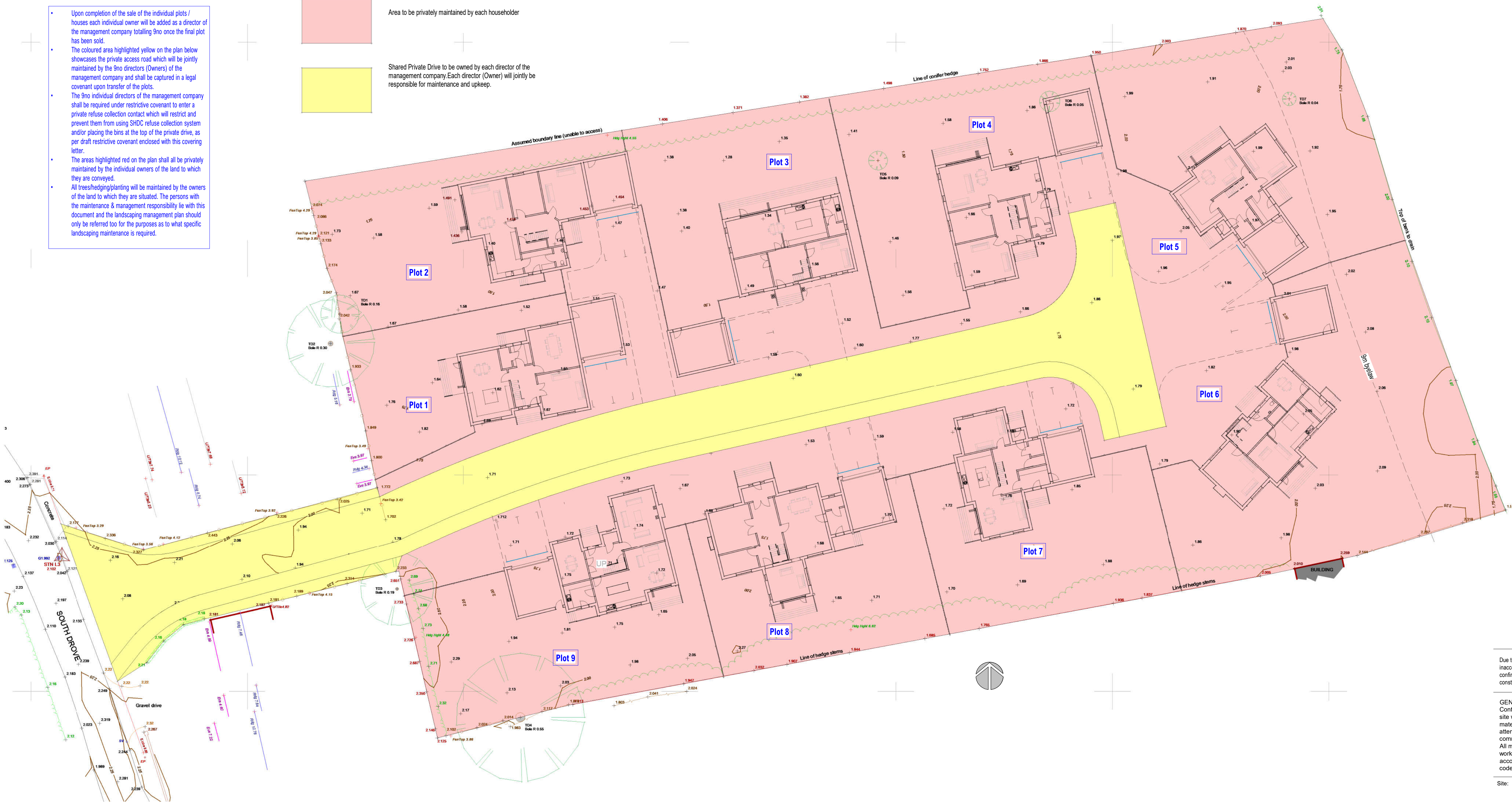


- Upon completion of the sale of the individual plots / houses each individual owner will be added as a director of the management company totalling 9no once the final plot has been sold.
- The coloured area highlighted yellow on the plan below showcases the private access road which will be jointly maintained by the 9no directors (Owners) of the management company and shall be captured in a legal covenant upon transfer of the plots.
- The 9no 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 enclosed with this covering letter.
- 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/hedges/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.

Area to be privately maintained by each householder

Shared Private Drive to be owned by each director of the management company.Each director (Owner) will jointly be responsible for maintenance and upkeep.



Maintenance Responsibility Plan

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Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.
All materials not specified to be of a standard suitable for the work proposed and be fit for purpose. All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

Site: **Lucks Bridge Spalding**

Drw Title: **Maintenance Responsibility Plan**



Drw No: **3103 - S03 (A1)**