

Appendix 3

Accordia. Wherry HA covenant extract

**PART 2
RESTRICTIVE COVENANTS**

Buildings and alterations

- 1 Not to construct or place any additional building or other erection on the Property or make any external alteration in or addition to the Property or the walls fences or the front garden thereof for a period of ten years from the date hereof without the previous written approval of the Transferor (not to be unreasonably withheld or delayed) to plans elevations sections specifications and detailed drawing thereof PROVIDED THAT on any such application for approval as aforesaid the Transferee shall pay to the Transferor such reasonable fee for the consideration of such application as the Transferor shall from time to time prescribe whether the approval of the Transferor to such application be given or not.
- 2 Not to alter the colour of the external paintwork or cladding of the Property for a period of ten years as from the date hereof.
- 3 Not to interfere with damage or remove any street furniture or fittings and fittings ancillary thereto which may be placed in on or attached to the Property.
- 4 Not without the written consent of the Highway Authority to use any part of the Property which forms part of a highway visibility splay for any purpose other than as a lawn and in particular not to allow any plant or structure or other thing to grow to be placed or remain thereon.

User

- 5 Not to use the Property or permit the Property to be used for the purpose of any manufacture trade or business of any description (save that this restriction shall not prevent home office working which does not require any planning change of use) or for any purpose other than as a private residential accommodation and parking spaces nor place or suffer to be placed on any part of the Property any commercial showboard placard or nameplate.
- 6 Not to do or suffer to be done any act or thing in or about the Property which shall or may be or grow to the annoyance nuisance damage or disturbance of the Transferor or occupier of any part of the remainder of the Estate or any neighbouring land.

Open plan

Not to erect any fences hedges or walls whatsoever on the Property between the buildings and any roadway frontage or return frontage thereto or use such area for any other purpose than as accessway lawn or flower beds and to maintain such area as open development and not to permit or allow any obstruction within any part of that area as comprises in whole or in part a vision splay/sight line requirement of the local highways authority to exceed 600mm in height.

Walls and fences

Not to alter the position type and height of existing walls and fences (if any) between any enclosed rear garden and any adjoining land laid out to an open plan design.

Parking

Not to park or permit to be parked any vehicle caravan trailer or boat of any kind on the Property or any part of the Estate except that

private motorcars and private motorcycles may be parked on such part of the Property (if any) as is specifically constructed for that purpose or in any car port forming part of the Property or on any Parking Areas designated by the Transferor for use by the Property.

I hereby certify this document as a true copy of the original.
Date: EVERSHEDS LLP