

Pine Close Covenants

Covenants, restrictions, stipulations and conditions contained in the Third Schedule of the HM Land Registry 'Transfer of Part' documents 31 July 1981

1. **Not to transfer** his interest in the premises without simultaneously transferring his share in Pine Close (Horsell) Management Limited.
2. **Not to use** the premises for any illegal, immoral or improper purpose or for the holding of any sale by auction or for any other purposes which may be injurious or detrimental to the transferors estate.
3. **Not to play** any radio, television or musical instrument so as to cause annoyance or nuisance or so as to be audible outside the premises between the houses of 11pm and 7:30am.
4. **Not to use** the gardens of the premises other than for normal recreation purposes and to keep the same properly cultivated and free of weeds and in a tidy condition.
5. **Not to deposit** rubbish or refuse other than in the appropriate receptacles within the shed at the front of the premises.
6. **To maintain** the walls, fences and gates erected along the boundaries of the land hereby transferred as are marked "T" within such boundaries on the said Plan and to seek the Transferors consent (whose decision shall be binding) in the event of the Transferee wishing to replace, paint or renew in a different type, size or colour. And any fences or boundaries not so marked shall be deemed to be party structures.
7. **Not to allow** any vehicle of any description to pass, repass or remain on any part of the transferor's estate other than those parts designated for such use.
8. **No commercial** vehicles of any description shall park or remain on any part of the Transferors Estate other than for the purpose of loading or unloading.
9. **Not to modify**, revise, extend or change in any way the front appearance of the premises and to maintain the same in good order and state of repair and decoration.
10. **Not to modify**, revise, extend or change the rear or side of the premises without first obtaining the consent in writing of the Transferor whose decision in this respect shall be final and binding.
11. **To comply** with all planning, building, public health and other statutory regulations or laws in force in so far as they relate to the premises or any modifications thereto.
12. **Not to allow** or permit any vehicle which is unroadworthy, untaxed or uninsured to remain on any part of the transferor's estate.

End of Covenants