

Restrictive Covenants summary

Sallow Close, Osier Road, Salix Place, Colney Heath

Full covenant	What it means for you
To pay a fair and reasonable share of the cost of maintaining, repairing, replacing and cleaning shared areas such as bin points, service installations, private accesses and visitor parking spaces, and to avoid damaging these areas.	You must pay your share to look after shared spaces on the estate and must not damage them.
Not to build or alter anything on the exterior of the property without getting planning permission or building regulation approval if required.	If you want to build or change anything outside your home, you must get council approval first.
Not to build or alter on land within 3 metres of service installations or sewers without consent from the service company, utility provider, or local authority.	If you want to build near pipes or drains, you must get permission from the utility company.
Not to build or alter the exterior without developer approval (which cannot be unreasonably withheld), except that sheds/greenhouses up to 2.4m x 1.8m do not need approval.	The developer must approve most external changes, except small sheds or greenhouses within size limits.
To use the dwelling only as a private home, except that normal homeworking is allowed.	You must live in the home as a residence, but working from home is fine.
To maintain any parts of the property in front of the building line, including fences, garden entrances, driveways and shared accesses.	You must keep the front of your home tidy, including fences, driveways and any shared areas linked to your home.
Not to cause nuisance, annoyance or disturbance to others on the estate. Construction of the original homes is not a breach.	Don't cause noise, disturbance or anything that upsets neighbours.
Not to put up signs or boards related to selling or letting the property without written consent from the developer.	You must get permission before putting up advertising boards or estate agent signs.
Not to use private accesses or visitor parking for vehicle repairs (except basic day-to-day tasks) or for storing caravans, trailers, boats, etc.	Don't fix cars (except small checks) or store caravans, boats or trailers in shared access areas or visitor bays.
Not to do anything that would interfere with adoption of the estate roads or sewers by the local authority.	Don't obstruct anything that would prevent the council taking over estate roads or sewers.
Not to store refuse bins in front gardens or at bin collection points except on collection day.	Only put bins out on collection day — keep them away from the front of your property the rest of the time.

Full covenant	What it means for you
Not to obstruct estate roads, managed access ways or private accesses.	Do not block shared roads or access paths.
Not to do anything that breaches planning conditions or interferes with estate landscaping work by the developer.	Follow planning rules and don't interfere with the estate's landscaping.
Not to transfer ownership of the property without requiring the buyer to join the Management Company and sign the Deed of Covenant.	When you sell your home, the new owner must join the management company.
To notify the Management Company in writing within one month of selling the property.	You must tell the management company within a month of selling your home.
Not to transfer the property without paying all maintenance charges up to the date of sale.	You must clear any outstanding maintenance fees before selling.
To follow the rules of the Management Company while a member.	You must follow the rules of the management company.
To indemnify the developer for any costs or losses caused by you breaching the covenants.	If you break the rules and it causes problems or costs, you'll have to cover them.
To pay the estate maintenance charge from practical completion as set out in the Schedule.	You must pay the estate maintenance charge from when your home is finished.
To grant access or rights to utility companies for services if required, with reasonable costs paid by the developer.	You must allow utility companies access if needed for services such as drainage or electricity.
To maintain and, if necessary, replace fences, gates or boundary walls marked with a "T".	You must look after and repair the fences or walls that are your responsibility.