

RESTRICTIVE COVENANTS EXPLAINED

RESTRICTIVE COVENANTS ARE BINDING CONDITIONS THAT ARE WRITTEN INTO A PROPERTY'S DEEDS OR CONTRACT BY A SELLER. BASICALLY, THEY DETAIL WHAT HOMEOWNERS CAN OR CANNOT DO TO THEIR HOUSE OR LAND.

EXAMPLES OF RESTRICTIVE COVENANTS:



NO EXTENSIONS OR COVERSIONS



NO BUILDINGS IN GARDENS OR ADJOINING LAND



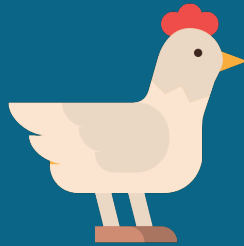
NO GATE REMOVALS



NO SATELLITE DISHES AT FRONT OF THE HOUSE



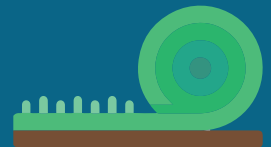
NO CARAVANS OR BOATS PARKED AT THE FRONT OF THE HOUSE



NO CHICKENS OR LIVESTOCK TO BE KEPT IN GARDENS



NO CUTTING HEDGES



NO REMOVING LAWNS WITHOUT CONSENT

IN SHORT, RESTRICTIVE COVENANTS CAN MEAN THAT NO ALTERATIONS ARE TO BE MADE, WITHOUT PRIOR PERMISSION.

WHY ARE THEY USED?

COVENANTS ARE OFTEN DESIGNED TO UPHOLD CERTAIN STANDARDS FOR ALL RESIDENTS. THEY ARE OFTEN ADDED TO A TRANSFER DEED TO PREVENT OWNERS FROM UNDERTAKING WORK WHICH COULD IMPACT NEGATIVELY ON A NEIGHBOURHOOD, UNDERMINING 'UNIFORMITY' AND/OR MAINTENANCE.

IN THE CASE OF LOFTUS, POBL WANTS TO MAINTAIN A GARDEN VILLAGE FEEL.

WHAT HAPPES IF I BREACH A RESTRICTIVE COVENANT?

IF YOU OWN A PROPERTY AND UNKNOWINGLY (OR OTHERWISE) BREACH A RESTRICTIVE COVENANT, YOU COULD BE FORCED TO:



UNDO ANY OFFENDING WORK



PAY A FEE



FACE LEGAL ACTION

MAKING CHANGES TO YOUR GARDEN

HOW TO APPLY FOR CONSENT

THE GARDENS AND OPEN SPACES AT LOFTUS GARDEN VILLAGE HAVE BEEN DESIGNED TO HAVE MAXIMUM IMPACT, MIRRORING THE QUALITY OF THE PROPERTIES. THAT'S WHY WE'VE SET OUT THE FOLLOWING GUIDELINES TO FOLLOW:



DO NOT REMOVE FRONT GARDEN HEDGES. WE WILL MAINTAIN THEM FOR YOU.



MAINTAIN YOUR GATES. THEY SHOULD BE PAINTED WHITE AND NOT REMOVED.



DON'T PURCHASE LARGE SHRUBS OR PLANTS FOR YOUR FRONT GARDEN.



TREES SHOULD NOT BE REMOVED.



BOUNDRY WALLS FACING THE HIGHWAY MUST NOT BE PAINTED.



NO ARTIFICIAL GRASS OF PLANTS ARE TO BE USED AT THE FRONT OF YOUR PROPERTY

HERE TO OFFER GUIDANCE.

IF YOU'D LIKE TO MAKE CHANGES TO THE PLANS IN YOUR FRONT GARDEN, YOU CAN SPEAK TO THE GARDENING TEAM ABOUT:



SUITABLE PLANTS



MAINTAINING YOUR PLANTS

THE GARDEN TEAM CAN OFFER GUIDANCE AND ADVICE BEFORE YOU MAKE ANY PURCHASES.

MAKING AN APPLICATION.

BEFORE STARTING ANY WORK WHICH WILL AFFECT THE EXTERNAL APPEARANCE OF YOUR PROPERTY OR GARDEN, PLEASE SUBMIT AN APPLICATION FOR APPROVAL OF THE WORKS.

AN APPLICATION FORM CAN BE FOUND ON:



THE MYLOFTUS WEBSITE.

FAILURE TO GAIN THIS APPROVAL IS A CONTRAVENTION OF THE COVENANTS ATTACHED TO YOUR PROPERTY, WHICH COULD AFFECT ANY FUTURE SALES.