

Kew Riverside Estate Regulations

All homeowners on Kew Riverside have common restrictive covenants contained within their leases (flats and leasehold houses) or TP1 transfer document (freehold houses). These documents set out the day-to-day 'household issues' associated with communal living and include many detailed covenants and restrictions relating to pets, noise, and loud music, hanging out of washing, car parking, along with guidance on keeping to the original design and using the original material when redecorating and maintaining or repairing your property.

Estate Grounds and Communal Areas

Please do not interfere with any part of the managers land/estate grounds or cause a nuisance that may affect other residents (such as playing loud music) they also have the right to be able to enjoy the quiet use of these areas and our very special open green spaces.

This would typically include:

- obstructing or damaging any part of the grounds
- playing high impact ball games on the grass
- allowing dogs off leads
- riding bicycles on the grass and pavements
- riding scooters on the paths
- dropping litter

Also, please do NOT leave items such as personal belongings/toys or litter on any part of the grounds.

Dog Control & Fouling

The public have access to the Kew Riverside grounds and ALL DOGS must be kept on a lead, however well behaved they are.

Dog foul is an eyesore and a health hazard. If you are a dog owner, you have a legal duty to clean up every time it fouls. Those living in ground floor apartments please do not let your dog out to wander in the gardens off the lead.

Clearing up discarded 'poo bags' from the communal grounds is costly and as there are dog foul bins discreetly located in the communal grounds for the benefit of all residents, we would encourage you to use them.

Registered blind people are not required to clean up after their guide dogs - but please arrange a specific area where the Management Team can clear up on your behalf.

As a reminder all Leaseholders are required to obtain a pet licence in advance. See link

https://creatorapp.zohopublic.eu/podmanagement/pod-on-site/form-perma/Pet_Application_Form/PSZyNjKQOBE34gCddKd9GKXUCPbgtVR6HJ5yy7C4tHWUYJ9rEqZSutqPjUqhpRGgOVZhGEMuMfXeRW2s4bQvC2Ae5jkyaDqjG4DF?Development=39703000021306094

Water Features

Please note that the water features and ponds are ornamental and maintained by the Site Team. For your own safety, you are not permitted to fish, swim, paddle, or enter the

water for any reason. Please ensure that children are aware of the dangers. Wild birds and ducks may sometimes visit, but they should not be fed.

Please DO NOT feed the fish as it promotes the algae growth. If you notice any problems, please contact the Site Team immediately.

Lime Bikes

Lime bikes are NOT permitted to be parked on private land; Kew Riverside is private land Kew Riverside has been designated a Lime Bike 'No Parking Zone'

Parking your bicycle in a No Parking Zone is prohibited. No Parking Zones are indicated by red shading with a no parking symbol on the App. If you try to end your ride in a No Parking Zone, the app will alert you of parking restrictions and help you locate nearby parking. Improperly parked vehicles may be subject to a warning or penalty.

Speed Restrictions

Kew Riverside has a speed limit of 10MPH throughout. Please ensure that this is always adhered to for the safety of everyone travelling, visiting, and living within the development.

Fireworks

Whilst fireworks are used in celebrations throughout the year for several occasions, letting off fireworks on Kew Riverside is strictly prohibited.

They have the potential to cause damage and harm and the residual litter strewn over the estate is costly to collect. Please respect your neighbours and their pets and adhere to this restriction.

Neighbourly Behaviour

Please always show consideration for your neighbours; whether within your property, communal stairways and halls, or in the communal areas including the grounds on Kew Riverside.

Everyone has the right to occupy their property free from nuisance or annoyance by others and therefore please refrain from rowdy or inconsiderate behaviour and general nuisance behaviour including shouting and or telephone speaker calls on balconies between 10.00pm and 7.00am. Excess noise (shouting, dogs barking etc, loud music) is deemed as a statutory nuisance at any time of day or night but particularly between these hours.

If any noise is unavoidable, please warn your neighbours in advance and if noise levels are causing an issue, then politely have a chat with your neighbour, they may be completely unaware

Be considerate about the timing of your deliveries which should not be arranged between the hours of 10.00pm and 7.00am (particularly food deliveries which invariably involve banging of doors, dropping of crates etc)

For Taxi/Uber drop off and collections please be mindful of noise when being collected or dropped off during the hours of 10.00pm and 7.00am.

If you install PIR lighting to the front or rear of the property, please ensure the light levels are appropriate and they do not affect other neighbouring properties. Any external illumination and light spill should be contained within your own demise.

Fences & Hedges

House owners are required to maintain, keep in repair the walls, fencing or railings that form part of your property boundary and there are restrictions on the heights of hedges and fences on your boundary.

Please remember shared boundary fences cannot be removed, but your neighbour may agree to a suitable compliant replacement if the existing fence has perished.

Underground Car Parks

Your allocated parking space (if applicable) is only to be used to park one roadworthy motor vehicle, which must fit wholly within the parking bay.

The vehicle must be taxed and should never get into a state of disrepair or unreasonable appearance.

No commercial vehicles are permitted to be parked in your space within the underground car parks, or in any visitors' space on the estate.

Please ensure that no oil or petrol leaks onto your parking space in the underground car parks. If this does ever occur, please ensure any residual fluid is immediately removed and the staining is made good.

Do NOT use your parking space for any other purpose than vehicle parking.

Storing Furniture, DIY materials, or any other inflammable within your parking bay is strictly prohibited. Ignoring this policy presents a fire risk and owners will be charged for removal and clearance.

Please also refer to Kew Riverside policy for parking.

Storage Lockers

Where lockers are allocated in the underground car park, please ensure nothing is stored other than domestic items ancillary to occupation of a private residence.

Do not store anything anywhere other than in the locker. Regular checks are undertaken, and any items not stored appropriately will be removed immediately without notice. Owners will be charged for clearance and removal.