

Section C: Regulations for the Use of the Triangle Amenity Private Roadway

Residents

1. All residents' vehicles, including motorcycles, must clearly display a valid permit.
 - 1.1 One non-transferable permit is available to each self-contained dwelling in 26-54 Clifton Gardens
 - 1.2 Obtaining a permit for the first time requires proof of residency and car ownership
2. Vehicle owners are asked to adhere to the Triangle Amenity roadway conventions:
 - 2.1 Observe the one way system
 - 2.2 Use the building side white line as a guide for leaving a pedestrian walkway
 - 2.3 Do not leave unattended vehicles blocking the roadway
 - 2.4 Take the minimum amount of space for your vehicle (e.g. park motorcycles at 90° to wall).
3. Rubbish should not be left in the roadway at any time.

Tradesmen

4. All tradesmen's vehicles parked in the roadway must display a valid Temporary Tradesmen's Permit
 - 4.1 a non-transferable temporary tradesmen's permit can be purchased in advance on a daily basis for short visits
 - 4.2 tradesmen must provide their personal details and read and sign these regulations before they use the roadway
5. Tradesmen must adhere to Clause 2 above as well as the following:
 - 5.1 Tradesmen should never bring a vehicle larger than a transit type van on to the roadway. Oversized vans and removal vehicles are not allowed in the roadway **AT ANY TIME**, even if they are empty. **BENEATH THE ROADWAY ARE OLD VAULTS WHICH COULD COLLAPSE if a vehicle weighing over 3 tonnes (unladen) parks on top of them.** Asphalt vehicles, skips or waste containers are also not allowed to enter or be parked in the Roadway.
 - 5.2 **Freehold owners will be liable** for any damage to trees, residents' vehicles, roadway property, or vaults under the roadway caused by their actions and/or the actions of their tenants (including long leaseholders) and / or the actions of tradesmen or others working at their property, and / or any vehicle belonging to or used by any such person or tradesman.
 - 5.3 No rubble or rubbish or unwanted items should be left anywhere in the roadway overnight
 - 5.4 A tradesmen's permit should be purchased if works obstruct a parking space
 - 5.5 Tradesmen should not make noise before 8am or after 6pm on weekdays, before 8am or after 1pm on Saturdays, or anytime on Sundays

Building Works

6. Tradesmen's use of the Roadway whilst undertaking building works requires a returnable deposit and an administration fee
7. The deposit and fee are at the absolute discretion of the Triangle Amenity and will be proportional to the nature of the work.

Generally, fees are:

7.1. Building Works exceeding 2weeks:	Deposit: £500	Admin:	£50
7.2. Building Works exceeding 6 weeks:	Deposit: £1,000	Admin:	£100
7.3. Scaffolding and External Works:	Deposit: £1,000	Admin:	£100
8. These payments must have been made before the Tradesmen use the Roadway

Fees

9. The following charges apply:
 - 9.1 Resident's Car Permit: £100/year
 - 9.2 Resident's Motorcycle Permit: £50/year
 - 9.3 Temporary Tradesmen Permit (Advance): £12/day
 - 9.4 Temporary Tradesmen Permit (Immediate): £18/day
 - 9.5 Charge for violation of heavy vehicle ban: £500
10. Vehicles failing to display a valid permit are at risk of a parking fine issued by the parking attendant appointed by the Triangle Amenity. The cost of such fines are displayed in the Roadway.

Enforcement

11. Any person observing a breach of these regulations is requested to either draw the breach to the attention of the offender or report it to the Managing Agents by phone or email or using the website.
12. Breaches of these regulations may, at the Triangle Amenity's absolute discretion, result in charges for reparations and costs. The Triangle Amenity also reserves the right to deny or withdraw permits (including refusing freehold owners permits for their tenants)
13. Freehold owners shall make good to the Triangle Amenity on demand, and indemnify the Triangle Amenity against, all loses, damages, costs, expenses, penalties, and claims arising from any breach of these regulations by themselves, their own Tradesmen, their tenants and their tenants' Tradesmen.
14. To the extent permissible by law, the Triangle Amenity accepts no liability for any damage, accident or injury or other loss sustained by residents, tradesmen or others on its estate.

(Print) Tradesmen Name

Signature

Date

Lessee/Freeholder or/Agent Name

Signature

Date

(Print)

15th September, 2019