

Section A: Regulations for the Use of the Triangle Amenity General Gardens

Access

1. Access to the General Gardens is only granted to Residents, Guests and Tradesmen. Guests must be accompanied by a Resident. Tradesmen must have permission from the Managing Agent before entering the General Gardens
2. The Managing Agent will issue keys to the General Gardens to Residents for a £50 refundable deposit and a £10 administration fee. Proof of residence and photographic identification are required
3. No gate or door to the General Gardens should be left open and unattended

Conduct Principles

4. In the General Gardens, Residents and Guests are required to conduct themselves in a way that balances their right and the rights of other Residents to the beneficial use of the General Gardens. These rights are defined by the following three “Conduct Principles”:

- 4.1. *Safety*: They must not put themselves or others at risk of harm or injury
- 4.2. *Quiet*: They must allow other Residents to peacefully enjoy the General Gardens
- 4.3. *Care*: They must not damage or pollute the General Gardens

Specific Bans

5. For the avoidance of doubt, the following are prohibited in the General Gardens based on, but subordinate to, the Conduct Principles:

- 5.1. Playing ball games, except for children under 10 years in groups of 4 or less
- 5.2. Playing with leather balls or wearing boots with studs, cleats or spikes
- 5.3. Playing with bicycles, frisbees, model aircraft or skateboards, except bicycles ridden by children under 8 years who are supervised
- 5.4. Playing on the ramp leading to Randolph Crescent.
- 5.5. Climbing the trees, walls, fences, lamp posts or gates
- 5.6. Bringing dogs into the General Gardens, even on a lead
- 5.7. Leaving children under 6 years unsupervised by an adult
- 5.8a Making noise or playing games before 830am on weekdays and 930am on weekends, or after 6pm in the winter months (between October and March) and after 7pm in the summer months.
- 5.8b Working with personal trainers or jogging on the gravel paths before 830am on weekdays and 930am on weekends, or after 6pm in the winter months (between October and March) and after 7pm in the summer months. Using the garden furniture for exercise or games is prohibited at all times.
- 5.9. Leaving litter or unattended items (unattended items may be removed without notice)
- 5.10. Lighting barbecues or fireworks or installing tents, marquees or bouncy castles

Private Parties

6. The Managing Agent must be notified of any private parties comprising more than 10 people in the General Gardens at least five days in advance
7. Residents hosting a private party must ensure that they and their Guests do not breach any of these Regulations and should not bring breakable glass into the General Gardens

Enforcement

8. Any Resident 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 Agent by phone or email or by using the Website
9. Breaches of these Regulations may, at the Triangle Amenity’s absolute discretion, result in a penalty and charges for reparations and costs. The Triangle Amenity also reserves the right to deny Residents or Guests access to the General Gardens if they are deemed to have breached these Regulations
10. Freehold Owners shall make good to the Triangle Amenity on demand, and indemnify the Triangle Amenity against, all losses, damages, costs, expenses, penalties and claims arising from any breach of these Regulations by their Residents and their Guests
11. To the extent permissible by law, the Triangle Amenity accepts no liability for any damage, accident or injury or other loss sustained by Residents, Guests, or others on its Estate