

ELMER SANDS LIMITED

(Company Incorporated by Guarantee)

(Registered in London No. 311819)

Registered Office:

23 Arundel Way, Elmer Sands, Middleton-on-Sea, West Sussex, PO22 6JH

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Elmer Sands Development and Site Operations Requirements

Elmer Sands Limited has the responsibility for the management, maintenance and operations of Elmer Sands Estate. It is a requirement of Elmer Sands Limited that all homeowners intending to undertake any works to their properties likely to have any impact on any land or property belonging to Elmer Sands Limited, or any other residence within the boundaries of Elmer Sands Estate must ensure that all works undertaken by themselves, their developers, contractors and/or their agents must comply with the Elmer Sands Development and Site Operations Requirements.

It is also the responsibility of the homeowner to ensure that their developers, contractors and/or their agents adhere to relevant legislation concerning health and safety within the Estate boundaries and conform to such regulations as Elmer Sands Limited shall make concerning the manner in which the development is carried out. In particular, the following requirements apply:-

- (a) No burning of rubbish is allowed on site.
- (b) The homeowners, developers, agents or contractors must comply with all legislation and Local Authority requirements regarding safety and the control of pollution, including noise pollution.
- (c) The homeowner should advise ESL of the parking requirements of his or her agents or contractors in advance of the development and adhere to the Estate parking enforcement policy at all times.
- (d) Site working hours should be kept to normal working hours Monday to Friday where possible.
- (e) Construction traffic must access the site via the designated construction route agreed in advance with Elmer Sands Limited.
- (f) The homeowner must ensure that developers, agents or contractors do not make any restrictions to traffic or pedestrian access in any part of the Estate roads without the prior agreement of Elmer Sands Limited. When working on adopted roads, the contractor is to comply with all statutory requirements.
- (g) The homeowner, developers, agents or contractors must not allow any vehicles, rubbish or materials to collect outside the site boundary.
- (h) The homeowner is responsible for ensuring that developers, agents or contractors keep the site in a neat and clean condition during all phases of construction and special effort must be exerted to minimise any disturbance to other residents on Elmer Sands Estate.
- (i) The homeowner must ensure that developers, agents or contractors establish wheel-cleansing facilities to prevent mud being deposited on the public highway or on the Elmer Sands private roadways.

- (j) The homeowner must ensure that developers, agents or contractors do not allow any vehicles to cause rubbish or mud etc to be deposited on the highways or footpaths. If this should occur, then it is a requirement that remedial action to clean the area must be taken immediately. Where the homeowner fails to respond, Elmer Sands Limited may, without notice take appropriate remedial action at the homeowner's expense and will seek to recover the costs from the homeowner.
- (k) The homeowner must ensure that any type of necessary sign posting for the purposes of health and safety or the delivery of materials is kept to a minimum and displayed strictly within the site boundary. The homeowner must ensure that all signage is removed immediately on completion of the development.
- (l) The homeowner must ensure that developers, agents or contractors maintain their own site security to prevent unauthorised access and/or risk to residents of Elmer Sands Estate.
- (m) The homeowner must ensure that the site compound remains within the property/site boundaries and must not include any property belonging to Elmer Sands Limited without the specific written consent of Elmer Sands Limited.
- (n) No materials may be tipped on any area belonging to Elmer Sands Limited without the prior consent of Elmer Sands Limited.
- (o) No stockpiled materials may be stored on any area belonging to Elmer Sands Limited without the prior consent of Elmer Sands Limited.
- (p) Homeowners must ensure that any works that affect completed landscaped areas belonging to Elmer Sands Limited should not be undertaken without prior agreement of Elmer Sands Limited. Any damage incurred by such works will remain the responsibility of the homeowner and must be reinstated to the previous level of condition. Where the homeowner fails to respond, Elmer Sands Limited may, without notice, take appropriate remedial action at the homeowner's expense and will seek to recover the costs from the homeowner.
- (q) Should the completed development propose to include alterations or extensions to the original accessway crossing land belonging to Elmer Sands Limited, homeowners must follow the published Accessway Deed procedure.
- (r) The Homeowner must ensure that developers, agents or contractors do not disturb any footpath in the Estate or damage directly or indirectly any part of the infrastructure and or road without the specific written consent of Elmer Sands Limited.
- (s) Any works on Estate roads shall comply with Chapter 8 of the Traffic Act and related legislation.
- (t) The homeowner must supply Elmer Sands Limited with the name and telephone number of the person the Company should liaise with regarding site matters.
- (u) All homeowners must ensure that developers, agents or contractors abide by directions concerning the Elmer Sands Development and Site Operations Requirements given by Elmer Sands Limited and its representatives.