

## **GUNWHARF QUAYS RESIDENTS COMPANY LIMITED (GQRC Ltd)**

### **REGULATION 007 – PETS**

#### **INTRODUCTION**

The issue of REGULATION 007 has become necessary following significant discontent about the unacceptable behaviour of some residents who allow their animals to run freely on the estate, and allow other disturbances such as dog barking.

GQRC Ltd is empowered to make and enforce all such regulations as in its absolute discretion it considers necessary and desirable to enable residents to enjoy the environment in which they live.

Whilst residents are asked to be tolerant where animals are concerned, and generally behave reasonably, it needs to be remembered that having pet animals on the estate is a privilege, as clearly stated in leases. A licence to house animals (at a cost of £40 per animal) must be obtained from the Board of GQRC Ltd, through the Managing Agent, and it must be understood that such privileges can be withdrawn where necessary.

#### **REGULATION**

Residents must abide by the following: -

1. All animals kept on the Gunwharf Quays estate are to be registered with the Managing Agent.
2. Animals are to be kept under control at all times within the estate boundaries, and particularly dogs must be kept on leads whilst on the estate. Fouling on estate property is not permitted under any circumstances; if this is unavoidable, the mess must be cleared up immediately and disposed of appropriately by the responsible owner.
3. The persistent barking of dogs is not permitted and must be attended to immediately.
4. Where appropriate, pet owners are required to hold adequate third party insurance.

#### **ENFORCEMENT**

GQRC Ltd is entitled to take formal legal action against any leaseholder who is in breach of REGULATION 007. A leaseholder found to be in breach will be required to pay all costs incurred by GQRC Ltd in connection with the breach. To ensure the avoidance of doubt, REGULATION 007 is in addition and without prejudice to any other obligations that leaseholders may have and any other rights and remedies that GQRC Ltd may have under the leases.

Where appropriate, leaseholders with rental property must make their tenants aware of REGULATION 007.

Effective date 01 September 2020