

Gunwharf Quays Residents Company Limited

Managing Agent: Wharf Associates, 71-75 Shelton Street, London, England, WC2H 9JQ

REGULATION 007 - PETS INTRODUCTION:

The issue of REGULATION 007 was created 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 permit to house animals (at a cost of £70) must be obtained from GQRC Ltd through the Managing Agent, and it must be understood that such privileges can be withdrawn where necessary.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 Estate are to be registered with the Managing Agent.
2. Animals are to always be kept under control within the Estate boundaries, and in particular **dogs must be kept on leads whilst on the Estate.** Fouling on Estate property is not permitted under any circumstance; if this is unavoidable, the mess must be cleared up
3. The animal must be exercised away from the Gunwharf Quays boundaries.
4. The pet must not cause a nuisance, including noise, to any other residents at Gunwharf Quays. The persistent barking of dogs is not permitted and must be attended to immediately.
5. Where appropriate, pet owners are required to hold adequate third-party insurance.

6. You will be held personally responsible for any costs relating to extra cleaning work required in the common areas because of all forms of fouling, pet hair, mud etc. carried in by the animal.

ENFORCEMENT:

GQRC Ltd is entitled to take formal legal action against any leaseholder who is in breach of this Regulation. Any 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 property leases.

If any of the above conditions are not adhered to, consent to keep the animal(s) will be revoked immediately without any warning and the animal(s) will have to be removed from the GQRC estate..

Where appropriate leaseholders with rental property must make their tenants aware of this Regulation and that it is adhered to.

Gunwharf Quays Residents Company (GQRC)

Effective date 01 September 2020
2025)

Revision 3 (March