

GUNWHARF QUAYS RESIDENTS COMPANY LIMITED (GQRC Ltd)

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

REGULATION 002 - PARKING

INTRODUCTION:

The REGULATION 002 is intended for the benefit of all who have the right to park on the Estate, to preserve the amenity and enjoyment of the Estate for all. GQRC understands that regulations of this nature, which are intended to operate for the benefit of members of a group, may have the effect of restricting the way in which each member of that group is able to enjoy his rights. However, the restriction of each individual in the exercise of the common right, operates for the benefit of all the individuals in the group.

REGULATION:

Permitted Spaces:

1. The owners or residents of each apartment must only park in the space(s) allocated to their own apartment.
2. Owners or residents are not permitted to park in any other available space (unless by prior agreement with the owner of that space pursuant to Regulation 002).
3. Owners or residents are not permitted to park in any parking space marked "Visitors" ("Visitors' Parking Bay").
4. Only visitors are permitted to park in Visitors' Parking Bays.

Permitted Vehicles:

5. Only private motor vehicles are allowed to park on the Estate.
6. Only vehicles that fit within any parking space are permitted.
7. Commercial vehicles, trailers, caravans and boats are not permitted to park on the Estate unless otherwise provided for in this Regulation.
8. Owners and residents are permitted to allow visitors to park in no more than 2 Visitor Parking Bays at any one time.
9. All vehicles parked on the Estate must have a current road fund licence, be roadworthy and have a current MOT. GQRC reserves the right to remove vehicles that do not meet these requirements.

Permitted Use and Duration:

10. Vehicles must be parked within the painted lines demarcating a single parking space

11. Vehicles must not be parked or left in any place that causes an obstruction of the Estate roadways, entrances, exits, accessways or in a way that obstructs access to and use of other parking spaces (save in the case of emergency).
12. Only Visitors may park in a Visitors' Parking Bay for the purposes of visiting residents on the Estate or they may park in their host's space with the express consent of that host.
13. Visitors may only park in a Visitors' Parking Bay for a maximum of 14 continuous days, and they must not return within 3 days (72 hours).
14. Commercial vehicles are permitted to park on the Estate only for the purpose of loading or unloading, for a maximum of 8 hours and they may not return within 2 hours.
15. Vehicle maintenance and repair is not permitted to be carried out on the Estate (except mechanical repair in cases of breakdown or other emergency).
16. Motor vehicle sales, auctions or advertisements for sale are permitted on the Estate.

Visitor Permits:

17. Owners will each be issued with 2 Visitors' Permits. If any permits are lost, they can be replaced by the Site Office upon the owner or resident paying the reasonable costs of replacement.
18. Visitors must display a valid Visitors' Permit on the dashboard for the entirety of their stay.

Selling Parking Spaces:

GQRC Ltd will only consent to parking spaces being sold if they meet all the following criteria:-

1. The parking space has a lease separate from the main property.
2. All properties must retain a minimum of ONE (1) parking space per property, or as specified in the property lease if more than one.
3. Parking spaces can only be sold to other GQRC Ltd members.
4. No single property is permitted to own more than FOUR (4) parking spaces.
5. The transferring owner will be responsible for GQRC's legal fees in relation to the sale.

GQRC Ltd reserves the right in its absolute discretion to withhold consent.

Any consent by GQRC Ltd to a sale pursuant to this Regulation or otherwise will always be subject to contract.

Please note: Any proposed sale will usually also require consent from the Freeholder, who may have their own policy or requirements for giving consent.

Renting Parking Spaces:

6. Parking spaces may not be rented to anyone other than GQRC residents.

7. Renting is only permitted with the prior knowledge and written agreement of the Gunwharf Quays Estate Manager, who will keep a record of all such applications.

ENFORCEMENT:

GQRC appoints a third-party parking enforcement company to monitor and enforce parking regulations on the Estate, including issuing fines (Parking Charge Notices) if the rules are broken. The name and contact details of the incumbent enforcement company will appear on their own signage around the Estate. All communications regarding enforcement (including any disputes or appeals) must be conducted with the enforcement company.

In addition, GQRC Ltd is entitled and reserves the right 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 avoid the avoidance of doubt REGULATION 002 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. This Regulation also applies to any leaseholder who has acquired the freehold of their property and who remain bound to observe and adhere to any regulations issued by GQRC Ltd.

Gunwharf Quays Residents Company (GQRC)

Effective Date - February 2025