

## **ELMER SANDS LIMITED**

(Company Incorporated by Guarantee) (Registered

in London No. 311819)

### **Registered Office:**

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## **ELMER SANDS LIMITED PARKING POLICY**

### **General Principle**

There is a general principle, based on restrictive covenants and practical considerations, that parking on ESL roads and verges is not permitted (except in emergencies) subject to the concessions set out below.

### **ESL Roads and Verges**

One of the most important issues concerns parking on the Estate roads and grass verges. The primary concerns are safety (in particular, access for emergency vehicles, safety for pedestrians, children and pets), drainage and damage to roads and verges. Persistent parking on roads chews up the edges of the tarmac and it breaks away because there is no kerb to protect it. This type of damage has a considerable effect on the efficiency of drainage and creates costly road repairs. As regards parking on grass verges, this can cause considerable damage to the verges particularly when the verges are soft due to wet weather.

### **Concessions for ESL members and their guests**

1. ESL members and their guests may park cars on ESL roadways and verges for a limited period of up to three days but only when absolutely necessary and there is no alternative. If parking under this concession would block or impair pedestrian access (eg where there is a footpath) this concession does not apply.

2. ESL members may also park domestic vehicles on hard-standing drives/accessways across the ESL verges BUT only when there is no space that could be used within the boundary of the property. If parking under this concession would block or impair pedestrian access (eg where there is a footpath) this concession does not apply. This concession also does not apply to motorhomes, caravans, commercial vehicles and vehicles with a Statutory Off-Road Notification (SORN)."

ESL members must make good any damage caused by parking under 1. or 2. above. ESL reserves the right to repair any such damage and recover the cost from the member concerned.

**Parking Penalties** – ESL contracts a Parking Management Company to issue charges in accordance with their terms and conditions, which align with noncompliance of ESL rules. In particular charges will be issued where there are yellow lines, hatching and misuse of disabled spaces.

**Parking for Property Development** - if additional parking is required during a development, members must enter into a Development Agreement with ESL which may include provision for extra parking. Members are expected to keep additional parking to a minimum and consider neighbouring properties, road safety and access at all times. No services or trade vehicles should be left on the roadway or verges overnight.

**Parking within Property Boundaries** - Members should familiarise themselves with the Parking Restrictions within their Title Deeds and adhere to these.

Ideally all regular parking must be contained within the property boundary. Issues to consider are eg causing obstruction to other road users, blocking views and general road safety.

**Motorhomes, caravans, commercial vehicles and SORN vehicles** - ESL encourages owners of motorhomes, caravans and commercial vehicles, where possible, to park them away from the Estate. If such vehicles are parked on the Estate they should be parked as closely as possible to the wall of the house or bungalow in order to avoid overlapping onto the verges and roads. The concession given to members to park their cars on their drives/accessways does not apply to motorhomes, caravans and commercial vehicles. ESL reserves the right to take legal action against members whose motorhomes, caravans, commercial vehicles and SORN vehicles infringe these parking rules.