



Golf Side Residents' Association

Annex 1

GSRA RULES

GENERAL

1. **Contractor Working Hours -**

- Monday – Friday 0800 - 1700
- Saturday 0800 - 1300
- Sunday & BH Emergency call out only

2. **Disturbance** - Members or their contractors will not create any unnecessary disturbance that will impact upon their neighbours. This includes, but not limited to, music, shouting, horns or barking dogs.

3. **Bonfires** - Members and residents must not light bonfires.

4. **Trading** – Members are not allowed to conduct trade or run a business from their property, which must only be used for domestic purposes. Trading would include, but is not limited to, activities such as home tutoring, medical services, cosmetic & beauty services, GP practice or consultations.

5. **Road Proposals** - Any proposals relating to Golf Side that require consideration by the Committee and / or by Members at the AGM, should be submitted by at least one Member in good standing who will then be responsible for managing the undertakings of the proposal in the event approval is obtained.

6. **Gate Notices / Road Signs** – All Members and residents should actively try to ensure that the notices on the road are respected by residents, their visitors and other road users.

7. **Parking** - Visitors, including contractors and suppliers, must first park on the respective Member's property before attempting to park on the road directly outside of the Member's property, and only then if not impeding traffic, access, or in conflict with road markings, or raising any other safety concerns. Long term parking on the road is not permitted. Combustion engine vehicles parked on Golf Side should have their engines turned off to prevent any unnecessary noise and pollution.

8. **Verges** - Verges should be maintained by the Member whose property they front. This includes maintenance of any trees so that their size is appropriate for the road and roots do not damage the road, nearby drainage, or the verge itself. Verges must be kept clear of rubbish and storage of bins and kerbs kept clear of weeds and debris.

9. **Covenants** - The Member is obliged to adhere to their property's restrictive covenants.

10. **Type of dwelling** – Properties on Golf Side are 'Single Dwelling' type (including annex). Multi dwelling / sub-division of a property is not allowed and this

specifically includes flats / terraced or semidetached houses. The subletting of part of the property is not allowed.

11. **Damage** – Members are required to provide the Committee with immediate written confirmation, of all damage to the road surface, foundations, sewers, kerbsides, surface water drains, lamp posts, gullies, trees neighbouring properties and verges etc. however caused by residents or contractors or suppliers, and arrange for repair 'as new' as soon as practical.
12. **Skips** - Skips are only allowed on the Members property and not on the roadway. Extenuating circumstances will be considered by the Committee on a case-by- case basis.

BUILDING / LANDSCAPING

13. **Building Line** - Building work must conform to the existing property building line. This includes extended porches, garages, outbuildings, and permanently located caravans or cargo containers.
14. **Building Height** - The height of any new building or extension must not exceed the height of neighbouring properties.
15. **Light Pollution** - Intrusive lighting, glass structures or reflective light, such as overly bright or poorly directed lamps, which affect neighbouring properties, is not allowed.
16. **Materials** - The house to be constructed / extended must use high quality materials similar to those used in the existing house and similar style houses within Golf Side.
17. **Clean up** - Members must ensure that all soil, stones, rubble, debris etc brought into or out of their property, including deposits on any part of the road, will be cleaned up the same day of each incident.
18. **Off-loading of materials** - No materials are to be left on the road or the verge at any time without prior approval from the Committee.
19. **Verge Damage** - Construction damage to the site grass verge must be replaced with new turf once the building work at the site has been completed.
20. **Building Site Contact** - Members will provide the Committee with the name, mobile phone number and email for the site foreman.
21. **Access** - Contractors / builders / Suppliers should use the closest practical entrance / exit for their site on Golf Side.
22. **Boundary** - Flank walls must be at least 1.5 metres away from the boundary with neighbours.
23. **Major Work** - Major Work, for the purpose of this clause, is defined as any extension or new build that requires planning permission. Any modification to this clause only pertains to those planning applications approved after the effective date of any change to this clause. A Major Work Charge (MWC) is only levied if the Major Work takes longer than 6 months to bring to Completion. This charge will help off-set the extra wear and tear that is not immediately obvious

from this kind of activity. The MWC is in addition to any normal making good from obvious damage to the road or neighbouring properties for example, broken kerbs, damaged walls, damaged trees etc.

The MWC is due at least 14 days before the commencement of the work (Due Date). The MWC is broken down as follows:

- Less than 6 months: £0
- Each additional 6-month period thereafter: £5000.

The completion date of the Major Works is the date of issue by the Council or other relevant authority of a Completion Certificate relating to the Major Works. A copy of the Completion Certificate must be provided by the Member to the Committee within 14 days of the member's receipt of the Certificate..

Payment of the MWC with (30) days of the Due Date will result in a 20% discount. Non-payment of the MWC sixty (60) days after the the Due Date will be liable to pay interest at the rate of 15% per annum. The continued failure to pay will result in legal action. A solicitor may be appointed by the Association to recover the MWC, interest and associated costs. The Member will be notified before instigation of legal action. In the event the proposed structural building work does not proceed, the MWC will be refunded within fourteen (14) days of the GSRA being formally notified.

24. **Planned Building Notification Form** – Members must complete this form if they plan to build on Golf Side requiring a new or amended planning application to the Council. A full copy of the application should be provided along with the form to the Committee at least 14 days before submission to the Council to allow the Committee to consider any impact to Golf Side and provide feedback to the Member.
25. **Building Material and Construction Equipment Deliveries** – These deliveries should be staggered so as to avoid congestion and obstruction on Golf Side.
26. **Building Work additional parking requirements** - In the case of building or landscaping work, all contractors or builders must, in the first instance, park on the development property itself. The developments kerb should be kept clear to allow for material pick-up and drop-off and if necessary, overflow parking. Any additional parking should then be sought on nearby wider roads, and not on the narrow roadways of Golf Side or Cuddington Way.
27. **ASLC** - Any building work must conform to the Cheam Area of Special Local Character (ASLC) guidelines.