

## The Garrison Covenants Explained

Every Shoebury Garrison resident is subject to the relevant Covenants. They are contained in the Third Schedule of the Registered Property Title and for reference they are also shown below together with relevant clauses extracted from the 125 year Lease.

The covenants exist to maintain the integrity of the Garrison Estate and to protect this environment for the benefit and enjoyment of all residents and visitors. Put simply a Covenant is a promise or undertaking to engage in or to refrain from a specified action.

Covenants form part of the contract everyone accepted when buying their property. If you are renting your property your Landlord remains responsible for including the Covenants with your tenancy agreement.

Residents needing further information are advised to contact their Landlord if they are renting their property or their solicitor if they purchased their property. Alternatively information can be obtained by writing to the Shoebury Garrison Managing Agents at the following address:

**Nationspaces Developments,  
Joyfields House, Douglas Avenue, Giffnock, Glasgow G46 6NX**

### THE THIRD SCHEDULE (The Covenants)

1. Not to do or cause or permit or suffer to be done in or upon the Property any act or thing which may be or become a nuisance annoyance danger or detriment to the owners or occupiers for the time being of the Estate or of any adjoining or neighbouring premises or the neighbourhood nor any illegal or immoral act
2. Not to erect or permit to be erected on the Property more than one dwellinghouse and garage or to use or permit the Property to be used except as a single private dwellinghouse only
3. Not to erect construct plant any fence wall division or hedge (whether in the form of a boundary fence wall division or hedge or not) upon the Property or any part thereof except along the lines marked with a "T" inwards on the Plan
4. Not to use the Property (including the garage forming part thereof) for any trade business or manufacturing purpose
5. Not to allow any caravan house on wheels horsebox commercial vehicle or boat upon the Property or any part thereof
6. Not to do or permit to be done on the Property anything which would constitute a breach of any term or condition subject to which planning consent has been or may within the Perpetuity Period be granted in connection with the development of the Property and the Estate