

Ashleigh Residents [Horsham] Limited

ASHLEIGH ESTATE STYLE GUIDE – THREE STOREY TOWN HOUSES

All of the following exterior aspects of the three storey townhouses must conform to the High Court Judgement dated 28 July 1971, a copy of which is attached for your information. Your attention is drawn, in particular, to The First Schedule – Restrictions on Use and the Second Schedule - General Obligations

FRONT ELEVATION



White cladding:

UPVC or wood, the latter repainted white every 4 years – (Second Schedule, Part 1, Item 2)

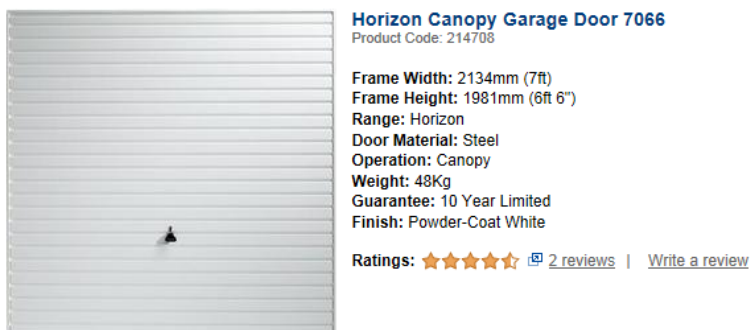
Garage doors:

To retain original format or similar and painted in matching colour as applicable to the group of houses concerned every 4 years – (Second Schedule, Part 1, Item 2). Colour numbers are as follows:

Green	BS12-C-39
Blue	BS18-C-39
Yellow	BS10-D-43

The above colours can be mixed at most stores including Brewers or Homebase.

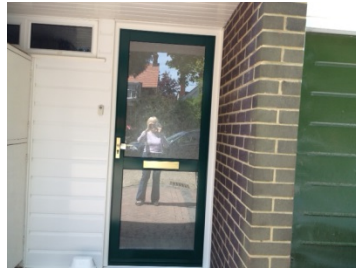
Exact replacements are no longer available, however, the one below, available from Wickes is acceptable, priced at **£319**, see Wickes website http://www.wickes.co.uk/inv/214708/?source=123_75



Fitting extra – quotes have been obtained and are currently between £541 for fitting a Wickes door to £647+ for supplier to supply and fit (non Wickes door but one similar).

Front Doors

Should follow the original format – see below. However, as double glazed front doors are now the norm, they are acceptable in white instead of the colour to match the garage door. Although all existing UPVC front doors will be allowed to remain, any new doors must conform to the original style as per the UPVC door below.



Existing original wooden doors must be repainted in the same colour as the garage door every 4 years (Second Schedule, Part 1, Item 2).

Windows

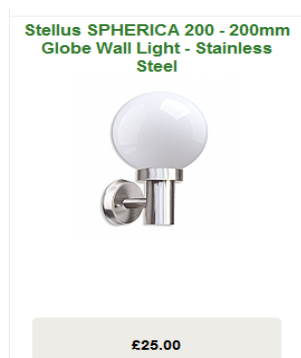
To retain original format ; if wooden they must be repainted white every four years (Second Schedule, Part 1, Item 2). If being replaced by UPVC , the plans should be referred to AR(H)L for consideration and approval. Any replacements should be in a like for like style.

House numbers

These must match original format . Where they have been changed, steps will be taken by AR(H)L to rectify. A supplier has been sourced to replicate the designs.

Outside lights:

Original style to be retained – see below. These can now be in stainless steel as the black version is proving difficult to obtain. On investigation, it would appear that spare globes are very expensive.



Plus VAT



Alternatively cheaper option from Screwfix:

lumenalights.com/shop/Modern-Outdoor-Wall-Lights/

Any non-standard lights not changed within the next six months will be removed and replaced by the Company; invoices will then be submitted. If we have a sufficient number of people requesting these, we may be able to order a quantity at a reduced rate. Please note all electrical work must conform to current regulations and be carried out by someone who is NIC EIC registered.

Bin storage:

Refuse bins of any type must not be left out on the front drive. **(First Schedule, No 2, Item b.)** In many cases the bin storage area has been modified to accommodate at least one of the 2/3 bins required. The doors and any

shelves can be altered to accommodate new size bins without compromising the gas meter where fitted. Bin storage cupboards must be re-painted white every four years and stainless steel door furniture utilised.

Front Drives

Front drives should be well maintained, either in original format or by block paving approved by the AR(H)L.

Rear of Property

Back fences must be white and follow a similar design to those illustrated below. Both UPVC and wood are acceptable – wood fences must be re-painted white every 4 years. All fences currently showing signs of wear will be repainted by the Company and re-charged to owners via the quarterly accounts if not rectified by 01 November 2013.



Miscellaneous

Please ensure that all TV aerials and satellite dishes are installed at the rear of the property. All washing and airing to take place in private rear gardens/patios.

TWO TOWN HOUSE FLATS – APRIL CLOSE



To comply with all general points, as per three storey town houses and retain the external appearance as in the image above.