

It must be emphasised that the following guidelines, although for the most part based on the covenants, are notes for your general information about living at Port Solent. You must refer to the actual Deed(s) of Covenant for the definitive position.

Many of the provisions are based on simple courtesy and commonsense:

Fishing and swimming are not allowed in any part of the marina.

You should not cause a nuisance or annoyance to others, e.g. do show consideration by not playing music too loudly, especially when outdoors and by keeping noise to a minimum after midnight.

Car parking is at a premium so do park in your carport, on your drive or in one of the designated parking areas and not on the pavement or road.

The observance of the 15 mph advisory speed limit and special driving care are expected from all estate road users. It is imperative that all residents, including their children and grandchildren, should be safe on our roads and footpaths.

Those responsible for youngsters should ensure that children display a proper respect for the property of others and for a peaceful environment. There is a large open green playing area minutes away on the south side of the marina.

No House or Garage may be used as business premises necessitating frequent visitors, deliveries or collections.

Washing must not be visible from outside properties and that includes from the rear in the case of waterside houses.

Parking of caravans, motor homes and lorries is not allowed. Boats, if not moored, may only be kept inside garages or carports, not on drives or car parking areas.

Open areas, including carports, should be kept neat, tidy and rubbish free. There is a regular collection of refuse and recycling materials. We ask you not to put out bins earlier than the evening prior to collection day. There's a very convenient tip at the Eastern end of the site.

A gardening contractor is employed to maintain all open areas. Owners may choose to maintain their own front garden and planters but they should advise POSOL, if this is their intention, so that the contractor can be instructed not to interfere.

Attached to your deeds will be a plan showing your freehold area. This will include your driveway and in some cases hard landscaping, e.g. planter, wall or fence. These may be owned individually or with adjoining neighbours. It is always a good idea to establish from the plan which areas you own and are responsible for.

No buildings, walls or additional fences may be erected.

Further covenants and guidelines relate to Planning & Property Issues:

There are times when residents wish to develop their property in some way, perhaps by converting the roof space to living accommodation.

No change should be made to the external appearance of a property without the express permission of POSOL, even though Local Authority Planning Permission may have been given. To avoid disappointment and waste of money, in the first instance always advise our Managing Agents of your intentions. They will send you an application form and guidelines. It is better to consult POSOL even before you spend money on a set of architect's drawings. If you incorporate the POSOL guidelines in your brief to the architect, it is possible to save much time and money. It must be emphasised that the requirements of the planning authority are NOT the same as those of POSOL.

Serious difficulties may arise when you wish to sell your property if POSOL approval has not been obtained for any change to the external appearance. Solicitors acting for purchasers are now scrupulous in demanding to see proof, before completion, that all necessary approvals have been gained.

There is an obligation to keep the external decoration of the property in good order and maintained in the original colours. Details and specifications are available on our web site or obtainable from our Managing Agent.

Eco - Energy - if you wish to install solar panels or any other green energy device, this will involve a change of external appearance and POSOL approval must be obtained.

If your property has a residential berth, then further covenants apply:

Because of problems which occurred when residential berths were licensed to third party boat owners, the developer changed the provisions of the berth sub-underlease on the later part of the estate to prevent berths being licensed other than in conjunction with the bona fide letting of the associated house. Be sure to check your own sub-underlease carefully.

All vessels must be registered with POSOL and be covered by a marine insurance policy at all times. POSOL will pass details to the Marina Operator and registration fees are payable to both POSOL and to Premier Marinas. The fees are payable on the initial registration of a vessel or on the issue of a non-renewable licence (where this is permitted). Vessels must be re-registered annually, at insurance renewal time, but no registration fees are charged for this.

An authorising pennant will be issued by Premier Marinas to all correctly registered vessels and should be flown on your vessel at all times when in the marina.

Only one vessel should be moored on any one berth. The use of your berth should not be the cause of nuisance or annoyance to others in the marina.

Your berth should not be used for any illegal or immoral purposes.

Your berth is defined in your sub-underlease including the size. Most are 11m long but not in every case. Where a boat would trespass into waters leased by the marina operator or those of a neighbour because it exceeds the size of the berth, it **may** still be possible to moor it in the berth but special approvals have

to be obtained and there can be no guarantee. If you are considering such a vessel, then you are urged to seek preliminary approval from POSOL **before** making any commitments.

Berths and pontoonery cannot be changed - there should be no alterations or additions.

Berth holders and users should not discharge any effluent, rubbish or noxious substance into the marina.

Where a berth is licensed to another boat owner, the berth holder is responsible for his licensee's contraventions.