

**CLEVELAND SQUARE & GARDENS W2, BYE-LAWS.**

1. These Bye-Laws govern the management of the Gardens in Cleveland Square W2 and Cleveland Gardens W2 ("the Gardens").
2. The Bye-Laws have been approved by the Cleveland Square Residents' Association at a meeting held on 9 June 1993.
3. The Bye-Laws have been approved by His Honour Judge John Preville QC, a Judge of the Crown Court sitting with Robin Tuck Esq, a Justice of the Peace for North Westminster, on 13 May 1994 under the authority of The Statute 26 Victoria, Cap 13.

**4. THE RIGHT OF ENTRY TO THE GARDENS**

- 4.1. The right of entry to the Gardens shall only be available to persons who are expressly given such right by a document of title (being a lease or valid tenancy agreement for an initial period of not less than one year) relating to a property with a postal address in Cleveland Square W2 or Cleveland Gardens W2 ("the qualifying address").
- 4.2. The production of the relevant document of title relating to the qualifying address will constitute proof of the right of entry to the Gardens.
- 4.3. Those persons accorded the right of entry shall be known as key holders. Keys will be issued on the scale of one per qualifying address on the payment of a deposit as fixed in general meeting which is refundable on return of a key.
- 4.4. The right of entry may be withdrawn where:
  - 4.4.1. the payment of the garden rate payable in respect of a qualifying address is in arrears for a period in excess of 28 days
  - 4.4.2. a key holder wilfully and persistently transgresses the Bye-Laws
  - 4.4.3. the Committee deems it appropriate to withdraw the right of entry for reasons other than those in 4.4.1 and 4.4.2 above provided that such withdrawal is confirmed in general meeting.
- 4.5. Key holders shall not make the garden keys available for use by persons not entitled to the right of entry to the Gardens excepting the immediate members of the key holder's family.
- 4.6. Key holders may allow their guests to use the garden provided that such guests are in the company of the key holder.

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5. Every entitled user (meaning a key holder or a member of the immediate key holder's family or a guest in the company of a key holder or such other person with specific written authority from the Committee to use the Gardens) shall observe the following rules of conduct:
  - 5.1. No wheeled vehicles shall be allowed in except for:
    - 5.1.1. those being used for garden maintenance
    - 5.1.2. specially approved vehicles for garden functions
    - 5.1.3. vehicles accessing a property where the Committee has given specific approval
    - 5.1.4. perambulators being attended by an entitled user
    - 5.1.5. children's bicycles where the rider is under 8 years of age
    - 5.1.6. wheelchairs of entitled garden users.
  - 5.2. Of those vehicles mentioned in 5.1 above, only perambulators, wheelchairs and garden maintenance vehicles may use the grassed areas. All other vehicles will remain on the gravelled pathways.
  - 5.3. Access from the street is by the gates only. No person shall climb the railings or the gates, which are to be kept closed and locked at all times.
  - 5.4. No radios shall be played.
  - 5.5. Dogs shall not be allowed.
  - 5.6. No person shall damage, pull down or destroy any of the trees, shrubs or plants, or pick flowers.
  - 5.7. No person shall alter, injure, damage or deface any equipment, tools or ornamental accessories.
  - 5.8. No person shall cut up, damage, dig or deface any gravel path, bed or lawn.
  - 5.9. Except for those arrangements made by the committee for the annual Guy Fawkes event, fireworks are forbidden.
  - 5.10. No organised ball games shall be played. Rough and violent games that annoy or inconvenience other entitled users are prohibited.
  - 5.11. The use of kites, hoops, bows and arrows and model aircraft is prohibited.
  - 5.12. Every key holder shall be deemed responsible for the observance of the Bye-Laws by every entitled user.
6. **AMENDMENTS TO THE BYE-LAWS**

The Committee may from time to time add to, revoke or alter Bye-Laws. Such additions or amendments shall be recorded in a book maintained specifically for that purpose and shall not become operative until they have been approved by a Judge of the Crown Court sitting with Justices.