

15th October 2010

IMPORTANT INFORMATION



Dear Residents,

Re: Poole Quarter – New Permit Parking Scheme

Further to our recent correspondence you will be aware that Foxley Tagg Planning Limited on behalf of Crest Nicholson are introducing a new permit parking scheme across the Poole Quarter Development.

We would like to take this opportunity to thank the vast majority of you who have pre-registered for a new parking permit under this scheme, and will therefore be issued with a new parking permit shortly. For the remaining residents who have yet to successfully register I would like to encourage you to do so and/or contact Foxley Tagg, in order to ensure that you also receive a new permit. As you will need to display a new permit in your vehicle once the imminent scheme goes live.

Without pre-registration residents will not be able to obtain a new permit and your vehicle may be subject to penalty following the implementation of the new parking enforcement across the site, which will commence subsequent to release of new permits to the main body of residents. In the case of private tenants we urge you to contact your landlords if you have not already done so to request a new permit.

- **Collection of Parking Permits:**

We can now confirm an **AMENDED DATE** of the **25TH NOVEMBER 2010** which gives those residents with outstanding issues a final opportunity to contact Foxley Tagg. Permits will be available on this date from 12.00 midday up to 7.00pm, from the Crest Nicholson Marketing Suite on Newfoundland Drive, Poole Quarter.

- **Private Tenants (Not Housing Association tenants):**

Unless alternative arrangements have been made by individual landlords, specific letting agents will be collecting permits for all rented properties and then subsequently require tenants to sign for them at the letting agency. This includes Martin & Co, Allan & Bath and, Realty Property Solutions properties. All other private tenants should forward this letter on to their landlords immediately.

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- **Clarification on Parking Enforcement:**

The majority of properties on Poole Quarter have been sold to residents with an identified right to 'exclusively use a specific parking space for the purpose of private parking'. Therefore whilst the majority of residents were allocated a specific parking space upon purchasing a property, these spaces are **not owned** by residents, but residents have been allocated a space for **use** whilst they own the property, as specified in your lease. Following the implementation of the new permit parking scheme, if a vehicular is not displaying the correct permit, albeit parked in the correct space, it may therefore be lawfully subject to penalty. This includes underground parking areas. We therefore encourage all residents to register for a permit and ensure that it is displayed in their parked vehicle at all times. Similarly Clause 3.3 of the Fifth Schedule, of the lease facilitates the lawful allocation of an alternative parking space if necessary. As far as possible Foxley Tagg is however seeking to avoid any changes to parking allocations. There may however be instances where this will be unavoidable.

- **Motorbikes:**

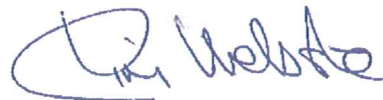
Poole Quarter requires that residents park only a single vehicle on the development at any one time (not including visitors). With regards to motorbikes, if both the motorbike and a small car can be parked within the correct parking bay without overhanging or compromising space for neighbouring vehicles, then residents will be permitted to do so. If the parking of a motorbike and a car within a single bay does not meet these criteria, residents will only be permitted a single vehicle in the parking bay, and the second vehicle will be subject to penalty, regardless of whether a permit is displayed.

The new permit parking scheme is being implemented with the intention of resolving parking issues on the development for the benefit of residents. Once again we would like to thank all residents who have assisted in this process to date and request all remaining residents utilised this final extended time period to register for a new parking permit. If you have any further questions you wish to discuss please do not hesitate to contact Foxley Tagg Planning, we are very happy to assist you in this transition.

Kind Regards



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