

Restrictive and purchaser's covenants- Chatham Maritime Trust's guidelines for residents

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Overview

Every person who has bought a property on St Mary's Island has signed up to a series of important restrictive and purchaser's covenants. These are important as they protect the appearance and environment of the Island; the Street Scene. They allow the Chatham Maritime Trust – the guardians of the Chatham Maritime Estate- to preserve the original masterplan vision.

This is one of the reasons why it is so lovely to live on St Mary's Island.

Chatham Maritime Trust has undertaken resident surveys over the past few years, and these have shown a strong opinion that the Covenants should be enforced. CMT has also looked to see how other similar estates enforce with their restrictive covenants, and why they do this.

Some properties have minor variations in their covenants (you should check your Land Registry deeds to confirm yours), but the majority are standard and can be found on our website.

Residents should always check on these covenants (and if in doubt speak to CMT) before commencing any alterations to their homes, gardens, fences/hedges or outbuildings.

The Covenants

Essentially, the covenants cover the following:-

- Boundary walls, fences, hedges, trees and enclosures.
- Landscape maintenance including gardens.
- Erection, alteration or demolition of buildings anywhere on your property including extensions, conservatories, garages, doors (front or garage), windows, sheds, bin stores, pergolas, greenhouses, large items of children's play equipment such as trampolines, climbing frames or playhouses etc.
- Use of the property as a private home (not a business) within a single family.
- Not to make a nuisance for CMT or other residents including (for example) loud music or noise, blocking other property's access to their land, any action which could cause any damage to flood walls, bund infrastructure or the basins etc.
- Not to leave any rubbish bins out apart from on the morning of collection.
- Not to put signs or notices up.
- Not to park anything other than a private car at the front of your property. Boats, bicycles, motorbikes, vans and trailers may not be parked in view of the street or basins.
- Not to change the paintwork originally in white; a palette of acceptable colours for any other painted areas is attached.
- Aerials may not be fixed to the roof or front of your property, and must not be visible from public areas.