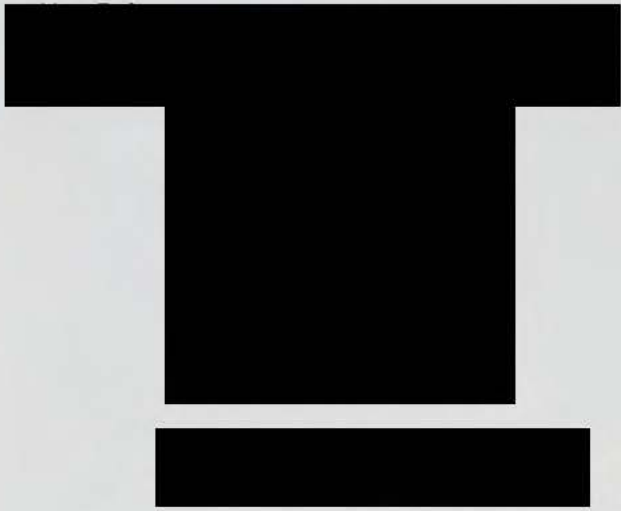


**BONELL & CO.**  
**SOLICITORS**

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Warwickshire,  
CV37 6HG

Tel. (01789) 299115  
Fax. (01789) 295826  
DX No. 700742  
Stratford upon Avon 2



**Re: Proposed Purchase of Car Park Space [redacted] The Courtyard**

I have had a lengthy discussion with Richard Young to whom I have now sent the transfer documents that have already been signed by the purchasers, for signature on behalf of NGRA. As a result of these conversations it has been agreed that in the interests of all the purchasers, and in order to create consistency with certain of the estate regulations affecting each property, the following clause should be added:-

“15. For the purposes of clause 14 above, a private motor vehicle will exclude any vehicle which cannot wholly fit within the property boundaries and will specifically exclude any boat, caravan, house on wheels or any unlicensed vehicle”.

As already mentioned, this will bring the covenants in line with those other covenants which already apply to each property.

Please signify your approval of this addition as soon as possible; there will be sufficient space on the transfer document for this to be added, rather than for the document to have to be reprinted.

I look forward to hearing from you.

Regards.

Yours sincerely

**ANDREW P BONELL**

e-mail: abonell@bonellaw.co.uk

**Transfer of part  
of registered title(s)**

HM Land Registry

**TP1**

(if you need more room than is provided for in a panel, use continuation sheet CS and staple to this form)

**1. Stamp Duty**

Place "X" in the box that applies and complete the box in the appropriate certificate.

It is certified that this instrument falls within category  in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987

It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of

I/We hereby certify that this instrument is exempt from stamp duty by virtue of the provisions of Section 92 of the Finance Act 2001

**2. Title number(s) out of which the Property is transferred** (leave blank if not yet registered)

**3. Other title number(s) against which matters contained in this transfer are to be registered** (if any)

**4. Property transferred** (Insert address, including postcode, or other description of the property transferred. Any physical exclusions, e.g. mines and minerals, should be defined. Any attached plan must be signed by the transferor and by or on behalf of the transferee.)

PARKING SPACE  THE COURTYARD PARKING AREA NORTON GRANGE LITTLE KINETON  
WARWICKSHIRE

The Property is defined: (Place "X" in the box that applies and complete the statement)

on the attached plan and shown (state reference e.g. "edged red")

EDGED RED

on the Transferor's filed plan and shown (state reference e.g. "edged and numbered 1 in blue")

**5. Date**

**6. Transferor** (give full names and Company's Registered Number if any)

NORTON GRANGE RESIDENTS ASSOCIATION LIMITED (CO REG NO 2168006)

**7. Transferee for entry on the register** (Give full names and Company's Registered Number if any; for Scottish Co. Reg. Nos. use an SC prefix. For foreign companies give territory in which incorporated.)

Unless otherwise arranged with Land Registry headquarters, a certified copy of the transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.

**8. Transferee's intended address(es) for service in the U.K. (including postcode) for entry on the register**

COURTYARD NORTON GRANGE LITTLE KINETON WARWICKSHIRE CV35 0DP

**9. The Transferor transfers the Property to the Transferee.**

ON (Place "X" in the box that applies. State clearly the currency unit if other than sterling. If none of the boxes  
an appropriate memorandum in the additional provisions panel.)

Transferor has received from the Transferee for the Property the sum of (in words and figures)

(insert other receipt as appropriate)

The transfer is not for money or anything which has a monetary value

11. The Transferor transfers with (Place "X" in the box which applies and add any modifications)

full title guarantee  limited title guarantee

12. Declaration of trust Where there is more than one transferee, place "X" in the appropriate box.

- The Transferees are to hold the Property on trust for themselves as joint tenants.  
 The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares.  
 The Transferees are to hold the Property (complete as necessary)

### 13. Additional Provisions

1. Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- other agreed provisions
- required or permitted statements, certificates or applications.

2. The prescribed subheadings printed in the form as set out in Schedule 1 to the Land Registration Rules 1925 may be inserted, added to, amended, repositioned or omitted.

13.1 The property is transferred with the benefit of the following rights:

- (a) a right of way at all times and for all purposes over and along the roadways forming part of the Norton Grange Estate ("the Estate")  
(b) a right of way at all times and for all purposes from the roadways on the Estate over and along the car park access area shown coloured brown on the plan  
SUBJECT to the payment of a fair proportion of the cost of the upkeep and maintenance thereof such proportion to be determined by the Transferor and based on user

14. For the benefit and protection of the remainder of the Estate the Transferee covenants with the Transferor (and in the case of joint Transferees) such covenants being joint and several) on behalf of themselves and their successors in title as follows:

- 14.1 to use the property for the purposes of the parking of one private motor vehicle and for no other purpose whatsoever  
14.2 to ensure that any motor vehicle parked on the property is of a roadworthy condition  
14.3 not to erect or install any chain, fencing or post designed to prevent unauthorised parking  
14.4 not to build anything upon the property nor to leave anything upon the property other than a private motor vehicle in accordance with the preceding covenants  
14.5 not to carry out any vehicle repair or servicing work to any vehicle on the property save that this will not prevent the washing of the vehicle on the property.  
14.6 not to allow or permit the Estate roads or the car park access area to be or become obstructed at any time and in particular not to park on any other part of the car park except the property

not to leave any other obstructions or rubbish upon any part of the property

14.8 to observe such rules and regulations (either in addition to or by way of substitution for these covenants) as the Transferor may from time to time considerably reasonably desirable including (without prejudice to the generality of the foregoing) any regulations made in relation to the use of visitors parking spaces.

14.9 not to sub let or part with possession of the property or any part thereof at any time and only to transfer the property as a whole upon the contemporaneous transfer of the Transferees residence on the Estate

The Transferor and all other necessary parties (including the Transferees) shall be bound to pay all charges and expenses incurred in connection with the completion of the transfer of the property and the execution of the documents required for the same.

Witness my hand and seal this 14th day of August 2014.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Director

Witness my hand and seal this 14th day of August 2014.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_

Witness my hand and seal this 14th day of August 2014.

