



The Manor Fields Estate Limited

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SUMMER GUIDELINES

June 2021

Dear Residents and Leaseholders,

It is now officially summer! Please find below our annual summer reminder of some of the regulations and lease requirements which apply to all Manor Fields residents and your guests; they are designed to make life on the Estate safe and enjoyable for all.

Leaseholders and residents are required to respect these simple and longstanding practices and to ensure that your tenants and/or visitors do likewise.

GARDENS, GAMES AND SAFETY

Our beautiful gardens are a key feature and amenity of the estate. We can all support their preservation and appearance by complying with some basic regulations:

The flowers are for the enjoyment of all - please do not pick them. Please encourage our younger residents to care for our lovely gardens and for their own safety by not climbing or swinging from the trees and not running on or through the flower beds and other border planting. Using trees for exercise regimes is also prohibited for safety reasons and to protect the trees from damage.

Parents and care givers are asked to ensure that young children playing on the Estate grounds are supervised by an adult at all times for their own safety.

Soft balls and toys can be used by young children under adult supervision on the Main Lawn.

Games involving hard balls such as football, cricket, etc. are NOT allowed anywhere in the gardens. Playing with frisbees, badminton sets and similar is also not to take place on the Estate.

Skateboards, roller blades, children's scooters and bicycles can be used on the roads on the Estate with adult supervision. Please do not use them on the lawn as they cause expensive damage to the grass.

Kites and drones or similar should not be flown on the Estate.

Putney benefits from many parks and open spaces including on Putney Heath, all within a short distance from Manor Fields, which are more suitable for sporting activities and field games.

NOISE

Please bear in mind that noise travels and even more so at night and/or when windows are open during hot days and evenings. Please keep music down to a moderate level and car audio systems when driving on and off the estate. Many residents are also working from home and would appreciate your consideration.

DESIGNATED QUIET AREAS & THE POND

The **SUNKEN GARDEN** around the ornamental pond and the **SOUTH LAWN** area between the Heath Gate and the woodland glen are **DESIGNATED QUIET AREAS** (please see map attached). Please do not organise or participate in games, noisy gatherings, or parties in these areas.

Children taken into these areas must be closely supervised, particularly in the sunken garden: the pond is deeper than you may realise; the pond water is untreated and home to wildlife that may carry disease.

Please **DO NOT** throw anything into the pond or play in the water. This has a detrimental effect on the Ph quality of the water affecting plant and insect life and traumatises the fish.

BBQ's

There are five designated barbecue areas on the Estate. These are indicated on the map below. Please keep your cooking to these areas for safety reasons and, in particular, do not place anything hot on the grass which causes damage and scorching e.g., disposable barbecue foil trays.

Please remove your property and any rubbish from the area when you have finished. BBQs should be put away immediately after use and are not to be left out unsupervised in any part of the estate.

The BBQ tables are available on a first come first serve basis and should not be reserved in advance of the time that you wish to use them. In the event that personal belongings are left unattended to "reserve" a table, they may be removed by estate staff and disposed of.

OUTDOOR GATHERINGS AND PARTIES

Residents and leaseholders are responsible for supervising any guests they invite onto the Estate and for making them aware of the regulations.

Any gathering or party outdoors should be completed and packed up by 11pm at the latest and guests asked to depart quietly via the main entrance.

Please be aware that noise travels, particularly at night and on hot evenings when many have their windows open. As a matter of courtesy please advise immediate neighbours in advance if a gathering is likely to cause disturbance.

LAUNDRY

Under the terms of the leases, the drying or airing of laundry or any description is not permitted anywhere outside your flat or within sight via your windows.

SECURITY

Please ensure that the front doors remain closed and secured at all times and are not left open.

WILDLIFE

Please do not encourage foxes and squirrels by feeding them, leaving food unsupervised or failing to dispose of rubbish in the correct places.

PETS ON THE ESTATE

Quite some input and feedback have been received on the subject of pets on the estate both from pet owners themselves and very many other residents and leaseholders who do not own pets. This is therefore the subject of a separate communication, which will accompany a June newsletter.

We look forward to a long and happy summer enjoying our wonderful surroundings and thank you for your co-operation.

The Directors
The Manor Fields Estate Limited

BBQ Areas

