

## Highland Court (Woodford) Limited

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September 2018

To all property owners of Highland Court,

You may recall that the directors wrote to you to advise of the numerous issues encountered by owners and residents alike regarding the children that were left to play on the grounds unsupervised and the disruption that this caused. The directors tried to address the issues but the residents did not make the changes that would have brought about a change for the better. Disputes even resulted in the Police being called on more than one occasion. Highland Court had effectively become a playground.

At the AGM an owner suggested an outright ban of children playing on the grounds. This was put to a vote and was passed. Consequently an amendment to the lease has been implemented to address this, and other issues that were raised and/or have come to light.

**It is very important that the amendment is communicated to your tenants and complied with. The change is immediate.** The amendment has been made in the Third Schedule of the Lease and is detailed below.

7.1 Children under the age of 16 are not allowed to play or congregate on the grounds of the Site.

7.2 All children outside of the flat in which they live must be accompanied by a person over the age of 18 years at all times.

7.3 The use of bicycles, tricycles, scooters or any other mobility devices (other than aids for disabled people) is strictly prohibited.

7.4 There shall be no ball games, racket games or any other games where objects are struck, thrown or projected in any way.

7.5 There shall be no shouting at any time on any part of the Site.

7.6 Without prejudice to the generality of the foregoing, no nuisance, annoyance or inconvenience shall be caused to any person by anyone in or around the Site by the Lessee, his sub-tenants or anyone in or around the Site with the expressed or implied consent of the Lessee or his tenants.

7.7 No vehicles may be parked on any part of the Site other than one private motor car or motor cycle which may be parked only in the Parking Space or Garage demised by the Lease.

7.8 No large furniture may be left on any grounds of the Site including the bin store unless it is left for a pre-arranged collection and is collected within 24 hours of being left.

We trust that these rules will resolve the issues encountered over the last couple of years. Owners who live in Highland Court or have tenants who suffered from the experience now have the support of the Lease. We will not hesitate taking proceedings against those owners whose tenants fail to comply.

Yours sincerely

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