



# Brookland Management Limited

Woodbourne Court Sale Cheshire

## Woodbourne Court – Resident Information Guide

The following guidelines are to help you settle into Woodbourne Court ensuring respect and consideration for your neighbours. They form part of The Fourth Schedule, Clause XVI of the lease.

### Shareholders

When you purchase a flat at Woodbourne Court, you become a shareholder of Brookland Management Limited which oversees the day-to-day management of the building.

A monthly management fee of £125 (current rate), is payable by standing order, and contributes to the cost of services such as:

- Building insurance, communal lighting, cleaning, gardening and grounds maintenance.

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### Important Notices

- The building's design and facilities may not be suitable for all household types. (This reflects structural or practical limitations without implying restrictions on residents.)
- Pets are not permitted, including dogs, cats, etc, but service dogs for individuals with disabilities are welcome.

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### General Guidelines

#### 1. Noise Awareness

The flats are not fully sound-proofed, and excessive noise can travel between properties.

#### 2. Parking Restrictions

- The main drive to the entrance doors is reserved for loading and unloading, emergency vehicle access and tradespeople. Do not park on the main driveway, as this obstructs delivery vehicles as above.
- Parking in front of the garages is not permitted.

#### 3. Use of Grounds

The grounds are intended for quiet recreation. Ball games or similar activities are not permitted.

#### 4. Communal Areas

Personal belongings must not be left in the stairwell in accordance with fire safety.

- #### 5. Trafford Council recycling guide can be found at: <http://www.trafford.gov.uk>