

Parking Regulations & Code of Conduct

Osborne Management Limited hereby updates the parking regulations for motor vehicles, motorcycles, trailers and caravans on the Fountain Gardens estate.

A fair and considerate system of parking must be always observed by all

The regulations are as follows:

1. Parking is only for residents and their temporary visitors whilst staying at Fountain Gardens
2. All vehicles where applicable must be licensed in accordance with DVLA Regulations. Any vehicles with a SORN or without a valid MOT Certificate and/or no Tax **must** be garaged and not left in a parking bay
3. In light of increased vehicle ownership and constrained parking availability, households shall be limited to two vehicles in communal parking areas and shall utilise their garages as the primary parking location wherever practicable
4. All vehicles must be parked wholly within the marked parking bays, and only vehicles that can fit entirely within a single bay may use these spaces
5. Please refrain from parking in a marked 'Disabled User Bay' unless you are displaying a 'Blue Badge' permit
6. No parking shall be permitted which shall cause or be likely to cause an obstruction and in particular no parking shall be permitted which prevents access to or exit from any garages or garage area on the estate
7. No parking shall be permitted on estate roads or pavements, grass verges or footpaths which form part of the amenity lands
8. No parking shall be permitted by any resident in any one space for more than 28 days continuously without the written permission of Osborne Management Limited
9. Visitor parking is strictly for short-term use only. Continuous, repeated, or long-term parking by visitors is not permitted under any circumstances. Residents are responsible for ensuring their visitors comply with these regulations
10. No vehicles shall be left on ramps or stands or otherwise in an immobilised condition

11. The maintenance or servicing of vehicles is strictly prohibited except in the case of private vehicles belonging to residents of the properties on the estate
12. The parking of trailers, caravans and motorhomes is not permitted in the parking bays or on estate roads or pavements, grass verges or footpaths which form part of the amenity lands
13. The parking of commercial vehicles, whether used for business or private purposes, is not permitted in the parking bays or on the roads of the estate, excepting vehicles delivering or collecting goods from properties, emergency vehicles, and vehicles connected with the provision of service
14. In the event of accidental damage to a vehicle caused by another vehicle within the estate, the responsible driver must ensure that their contact details are provided to the vehicle owner. Residents are expected to manage the matter appropriately and ensure that any damage is resolved responsibly and without delay

Osborne Management Limited reserves the right to amend these regulations from time to time and to act against any person or persons in breach thereof.

OML/R04/Parking

By Order of the Board Osborne Management Ltd. 2026