



PLYMOUTH WHARF RESIDENTS ASSOCIATION LTD

REPLACEMENT REFURBISHMENT DOORS ETC

Plymouth Wharf Estate.

A detailed explanation of the standards to be applied in determining the style, colour and procedures for exterior maintenance and redecoration of the Plymouth Wharf Estate was circulated with the PWRAL's January 2002 Newsletter. Since that date, the Board have been involved in considerable detailed discussion on the matter in establishing a basic standard to be applied by all shareholders.

As a consequence of the recent initial installation of double glazed doors and windows on the Estate, the Directors of PWRAL consider it timely to remind shareholders, once again, of their obligations to abide by the conditions / directions contained within the lease governing the Estate, particularly those concerned with the continuing uniformity in design and colour of the exterior fabric of Plymouth Wharf properties.

Whilst the styles and standards for windows were fully addressed in the January circular, it is felt that insufficient attention had been paid to the style of replacement doors. For those owners wishing to install doors, they should ensure that any new doors must conform to the existing styles in place in both house and flats, as required by the standards laid down by the Board of Directors in accordance with the mandate given at the 2001 AGM. In clarification of this ruling, the Directors have chosen to resolve the issues raised above in the following way:

"Henceforth FLATS may have solid or glazed doors to the following specifications:

- either exact replicas of the design of solid wood doors currently installed or
- an exact copy of the glazed door fitted to No 21."

"Doors to the HOUSES will be replicas of the design of those currently installed, in accordance with the standards already laid down for the windows of both flats and houses."

Should a shareholder wish to vary the composition or other aspect of the installation from these basic standards, then the prior scrutiny and approval of the plans by the Board of PWRAL must be sought. Reasonable allowance will be made for variation on the grounds of security etc. However, in all cases, the new units will be required to comply with and ensure the continued aesthetic uniformity of the estate.

The advice and assistance of Directors for this and other concerns about the Estate is always available through the usual channels. Your continued assistance is much appreciated.

Board of Directors, Plymouth Wharf Residents Association Ltd.

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