GENERAL CONDITONS UNDER WHICH THE ALLOTMENTS ARE TO BE CULTIVATED.

The tenants shall comply with the following rules:

1. Keep the allotment clean and in a good state of cultivation and fertility and in good condition.
2. The connection of hosepipes to any of the communal water taps is strictly prohibited.
3. Not to cause any nuisance or annoyance to the occupier of any other allotment or adjoining properties. Children to be kept under the supervision of their parents at all times and not be allowed to wander on to other members’ plots. Tenants should be respectful and considerate towards each other and each other’s plots at all times.
4. Fires must not be lit prior to one hour before dusk. Fires must not be left unattended under any circumstances. All fires must be completely extinguished before departure only allotment rubbish should be burned, nothing should be brought in from other sources.
5. In the case of the Triangle site, bonfires must never be lit when the ST ANDREWS RUGBY CLUB is in use, or the field is being used for an event
6. Not to underlet, assign or part with the possession of the allotment garden or any part of it, without the written consent of the Committee.
7. Plotholders may erect temporary non-residential structures more than 1.2m high, such as sheds, polytunnels, etc on their plots subject to the following:
* No glass, concrete, corrugated iron or any materials containing asbestos may be used. (although slabs may be used as a base).
* Sheds/greenhouses should be no larger than 1.8m x 2.4m.
* Polytunnels no larger than 3m x 6m, maximum height of 2.5m.
* No single structure should cover more than 50% of the plot.
* There must be adequate space around the structure for maintenance (weeding, fence repairs etc).
* Structures must be securely fixed. The plot holder is responsible if it collapses/blows away etc, and it must be removed when the plot holder vacates the plot.
* Plotholders should apply to the committee with a simple plan, including materials before starting construction.
* The committee would prefer it if “traditional” colours are used.
* The committee reserves the right to change these specifications if necessary
1. Observe and comply with all conditions and covenants contained in the lease or conveyance under which the committee hold the land.
2. Observe and comply with any other special instructions which the Committee consider necessary to preserve the allotment from deterioration.
3. Not to use the allotment or any part thereof for the purpose of a trade or business and in particular for the sale of any of the fruit or vegetables grown upon it.
4. Not to plant any trees except trained fruit trees of Cordon and/or Espalier types without previous written consent of the Council.
5. The tenant shall not later than the termination of his tenancy, remove or cause to be removed at the request and direction of the Committee, all erections of whatsoever kind and the foundations of the same situated on the allotment. If the tenant refuses or fails to comply, the Committee may remove the same and charge the cost thereof to the outgoing tenant. Compensation will not be paid under any circumstances.
6. Dogs. The tenant shall be held responsible for their dog and to keep it on a lead and tethered at all times and bag any faeces and remove it from the allotment site any dog owner not abiding by this rule will not be allowed to bring their dog on the allotment site in the future.
7. Not to use the allotment garden or any structure lawfully erected there on for the storage of any goods, chattels or supplies other than those used directly in the cultivation and maintenance of the allotment.
8. The tenancy of any allotment shall, unless otherwise agreed in writing, terminate on the next rent day after the death of the tenant and shall also terminate should the Council terminate the Association’s lease.
9. Tenancies of vacant allotments will be granted to applicants strictly in order of application. The Committee has the right to refuse any application without stating the reason and shall also have the right to make special stipulations in regard to any tenancy.
10. The Committee will make periodic inspections of the site and tenants whose allotments are not in a satisfactory state of cultivation will receive written warning to improve the standard within 28 days. Failure to comply with this first warning will result in 14 days’ notice to quit the allotment. Should the allotment holder show substantial improvement within the 28 day period the notice may be withdrawn at the discretion of the Committee. However, if the plot is again considered unsatisfactory within a twelve month period commencing from the date of the original warning letter, he/she will be asked to vacate the plot within 14 days. There will be no rent refund. The Committee will have discretion over the application of this rule. When a tenancy is terminated the plot must be returned in good condition.
11. Compost, manure, soil heaps, and tool boxes, must be kept within the tenant’s own allotment. The Association is responsible for boundary fences and allotment holders must help to maintain them in good order. The Committee must be informed if and when repairs are necessary.
12. Cars must be parked on designated parking areas and not left on main roadways except for loading/unloading. The car park is for use of the plot holders only when they are working on their plots the association will not be held responsible for any damage that may occur to the plot holders or visitors vehicles.
13. Manure deliveries dumped on main roads must be cleared as soon as possible and certainly within seven days. No manure is to be dumped on car park areas even as a temporary measure.
14. Paths between plots must be kept trimmed and not obstructed by fruit bushes or canes. Fruit bushes etc. must not be allowed to grow over paths or roads. Paths must be maintained by the plot holder on whose plot they lie.
15. SECURITY: The gate must be kept closed at all times. Every member must accept full responsibility to adhere to this rule which will be strictly enforced. Even if tenants are calling for the briefest of periods the gate must be closed behind them both when entering and leaving.
16. The Management Committee takes a serious view regarding stealing of any crops or materials from other people’s plots**. This also includes any plot holder taking away from the allotment site any**  **water, earth, gravel, sand, or clay** Any person found guilty of such an offence will suffer immediate termination of tenancy without the right of appeal. No compensation will be paid. This will not preclude prosecution in the Law Courts should the Management Committee and the offended tenant wish to do so.
17. The managementcommittee takes a serious view regardingharassment by members or visitors on the allotment sites, Verbal or physical, towards any member male or female, irrespective of gender, race, age, disability, sexuality, or religious beliefs*.* Such behaviour will not be tolerated, and may result in the termination of your plot with immediate effect, (and reported to the police if deemed necessary).

**FAILURE TO COMPLY WITH ANY OF THE ABOVE RULES COULD RESULT IN FORFEITURE OF THE ALLOTMENT.**