

# ROMAN PARK RESIDENTS CLUB

1 CONSTANTINE WAY  
BANCROFT PARK  
MILTON KEYNES  
MK13 0RH

TELEPHONE: 01908 220293



## CONSTITUTION, RULES AND BY-LAWS

As Adopted at the E.G.M. 14<sup>th</sup> April 2024

**PLEASE KEEP IN A SAFE PLACE**

**THIS DOCUMENT SHOULD BE PASSED ON TO THE NEW OCCUPIER SHOULD  
YOU MOVE FROM YOUR PROPERTY**

## **CONSTITUTION**

This Constitution is in place for the change to the Club being run under a lease to a third party organisation. This change of operating model was approved by Plot Owners at a Special General Meeting on 24<sup>th</sup> March 2024.

### **1. NAME OF THE CLUB**

The Club shall be known as Roman Park Residents Club.

### **2. ADDRESS OF THE CLUB**

1, Constantine Way, Bancroft Park, Milton Keynes, Buckinghamshire, MK13 0RA

### **3. TYPE OF CLUB**

The Club is a proprietary Club, the Proposer and Sole Manager of which is Roman Park Management Limited.

### **5. OBJECTIVES**

The Objectives of the Club are to provide the owners of properties in Blue Bridge and Bancroft Park, Milton Keynes with negotiated discounts when using the services of all tenants of the Roman Park Residents Club building.

## **RULES**

### **5. DEFINITION OF MEMBERSHIP**

The Members of the Club will be those for the time being plot owners on Blue Bridge and Bancroft Park and who are not in breach of the Deed of Covenant entered into with Roman Park Management Limited in respect of contribution payable and the Constitution and Rules of the Club and any Byelaws made there under. Unless otherwise provided for, Members who are no longer owners on Blue Bridge and Bancroft Park automatically relinquish their membership on the sale of their property

The Club shall consist of one type of membership:

#### **Ordinary Members**

All members of a household over 16 years of age are entitled to apply for Membership and, providing legal title rests with the household, one member will be issued with a Gold Card, which will entitle them to voting rights in accordance with the Rules. Others in the household will be issued with Silver Cards.

## **Note**

No new Red Cards, which were previously issued to tenants on the two estates, will be issued from the operational date of a lease to run the Club. Existing red card holders may be offered discounts at the discretion of the tenants of the Club.

## **6 APPLICATION FOR MEMBERSHIP**

Applications for Membership should, in the first instance, be submitted to Roman Park Management Limited who will be responsible for vetting the application and issuing membership cards.

## **7 PROVISIONAL DEED OF VARIATION**

This is a Provisional Deed of Variation to the Declaration of Trust by Michael Colin Wells and Leonard Allan Birchall dated 1<sup>st</sup> April 1985. Until such times as any formal Deed of Variation is introduced these words are incorporated into the Club Constitution and having been legitimately voted in at an Extraordinary General Meeting of the club membership will be deemed as a binding overarching supplement to the Declaration of Trust of 1<sup>st</sup> April 1985.

A new point is added that only current Ordinary Membrs can be Trustees. If they sell their (last) individual property whilst in office, they must resign as a Trustee and Director on completion of their sale.

A further point of clarification is added limiting any vote on any matter to one vote per individual property.

The word "Special" is now removed from Schedule 9 (i) to reduce the requirement from a "Special Resolution" down to a "Resolution". Meaning a Trustee can be removed from office by a simple majority of votes cast by those in attendance and proxy votes exercised at a General Meeting.

## **8 SALE OF THE CLUB**

In the event of the potential sale of the club and land under Schedule 15 (g) of The Declaration of Trust, plot owners of all individual properties with a Deed of Covenant and entitled to vote should be given the opportunity to vote in person via an individual ballot poll paper which they may insert into a locked ballot box positioned in the club reception or via a postal vote. With the distribution of voting papers made to the last known correspondence address, including where the plot owners do not live on Blue Bridge or Bancroft Park. To meet the specific conditions of this Special Resolution, Schedule 21, voting will take place over the period of one calendar month. At the end of that month, it will be deemed that all votes capable of being cast will have been done so and after validation of the voting papers the result will be declared as complete. Should the required three quarters of valid votes cast be in favour of a sale then the criteria laid down in the Declaration of Trust will have been met.

Where any Equal Contributions are outstanding the plot owner will have the option to bring those contributions up to date to be entitled to vote and or benefit from any proceeds of the sale. Any property without a Deed of Covenant lodged against their property will be given the option to notionally have one but must then pay any Equal Contributions that may be owed for the whole period of time they have owned their property.

Eligibility to receive benefit from the net proceeds of a sale will be determined by these factors and the individual property ownership on the actual date of sale. Individual Deeds of Covenant will be legally removed from all individual properties as part of the process of a sale and will be funded from the gross proceeds of the sale where possible before net proceeds are distributed.

## **9 METHOD OF REINSTATEMENT OF THE CONSTITUTION DATED JANUARY 2023**

The Club Constitution dated January 2023 may be reinstated by a resolution of a two thirds majority of votes cast by those present and proxy votes exercised at a General Meeting covered under the framework of the Declaration of Trust dated 1<sup>st</sup> April 1985. The General meeting to do so may only be called upon a break in the Tenancy of the Club being announced.

## **10 CONSTITUTION AND RULE CHANGES**

Any amendments to the Constitution and Rules may only be made by a two-thirds majority of Gold Card Holders present at a General Meeting of Members called under the framework of the Declaration of Trust of 1 April 1985. Any such proposed amendments, alterations or additions can only be voted upon providing due notice, as required, is given in the notice calling the meeting.