

THE FIFTH SCHEDULE REGULATIONS AS AT 2011 AGM

1. The premises shall not be used for any illegal immoral or improper purpose or for the holding of any sale by auction or for any other purpose, which may be injurious to the reputation of the Building.
2. **No radio television or musical instrument shall be played in such manner as to cause annoyance or nuisance to the occupants of neighbouring premises or property or so as to be audible outside the premises between the hours of 11.00 p.m. and 7.30.am.**
3. Except with the prior written permission of the Lessor no advertisement or notice of any description shall be affixed anywhere in the premises so as to be visible from the outside thereof or in the external windows or on the external parts of the premises.
4. No washing, clothing or bedding shall be put out in the garden grounds of the Estate nor through any external window or on any balcony or in or upon the Common Parts.
5. No bird cat or dog reptile or other animal shall be kept on the premises without the Lessor's prior written consent.
6. The garden grounds or other grounds of the Estate shall not be used so as to cause annoyance to the Estate Lessees and no child or children shall be allowed to play in the entrance halls stairways or passages of the Building.
7. The Lessee shall not deposit any dust dirt rubbish or other refuse in any sink bath or lavatory cistern or waste or soil pipe but shall put the same in the receptacle or apparatus provided by the Lessor or to be provided by the Lessee and any such receptacle shall be kept in the area designated by the Lessor.
8. With the exception of the kitchen and bathroom, the premises shall throughout be kept carpeted from wall to wall.
9. The Lessee shall maintain all flower boxes adequately planted and in a neat tidy condition.
10. No radio or television aerial shall be erected upon or attached to the external part of the Building or the premises or in the external windows of the premises.
11. No unsuppressed electrical equipment or appliance shall at any time be used in or upon the premises.
12. No screen shall be erected on or attached to any part of the balconies of the premises.
13. No article or thing of any kind shall be thrown from the balconies of the premises or from any part of the Building.
14. The Lessee shall not place or keep any article chattel or thing in or in any way obstruct the Common Parts or any part of the Estate and in particular but without prejudice to the generality of the foregoing shall not save for the purpose of ingress to and egress from the premises keep or allow to be in or on the gardens or grounds or roadways of the Building of the Estate any bicycle, tricycle, motorcycle, perambulator, car bath chair invalid carriage motor car toy motor car or other vehicle (except in the parking space).
15. No pointed object or other chattel, which could damage the floors, shall be placed in or on any of the balconies or common parts of the building.
16. No tiles or other surfacing shall be laid on the balconies of the Building without the prior written consent of the Lessor.
17. No paint or other decorative material shall be applied to any of the external facing bricks within the premises nor shall the same be defaced or their appearance changed.
18. **a) No underlease or tenancy agreement shall be granted by the Lessee for a term of less than 90 days
b) A copy of any underlease (tenancy agreement) granted by the Lessee and (if not contained in the underlease) the original of the covenant required by clause 3(n)(iii) of the Lease shall be delivered to the Lessor within 7 days of their being granted for registration together with a reasonable registration fee of not less than £60.00 per agreement. This fee is also payable on any renewal of the underlease.**
19. **No vehicles shall be washed anywhere on the Estate including the underground car parks and common parts.**
20. **Without prejudice to the prohibition of alterations without consent, contained in clause 3(j) of the Lease, no work must be carried out to any flats except in accordance with the "Code of Practice for substantial works to be carried out by a Leaseholder" annexed hereto or any variation made by the Lessor from time to time.**
21. **The feeding of birds, squirrels and other wildlife is forbidden due to the damage and hazards to health caused by this practice.**
22. **All lessees must ensure that their central heating and hot water systems are inspected by a suitably qualified competent person at least once in every period of 12 months and any defects found made good without delay.**
23. **No barbecues shall be held in any part of the Estate.**