

THE FIFTH SCHEDULE REGULATIONS AS AT 2019 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. a) No licence to occupy, underlease or tenancy agreement shall be granted by the Lessee for a term of less than 90 days and in particular and without prejudice to the generality of the foregoing there shall be no short lettings via AirBnB or other similar means
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 and provision to the Lessor of the email address or other contact details for the tenant. This fee is also payable on any renewal of the underlease (tenancy agreement).
3. The Lessee shall either: a) provide the Estate Office with a current set of keys to the Lessee's premises for entry in case of emergency including but not limited to the escape or suspected escape of water; or b) keep the Estate Office advised where such a set of keys may be obtained by the Estate Office without delay from a local address for entry in case of emergency.
4. 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, bath chair, invalid carriage, motor car, toy motor car or other vehicle (except for a motor car or other vehicle in the designated parking space).
5. No radio, television, other electronic device, or musical instrument shall be played in such manner so 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.
6. No washing, clothing or bedding shall be put out in the garden or grounds of the Estate or through any external window or on any balcony or in or upon the Common Parts.
7. No bird, cat, dog or reptile or other animal shall be kept on the premises or allowed onto the garden grounds or other grounds within the estate.
8. 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.
9. No vehicles shall be washed anywhere on the Estate including the underground car parks and common parts.
10. The feeding of birds, squirrels and other wildlife is forbidden due to the damage and hazards to health caused by this practice.
11. No barbecues shall be held in any part of the Estate and in particular and, without prejudice to the generality of the foregoing on the balconies of the premises.
12. Smoking is prohibited in the Common Parts and, where it causes annoyance or nuisance to other residents, in the garden grounds or other grounds within the Estate.
13. No radio or television aerial or receiving dish shall be erected upon or attached to the external part of the Building or the premises or in the external windows of the premises.
14. 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.
15. The Lessee shall not deposit any dust, dirt, rubbish or other refuse in any sink, washbasin, 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.
16. Except for the kitchen and bathroom, the premises shall throughout be kept carpeted from wall to wall.
17. The Lessee shall maintain all balcony flower boxes adequately planted and in a neat and tidy condition.
18. No unsuppressed electrical equipment or appliance shall at any time be used in or upon the premises.
19. No screen shall be erected on or attached to any part of the balconies of the premises.
20. No cigarettes, articles or anything of any kind shall be thrown from the balconies of the premises or from any part of the Building(s).
21. 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.

- 22.** No tiles or other surfacing shall be laid on the balconies of the premises without the prior written consent of the Lessor.
- 23.** 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.
- 24.** Without prejudice to the prohibition of alterations without consent, contained in clause 3(j) of the Lease, no work shall be carried out to the premises or any part thereof 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.
- 25.** 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.