

# Terms of Lease

## TENANT OBLIGATIONS TO COMPLY WITH THE LEASE AT HIGHLAND COURT

To observe the obligations of the Landlord as a member of Highland Court (Woodford) Ltd with respect to the common areas and other matters as set out below, and shown in Schedule 1 of the lease:

### SCHEDULE 3

1. Floors should be carpeted, and all reasonable precautions made to deaden the sound of equipment, radios, TV and musical instruments.
2. No musical instrument or radio or TV or loudspeaker or household machine shall be used at night between the hours of 12 midnight and 8am or at any time such as to cause annoyance or disturbance to the occupiers of other flats.
3. The communal areas shall not be impeded by bicycles, prams, boxes or other objects and entrance doors to the flats shall be kept closed.
4. No dirt, rubbish, rags or other refuse shall be disposed of in sinks, baths, lavatories, cisterns or waste or soil pipes in the flat.
5. No sign-board or advertisement of any kind shall be put on any window or the exterior of the flat.
6. The communal areas of the block shall be used as quietly as possible, in particular between the hours of 12 midnight and 8am.
- 7.1 Children under the age of 16 are not allowed to play or congregate on the grounds of the Site.
- 7.2 All children outside of the flat in which they live must be accompanied by a person over the age of 18 years at all times.
- 7.3 The use of bicycles, tricycles, scooters or any other mobility devices (other than aids for disabled people) is strictly prohibited.
- 7.4 There shall be no ball games, racket games or any other games where objects are struck, thrown or projected in any way.
- 7.5 There shall be no shouting at any time on any part of the Site.
- 7.6 Without prejudice to the generality of the foregoing, no nuisance, annoyance or inconvenience shall be caused to any person by anyone in or around the Site by the Lessee, his sub-tenants or anyone in or around the Site with the expressed or implied consent of the Lessee or his tenants.

7.7 No vehicles may be parked on any part of the Site other than one private motor car or motor cycle which may be parked only in the Parking Space or Garage demised by the Lease.

7.8 No large furniture may be left on any grounds of the Site including the bin store unless it is left for a pre-arranged collection and is collected within 24 hours of being left.

- 8.No external aerial shall be erected by the occupier on any part of the flat.
- 9.No window boxes, flowers pots or other articles shall be hung, and no mat or carpet shall be shaken nor washing set to dry, over the windows of the flat.
- 10.No bird dog or other animal shall be kept on the premises at any time.
- 11.The windows of the flat shall be kept curtained.
- 12.No motor car or other vehicle belonging to the occupier or visitors under the control of the occupier shall travel at excessive speed, or travel over any footpath or grassed area or park on any area other than a marked space.
- 13.No unroadworthy motor vehicle should be left in the car park at any time. This includes untaxed vehicles. Highland Court (Woodford) Limited reserve the right to arrange for such vehicles to be removed.
- 14.No repairs or maintenance of motor vehicles shall be carried out in the car park.
- 15.Petrol or other inflammable material shall not be stored in the flat.
- 16.The occupier shall observe and comply with the occasional notices posted in common areas by the management. These will include, but not restricted to, the fire risk policy, other safety requirements and matters concerning the general well-being of all residents.
- 17.All non-recyclable waste is to be deposited in the waste sheds adjacent to the blocks with kitchen waste being bagged. Recyclable material should be sorted before being deposited in recycle bins, located by the pedestrian entrance.