

## Highland Court (Woodford) Limited

Company Number: 01266382

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**Facebook:**

[www.facebook.com/Highland-Court-  
Woodford-Limited-  
2137087922986537](https://www.facebook.com/Highland-Court-Woodford-Limited-2137087922986537)

Dear owners,

### **Terms of Lease and Rental Properties**

We have noticed that there are currently several flats which are empty and seem to be being renovated prior to being relet. With the weather gradually improving it seems timely to remind everyone of the most important terms of the lease:

- 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 motorcycle 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.

These rules need to be passed on to existing, and potential tenants, as well as any letting agents you may employ. We expect that they will prevent any recurrence of the problems encountered a few

years ago. Please note we will not hesitate to take proceedings against those owners whose tenants fail to comply.

You should also be aware that under Highland Court's insurance you must inform us if your flat is vacant for a period exceeding 60 days and turn off the water supply whilst it is vacant. Whilst the flat is empty it should be inspected every 14 days. We would also remind you that, anyone letting out a flat in this area for the first time, should be aware of the need to obtain a licence from the London Borough of Redbridge.

Yours sincerely

Directors of Highland Court (Woodford) Limited