

## **FARNBOROUGH CENTRAL**

### **Regulations**

1. No boats trailers or caravans shall be parked or permitted or suffered to remain on the Demised Premises
2. Not at any time to use or occupy or permit the Demised Premises to be used or occupied except as a private residential flat with ancillary parking facilities only and not to use the Demised Premises for trade business of professional use
3. No commercial vehicle the overall carrying capacity of which exceeds six hundred kilograms (600kg) shall be parked overnight or permitted or suffered to be parked overnight on the Demised Premises or on the Common Areas or on the road adjacent to the Demised Premises or on any other roads on the Development
4. Not to do or neglect to do or suffer to be done or neglected to be done on any part of the Demised Premises or any building erected thereon anything which shall be or become a nuisance annoyance damage or injury to the Lessor or to the owners lessees or occupiers of any part of the Development which shall depreciate or tend to depreciate the value of the Development or any other part thereof
5. Not to keep animals on the Demised Premises other than workings dogs
- 6 (a) To keep open and free from obstruction the Common Areas and to allow free access over the same
- (b) To repair and make good any damage to the Common Areas caused by the act or neglect or default of the Tenant or any occupier or occupiers for the time being of the Demised Premises or any other person firm or company engaged or employed by the Tenant or such occupier(s)

7. Not to erect any satellite dish or aerial or any other form of radio or television receiver whatsoever and only to connect to the receiver provided by the Landlord
8. Not to erect or permit to be erected on any part of the Demised Premises any sign board or boarding or display on any part of the Demised Premises any sign or notice other than when advertising the Demised Premises for sale
9. To immediately on request of the Lessor join in and be a party to any deed or document required by the Lessor to grant easements in or over the Demised Premises to any utility provider in connection with services to be provided for the benefit of the Development subject to the payment by the Lessor of all reasonable professional fees and disbursements relating thereto
10. Not to do or permit to be done any act or thing in or upon the Property or any part thereof or any part of the Demised Premises which may render void or voidable any policy of insurance effected by the Lessor or the Company in respect of any other part of the Development or the Common Areas or which may operate to increase the premium payable in respect thereof
11. Not at any time to obstruct or deposit any matter on the Common Areas
12. Not to cause nuisance, damage or material annoyance to other occupiers whether on the Development or Farnborough Business Park
13. Not to install place or use any lighting outdoors including on any balconies or gardens during night time hours (2300: 0700 hours daily or any other hours as may be required by the planning or other authorities) save for any lighting installed by the Lessor externally (if any) or agreed to in writing by the local planning authority.
14. No fireworks are to be used on the Development

15. No bonfires are to be started on the Development
16. To provide such information as may be requested by the Landlord or Farnborough Management Company for the operation of the Access Restrictors to be placed on Farnborough Business Park
17. Not to discharge or allow to enter into any underground or other waters any poisonous noxious or harmful effluent liquid or substance
18. Not to park or permit the parking by the Lessor or visitors of vehicles on any of the roads or common areas on Farnborough Business Park
19. No barbecues are permitted on balconies or on the Common Areas
20. Not to install any burglar alarm on the exterior of the Demised Premises which contains a light
21. Not to do or permit or suffer in or upon the Demised Premises or any part thereof any sale by auction or any illegal or immoral act or thing which may be or become a nuisance or annoyance or cause damage to the Company the Lessor the owners or occupiers of the remainder of the Development or Farnborough Business Park.
22. Not to throw or permit to be thrown any dirt rubbish bags or other refuse into the sinks baths lavatories cisterns or waste or soil pipes in the Demised Premises
23. Not to play or use or permit the playing or use of any musical instrument television radio loudspeaker or mechanical or other noise making instrument of any kind nor to practice or permit the practising of any signing in the Demised Premises either:
  - (a) between the hours of 11.00 pm and 8.00 am so as to be audible outside the Demised Premises
  - or
  - (b) at any other time or times so as to cause any nuisance or annoyance to any of the other owners tenants or occupiers of

other premises within the Development for the purposes hereof the decision of the agents for the time being of the Company (or of a surveyor appointed by the Company for the purposes of this Clause) as to what constitutes a nuisance or annoyance shall be final and binding on the parties

24. Not to hang or expose in or upon any part of the Demised Premises as to be visible from the outside or in or upon any part of the Common Areas any clothes or washing of any description or any other articles nor to place outside the Demised Premises or on the sills of any windows belonging thereto any flower box pot or other like object nor to shake any mats brooms or other articles inside any part of the Building (other than wholly within the Demised Premises) or out of the windows of the Demised Premises or any other part of the Building
25. Not to use on the Demised Premises any electrical device without any effective suppressor fitted thereto
26. Not to permit or suffer the children of the Tenant or any friends or employees of the Tenant to play upon any staircases landings lobbies or passageways in or about the Building
27. At all times to cover and keep covered with decorative floor finish or carpet the floors of the Demised Premises (other than those of the kitchen and bathrooms) and at all times suitably and properly to cover and keep covered the floors of the kitchen and bathrooms of the Demised Premises with ceramic or vinyl PROVIDED THAT all such floor covering is made of a sound absorbing material
28. At all times to ensure that the entrance door to the Demised Premises is closed as quietly as possible and that no disturbance or annoyance is caused to any of the owners or the owner's tenants or occupiers of any other premises within the Demised Premises
29. Not at any time to do or permit the doing of any damage whatsoever to the Building the fixtures fitting or chattels therein the curtilage thereof or the paths adjoining thereto and forthwith on demand by the Lessor or the

Company to pay to the Lessor or the Company the cost of making good any damage resulting from a breach of this regulation

30. At all times to keep the windows of the Demised Premises properly curtained in a style appropriate to a private residence
31. Not at any time to interfere with the external decorations or painting of the Building or of any part thereof
32. To pay the costs of making good any damage at any time done by the Tenant or any person claiming through the Tenant or his or their servants agents licensees or visitors to any part of the Building or to the person or property of the Tenant or occupier of any other flat in the Building by the carrying in or removal of furniture or other goods to and from the Demised Premises or otherwise howsoever
33. To submit any dispute difference or complaint that may arise between the Tenant and owner's tenant or occupiers of any other premises within the Building in respect of the use of occupation of the Demised Premises or any other part of the Building or the Development to the Lessor or the Company before taking any further or other steps or proceedings in relation thereto
34. Not to play or cause or permit to be played in or upon the Common Areas any ball or other similar recreational games of any kind whatsoever nor to carry on thereon or cause or permit to be carried on thereon any leisure activities which may cause a nuisance or annoyance to any of the owners or the occupiers of any of the Other Plots and houses within the Development
35. To keep the balcony/terrace as shown edged yellow on the Plan (if any) clean and tidy.
36. Not to overload the balcony/terrace as shown edged yellow on the Plan (if any)