

QUEENSWOOD MANAGEMENT ASSOCIATION LTD

Company No: 1008511 Registered in England and Wales
Registered Office: 62 Crown Street, Brentwood, Essex CM14 4BJ

LESSEES' COVENANTS (EXTRACT FROM PART IV OF THE SCHEDULE TO THE LEASE)

1. Not to use the demised premises nor permit the same to be used for any illegal or immoral purpose or for any purpose whatsoever other than as a private residence in the occupation of one family only.
2. Not to do or permit to be done any act or thing in or upon the demised premises or any part thereof or any part of the freehold premises which may be or grow to be a damage nuisance or annoyance to the Lessor or the Company or any of the Lessees or occupiers of the other parts of the Building on the freehold premises or to the neighbourhood.
3. Not to do or permit to be done any act or thing in or upon the demised premises or any part thereof or any part of the freehold premises which may render void or voidable any policy of insurance on the demised premises or on any other part of the freehold premises or any part thereof or may operate to increase the premium payable in respect thereof.
4. Not to throw dirt rubbish rags or other refuse or permit the same to be thrown into the sinks baths lavatories cisterns or waste or soil pipes in the demised premises.
5. Not to play or use or permit to be played or used any piano pianola gramophone wireless or television loudspeaker or mechanical instrument of any kind nor to sing or carry on loud conversation or allow the same to be to be done in the demised premises so as to cause damage nuisance or annoyance to the Lessor and the Company or the Lessees or occupiers of any other part of the Building.
6. Not without the previous consent of the Lessor in writing to place or permit to be placed any name writing drawing signboard plate or placard of any kind in or upon or from the external walls or any window on the exterior of the demised premises or so as to be visible from the outside of the Building.
7. Not to hang or expose any clothes (other than in the drying area provided) or to place any flower box or flower pots or other like object outside the demised premises or permit the same to be done.
8. Not to keep or permit to be kept any bird dog or other animal in or upon the demised premises which may cause damage nuisance or annoyance to the Lessees or occupiers of any other part of the freehold premises or to which an objection shall be notified by the Company.
9. Not to erect or permit to be erected any external wireless or television aerial on or upon the demised premises without the prior consent in writing of the Lessor.
10. Not to permit any vehicles goods or articles to obstruct the common main entrances common passages landings and staircases of the Building or any road or paths on the freehold premises or the gardens or grassed areas thereof.
11. Not to use convert or occupy or suffer to be used converted or occupied the lands coloured yellow blue and yellow hatched black on the said plan for any purpose other than those hereinbefore mentioned.
12. To keep the windows curtained with white net curtaining.
13. To lay and maintain fitted carpets throughout the entrance hall, passageway and lounge of the demised premises.

The lease also contains other lessees' obligations, including:

- lessees must not injure, cut or maim any of the walls, ceilings, floors or partitions of the demised

premises.

- lessees must not make any structural alterations or structural additions to the demised premises or the internal arrangements, or remove any of the Landlord's fixtures without the previous consent in writing of the Lessor.

In addition, it should be noted that Part 2 of the Schedule in the lease allows the lessee to park **not more than one private vehicle** in the parking bays. Commercial vehicles are not permitted to use the parking facilities.

The following rules have been introduced in accordance with section 3 (f) of the lease:

1. Playing ball games of any form is prohibited throughout Queenswood Gardens. (Note that the lease already prohibits playing ANY games on the grassed areas)
2. Residents and lessees are welcome to contribute to keeping the gardens neat and tidy, within the overall plans for them. However, to ensure that such activity is co-ordinated, anybody who wishes to do any work in the gardens must obtain agreement in advance from Hull and Company or the garden co-ordinator.
3. Internal construction work and use of power tools in flats is not permitted outside the hours of 9.00 a.m. to 8.00 p.m. Monday-Friday, and 9.00 a.m. to 4.00 p.m. on Saturdays, Sundays and public holidays.
4. Hallways and stairs must be cleaned & tidied up as necessary on a daily basis by residents or their builders, etc., carrying out any internal construction work.
5. Parking in restricted areas, marked by yellow hatched lines, is prohibited at all times.
6. Lighting fires, barbecues, fireworks, etc., is not permitted except with prior written permission.
7. Lessees who sub-let must:
 - a. include the lease covenants and these rules in the sub-lease;
 - b. provide a copy of the sub-lease to Queenswood Management Association Ltd and Hull & Company;
 - c. provide the sub-tenants' names and contact details, and their own contact details (residential address & phone number), to Queenswood Management Association Ltd and Hull & Company.
8. Household rubbish must not be left for disposal in any place other than in the bins provided in the bin-sheds. Any rubbish found elsewhere will be subject to an administrative fee for its disposal of £25.00 per item, which will be added to the responsible resident's service charges. Where the resident is a tenant, the fee will be added to the lessee's service charge account.
9. Over-sized items must not be left in the bin-sheds for disposal. Residents must make their own arrangements for their proper disposal. When such items are left in the bin-sheds, the responsible residents, when identified, will be charged an administrative fee of £100 per item plus the cost to Queenswood Management Association Ltd of the item's proper disposal. Where the resident is a tenant, the fees and costs will be added the lessee's service charge account.
10. Storing bicycles and other items in the laundry drying areas is not permitted. Any bicycles or other items that are left in the drying areas may be removed and disposed of with further notice. Residents who use locking devices to attach bicycles to the fencing round the drying areas that cause any damage – including during their removal – will be charged the cost of repairs and a £25.00 administration fee.
11. Lessees wishing to replace their garages doors may do so without prior approval provided that the 3 door is similar to the original door, i.e. it is an up-and-over style door, and its dimension are the same as the door it is replacing. It must also be painted or powder-coated in the standard garage door colour, which is black. Should the standard garage door colour be changed in future when the external decorations are done, then doors that are replaced following the colour change must be painted or powder-coated in the new colour. Lessees who propose to deviate from any of these minimal specifications for any reason must obtain approval in advance.