

BROAD HA'PENNY RESIDENTS ASSOCIATION LIMITED
RULES & REGULATIONS OF THE SITE - BLOCK 7

1. Not to use the demised premises nor permit the same to be used for any purpose whatsoever other than as a private dwellinghouse in the occupation of one family only nor to use the demised premises for any purpose from which a nuisance can arise to the owners lessees and occupiers of the other dwellinghouses or of other properties in the neighbourhood nor for any illegal or immoral purpose.
2. Not to do or permit to be done any act or thing which may render void or voidable any policy of insurance on the Estate or may cause an increased premium to be payable in respect thereof.
3. Not to throw dirt rubbish rags or other refuse or permit the same to be thrown in to the sinks baths lavatories cisterns or waste or soil pipes in the demised premises.
4. No piano pianola gramophone wireless loudspeaker or mechanical or other musical instrument of any kind shall be played or used nor shall any singing be practised in the demised premises so as to cause annoyance to the owner lessees and occupiers of the other dwellinghouses or so as to be audible outside the demised premises between the hours of 11 p.m. and 8 a.m.
5. No name writing drawing signboard plate or placard of any kind shall be put on or in any window on the exterior of the demised premises or so as to be visible from outside the demised premises no clothes or other articles shall be hung or exposed inside/outside the demised premises no flower box flower pot or other like object shall be placed outside the demised premises no mat shall be shaken out of the windows of the demised premises.
6. No external wireless or television aerial shall be erected.
7. No person of unsound mind or of drunken or immoral habits shall be permitted to reside in the demised premises.
8. No act or thing which shall or may be or become a nuisance damage annoyance or inconvenience to the Lessor or any occupier of a dwellinghouse or a building in the neighbourhood shall be done or suffered to be done upon the demised premises or any part thereof or in the grounds of the Estate.
9. No windows or lights belonging to the demised premises shall be stopped up or darkened or obstructed otherwise than by the use of normal curtaining material or sunblinds and no wires poles notices signs advertisements banners washing or other articles shall be hung from the windows or otherwise exposed outside the demised premises.
10. No live animal or bird shall be kept in the demised premises without the written consent of the Lessor which consent if given may be revoked at any time.
11. Not without the previous consent of the Lessor to alter any electric wiring gas or water supply system which consent shall not be unreasonably withheld to any such alterations as aforesaid affecting only the demised premises.
12. Not to cause or permit any damage or injury to any part of the Estate or to any building structures walls or fences erected thereon or to any part of the Estate or to any trees shrubs flowers plants or grass growing thereon.
13. To comply with all or any regulations which the Lessor or the Company from time to time may make in respect of the Estate and not to do or omit anything which would or might be a nuisance or inconvenience to any other person therein.

LETTING/RENTING

- Owners who let their property have a responsibility to inform their tenants/agents of all the rules of the association and the terms of the lease.
- If you let your house at any time, please ensure that you advise EDGEFIELD of your contact address, telephone number and fax number.
- Owners must provide their own plastic wheelie dustbin and ensure that their tenants are briefed.

PETS

- Under the terms of the lease, *no pets are allowed without written consent from the Lessor.*
- Owners and tenants who have permission to keep a cat and provide a cat flap for the animal, must ensure that the cat flap is removed and the door is refurbished to its original state when vacating their property.
- Owners and tenants are entirely responsible for clearing cat excrement from the gardens.

PARKING

- Parking of vehicles on the grounds of the estate is limited to one vehicle per resident driver. Please park in the allotted spaces.
- Owners must ensure that visitors and tenants do not park on the road or on the pavements.
- Parked cars should be in permanent use and not left for indeterminate periods of time.
- No commercial vehicles are to be kept or parked on the grounds of the estate, except for the purpose of loading and unloading.

SIGNS

- If owners are letting or selling their property, it is their responsibility to inform agents that boards are not permitted.

GARDENS

- Any additional planting by owners, i.e. pots, tubs and baskets, must be well maintained and will not be the gardeners responsibility. All said plantings must be removed on vacation.

SATELLITE DISHES

- No individual satellite dish shall be erected on any property or in the grounds of the estate.

For and on behalf of
The Directors
BROAD HA'PENNY RESIDENTS ASSOCIATION LIMITED

BROAD HA'PENNY RESIDENTS ASSOCIATION LIMITED
RULES & REGULATIONS OF THE SITE - HOUSES

1. Not to use the said Property nor permit the same to be used for any purpose whatsoever other than as a private dwellinghouse in the occupation of one family only nor to use the said Property for any trade or business or for any purpose from which a nuisance can arise to the owners lessees and occupiers of the other dwellinghouses or of other properties in the neighbourhood nor for any illegal or immoral purpose.
2. Not to do or permit to be done any act or thing which may render void or voidable any policy of insurance on the Reserved Property or may cause an increased premium to be payable in respect thereof.
3. Not to paint the exterior of the house and garage (if any) erected on the said Property (with the exception of the front door to the said house) other than in the same colour as the same is in at the date hereof.
4. At all times hereafter to maintain and keep in repair the fences marked "T" within the boundaries of the said Property and not to erect or plant any wall fence hedge or other obstruction whatsoever in front of the said dwellinghouse except as existing at the date hereof.
5. At all times hereafter to keep in good order and condition the gardens of the said Property and to comply in all respects with the requirements of any Local Authority planting scheme including the grassing of the front garden area and to replace any trees or shrubs which may die.
6. No name writing drawing signboard plate or placard of any kind shall be erected on the said property.
7. No external wireless or television aerial shall be erected.
8. No act or thing which shall or may be or become a nuisance damage annoyance or inconvenience to the Transferor or any occupier of the dwellinghouse or a building in the neighbourhood shall be done or suffered to be done upon the said Property or any part thereof or in the grounds of the Estate.
9. Not to cause or permit any damage or injury to any part of the Estate or to any buildings structures walls or fences erected thereon or to any part of the Estate or to any trees shrubs flowers plants or grass growing thereon.
10. To comply with all or any regulations which the Transferor or the Company from time to time may make in respect of the Estate and not to do or omit anything which would or might be a nuisance or inconvenience to any other person therein.
11. Not to erect or place on any part of the said Property any hut shed or temporary structure other than one reasonably sized garden shed or greenhouse situate in as unobtrusive position as possible in the rear of the said Property.
12. No caravan's boats or trailers shall be placed on any part of the said Property.
13. Not to keep or permit to be kept on the said Property or on any part thereof any poultry pigeons or animal except such as are usually or normally kept as domestic pets which shall be kept under the proper control.

LETTING/RENTING

- Owners who let their property have a responsibility to inform their tenants/agents of all the rules of the association and the terms of the lease.
- If you let your house at any time, please ensure that you advise EDGEFIELD of your contact address, telephone number and fax number.
- Owners must provide their own plastic wheelie dustbin and ensure that their tenants are briefed.

PETS

- Under the terms of the lease, *no pets are allowed without written consent from the Lessor.*
- Owners and tenants who have permission to keep a cat and provide a cat flap for the animal, must ensure that the cat flap is removed and the door is refurbished to its original state when vacating their property.
- Owners and tenants are entirely responsible for clearing cat excrement from the gardens.

PARKING

- Parking of vehicles on the grounds of the estate is limited to one vehicle per resident driver. Please park in the allotted spaces.
- Owners must ensure that visitors and tenants do not park on the road or on the pavements.
- Parked cars should be in permanent use and not left for indeterminate periods of time.
- No commercial vehicles are to be kept or parked on the grounds of the estate, except for the purpose of loading and unloading.

SIGNS

- If owners are letting or selling their property, it is their responsibility to inform agents that boards are not permitted.

GARDENS

- Any additional planting by owners, i.e. pots, tubs and baskets, must be well maintained and will not be the gardener's responsibility. All said plantings must be removed on vacation.

SATELLITE DISHES

- No individual satellite dish shall be erected on any property or in the grounds of the estate.

For and on behalf of
The Directors
BROAD HA'PENNY RESIDENTS ASSOCIATION LIMITED