

# FIRGROVE COURT RESIDENTS' ASSOCIATION LIMITED

Extract from:

## HEAD LEASE of FIRGROVE COURT & SECOND SCHEDULE OF INDIVIDUAL LEASES

### REGULATIONS

1. No noise whatsoever by a musical or mechanical instrument, wireless or singing or in any other manner shall be caused between the hours from midnight to seven 'clock in the morning not at any other time so as to cause a nuisance or annoyance to the Landlords or any of the occupiers of Firgrove Court.
2. No washing, clothes, rugs, mats or carpets shall be hung upon, shaken or exposed from any windows or outside walls of the demised premises.
3. No encumbrance or interference shall in any way encumber or interfere with the access to or egress from any flat or garage comprised in Firgrove Court or rubbish be placed or left upon any part of Firgrove Court used in common with other tenants or occupiers thereof nor any cycle, perambulator, cart, bathchair, invalid carriage or other vehicle or thing or any goods or package be placed or remain upon any part of Firgrove Court used in common.
4. The demised premises shall not nor shall any part or parts thereof be used for any purpose of an illegal or immoral, improper, unpleasant, noisy or noxious nature.
5. No wireless or television aerial shall be fixed to the exterior of the demised premises or any part thereof.
6. No person shall make undue noise in or about Firgrove Court or (in respect of any part of the stairways, halls, landings and passages and roads and pathways of Firgrove Court used in common with others) loiter or play therein or thereon.
7. No water or liquid shall be permitted or suffered to soak through the floors of the demised premises and in the event of any such happening all damage and injury thereby caused shall (without prejudice to any other right of the Landlords under this Lease) immediately be rectified and made good.
8. No notice, advertisements, placard or announcement shall be fixed or exhibited at or upon Firgrove Court or any part thereof except such as may be first approved in writing by the Landlord.
9. All windows of the demised premises shall be kept whole and properly curtained and shall be properly cleaned inside and out at least once in every calendar month of the term hereby granted.  
*(Now every two months)*
10. All requirements, orders or regulations now or hereafter made by any Local or other Authority pursuant to any statutory power or authority shall at all times be complied with.
11. The Landlords reserve the right to make (with the consent in writing of the Freeholder at such time or times as they are not the Freeholder) such other rules and regulations from time to time (either in addition to or by way of variation or of substitution for these rules and regulations or any of them) as the Landlords may deem needful for the safety, care and cleanliness of Firgrove Court or for securing the comfort and convenience of the tenants and occupiers generally of Firgrove Court and such further rules or regulations when made shall be binding on the Tenant as if the same had been incorporated in this Schedule. *(see attached rules)*
12. To comply with the requirements of the Tree Preservation Order dated the fifteenth day of February One thousand nine hundred and sixty three affecting the yew tree shown on the plan annexed hereto.

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The following summarises the agreements reached at Firgrove Court Residents' Association meetings:

## **References**

Any resident wishing to sub-let their flat must advise the Association of their intention and provide references for proposed tenants and a copy of the sub-letting agreement.

## **Motor Vehicle - Parking**

Parking space is very limited (8 bays for 20 flats) and should not be occupied for long periods by residents, either by day or night, in order to leave room for visitors' cars etc. and particularly for emergency services.

Except in an emergency, residents or their guests wishing to work on their cars should do so in the garage area, and not in the parking bays.

## **Animals**

Animals should not be kept in the flats. Dogs belonging to visitors should not be allowed to run over the grounds of Firgrove Court.

## **Pigeons**

Residents should not throw food out of windows or otherwise encourage pigeons. Apart from being very unpleasant, their droppings block the gutters and their clearance makes an additional charge on the maintenance.

## **Children**

Children should not play on the grass or banks of Firgrove Court or leave toys or vehicles in the grounds. It must be remembered that a large sum is spent on ground maintenance.

## **Gardening**

Residents are responsible for the maintenance of flowerbeds bordering their flats, including the grass edges. No planting should take place in the grounds, except in residents' own flowerbeds, without consulting the Residents' Committee.

Cuttings should not be taken from trees or bushes in the grounds.

Residents should not make any modification to the paths (fitting paving stones for example), or to the grounds by making new beds for shrubs or flowers, without first consulting the Residents' Committee.

The maintenance of any form of modification approved by the Committee is the responsibility of the applicant, or the future occupant of the flat concerned, in perpetuity. When a lease is transferred, the foregoing should be brought to the notice of the incoming resident.

## **Window Cleaning**

Roses, shrubs etc. must be kept cut back from windows in order to enable the window cleaner to carry out his work without difficulty.