**Lease Regulations – City Point**

The Regulations are found in the FOURTH SCHEDULE of your lease. Both leases for Royal Standard House and City Point contain very similar Regulations however there are slight differences so we have provided the leases for both.

You are legally bound to abide by these regulations which are to be read as part of your lease. Please make sure you understand what these regulations mean and if you have any queries about them please contact the Managing Agents for clarification. You will find a definition of terms such as Tenant and Common Parts in your lease.

CONTENTS

1. FOURTH SCHEDULE REGULATIOND FOR CITY POINT
2. ADDITIONAL REGULATIONS INTRODUCED
3. ADDITIONAL CLARIFICATIONS

**FOURTH SCHEDULE REGULATIONS**

1. Not at any time to use or occupy or permit the Premises to be used or occupied except as a private residence only with parking one (or two where applicable) private motor vehicle and to use the Parking Space (s) solely for the parking of one private motor vehicle(s)
2. Not at any time to use or permit the use of either the Premises or any other part or any other part of the Estate thereof for business purposes
3. Not to do or permit or suffer in or upon the Premises or any part thereof or elsewhere on the Estate any sale by auction or any illegal or immoral act or any act or thing which may be or become a nuisance or annoyance or cause damage to the Landlord or the Owners or occupiers of any part of the Building or of any adjoining or neighbouring premises
4. Not to do or permit to be done any act or thing which may render void or voidable any policy of insurance maintained in respect of the Estate or may cause an increased premium to be payable in respect thereof nor to keep or permit to be kept any petrol or other inflammable substances in or about the Premises and to repay to the Landlord all sums paid by way of increased premium and all expenses incurred in or about the renewal of any such policy or policies rendered necessary by a breach of this regulation and if the Estate or any part thereof is destroyed or damaged and the insurance money under any policy or policies of insurance is wholly or partly irrecoverable by reason solely or in part of any act or default of the Tenant then and in every such case the Tenant will immediately pay the Landlord the whole or (as appropriate) a fair proportion of the cost of completely rebuilding and reinstating the Estate including professional fees and all incidental costs and expense and interest as such payments to be recoverable as rent in arrear
5. Not to throw or permit to be thrown any dirt rubbish rags or other refuse into the sinks baths lavatories cisterns or waste or soil pipes in the Premises
6. 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 practise or permit the practising of any singing in the Premises or elsewhere on the Estate at any time so as to cause any nuisance or annoyance to any of the other owners tenants or occupiers of the Building and for the purposes hereof the decision of the Landlord (or of a Surveyor appointed by the Landlord for the purposes of this paragraph) as to what constitutes a nuisance or annoyance shall be final and binding on all parties
7. Not at any time to put on or in any window or on the exterior of the Premises so as to be visible from outside any name writing drawing signboard placard or advertisement of any kind whatever or any unsightly object or anything which in the opinion of the Landlord is offensive
8. Not to hang or expose in or upon any part of the Premises or any balcony patio or terrace or lightwell so as to be visible from the outside any clothes or washing of any description or any other articles nor to place outside the Premises any flower box pot or other like object save that the Tenant may place flowerpots and tubs and suitable exterior furniture on any balcony or terrace which is demised to the Tenant nor to shake any mats brooms or other articles inside any part of the Building (other than the Premises) or out of the windows either of the Premises or any part of the Building
9. Not to keep any bird reptile dog or other animal in the Premises without the previous consent in writing of the Landlord (such consent to be granted or withheld at the reasonable discretion of the Landlord) and such consent to be revocable by notice in writing at any time on complaint of any nuisance or annoyance being caused to any other owner tenant or occupier in the Building and not to permit any dog or other animal of the Tenant or under the Tenant’s control to foul any of the roads footpaths or other parts of the Estate
10. Not to carry out upon any part of the Estate any repairs to any motor vehicle (except in case of an emergency)
11. Not to leave or park or permit to be left or parked so as to cause any obstruction in or on any approach roads parking spaces or passageways adjacent or leading to the Building or forming part of the Estate any motor car motor cycle bicycle perambulator or other vehicle belonging to or used by the Tenant or occupier or the Premises or by any of his or their friends servants or invitees and to observe all regulation made by the Landlord from time to time relating to the parking of such vehicles
12. Not to park or accommodate any commercial vehicle caravan trailer or motorboat on any parking space or any other part of the Estate
13. Not to permit or suffer any invitees friends servants or employees of the Tenant or their children to play upon any staircase, landings or passageways in or about the Building
14. To cover and keep covered the floor of the Premises with carpet or (in the case of the kitchen utility room and bathroom only) other suitable sound deadening material
15. At all times when not in use to keep shut the entrance door to the Premises and the Building and between the hours of Eleven p.m. and Eight a.m. not to make any avoidable noise in any part of the Building
16. To keep any vehicles parked on the Estate over which the Tenant has control or authority taxed and in a roadworthy condition
17. Not to use or permit the user of the hall staircase and passages in and about the Building or of any other of the Common Parts otherwise than in accordance with the proper exercise of the Included Rights
18. To remove forthwith upon being so required by the Landlord any object of or obstruction by the Tenant or his licensee in the Common Parts and to pay to the Landlord on demand the cost incurred by them removing and if appropriate storing the same which removal and storage is expressly hereby authorised and which shall be entirely at the Tenants risk
19. At least once in every month of the said term to cause to be properly cleaned all internal and external surfaces of the windows of the Premises and at all times to keep such windows properly curtained in a style appropriate to a private residence
20. Each morning to empty any rubbish of the previous day suitably wrapped into the refuse receptacles or other means of refuse disposal (if any) provided by the Landlord in the Bin Store
21. Not at any time to interfere with the external painted or treated surfaces of the Premises (including any railings or fencing of any balcony patio or terrace) nor of any other part of the Building
22. To pay the cost 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 Estate or to the passages landings stairs or entrance halls thereof or to the person or property of the Tenant or occupier of any other Property in the Building by the carrying in or removal of furniture or to other goods to or from the Premises or otherwise howsoever
23. To submit any dispute difference or complaint that may arise between the Tenant and the tenant or occupier of any other dwelling in the Building in respect of the use or occupation of the Premises or any other part of the Building to the landlord before taking any further or other steps or proceedings steps in relation thereto
24. Without prejudice to the generality of the foregoing or of regulation 13 hereof to observe and perform all regulations made in relating to the Common Parts
25. At all times to observe and perform all such variations or modifications of the foregoing regulations and all such further or other regulations as the Landlord may from time to time in their reasonable discretion think fit to make for the management care and cleanliness of the Estate and the comfort safety and convenience of all occupiers thereof
26. Not to display or permit the display on either the Estate or any adjoining land of any board for the sale or letting of the Premises
27. Not to erect any television radio or other aerials satellite dishes or other means of receiving telecommunications upon the premises whatsoever
28. Forthwith after losing any security tags pass keys swipe cards or means of gaining access to any part of the Estate to report such loss to the Landlord or its Managing Agent

**ADDITIONAL REGULATIONS INTRODUCED BY THE LANDLORD**

From time to time, and as and when necessary and in line with regulation 24 above, the Landlord will introduce new regulations.

Below are the Regulations introduced since the lease was signed.

1. **Parking Code**

There is a mandatory Parking Code in operation at Royal Standard House and City Point which is strictly enforced. A copy of the code and FAQs are on the website www.standardhill.co.uk

**2. Grounds and Communal Areas**

The playing of ball games or similar is not allowed anywhere in the grounds (grounds includes the garden, garage, parking spaces and common parts of the site).

**3. Nuisance**

To make sure the Tenant\* and anyone else who lives with or visits the Tenant and any sub-tenant or licensee of the Tenant or other occupant of the Premises\* does not harass, annoy or cause a nuisance to, and does not do anything likely to harass, annoy or cause a nuisance to, anyone present in the Building\* outside the Premises  either in the Common Parts\* or elsewhere or on any other part of the Estate\*.

\*All as defined in the leases

**ADDITIONAL CLARIFICATION**

**Garage Parking Spaces for City Point Residents**

The spaces are designated for the parking of motor vehicles only. However, a waiver has been introduced:-

‘non-inflammable items may be stored in your allocated parking space in appropriately sized metal cabinets which should be kept locked’.

This waiver may be removed at any time.

**Communal Areas**

In line with Regulation 17, personal possessions may not be left in the Common Parts at any time.