



REGULATIONS

OPPORTUNE COURT | 4 GILL AVENUE | HOUNSLOW | TW3 4GJ
HERDWICK COURT | 27 CLOVELLY ROAD | HOUNSLOW | TW3 4FT

As Buyers will note from discussions with their solicitors the lease for each property contains regulations. A summary of some of the main points are set out below. Regulations play a crucial role in ensuring that everyone can enjoy their property safely and please read these provisions and the further details in your lease carefully. Please ask if you have any questions.

From time to time, you will be notified of new regulations, or updates to the regulations, these will not change the provisions of your lease.

1. Waste Disposal

No dirt rubbish rags, nappies or other refuse or other noxious substances should be thrown into the sinks baths lavatories cisterns or waste or soil pipes in the property (except through a proper waste disposal unit) or out of the windows or doors. All rubbish should be bagged and placed in the bin(s) provided.

2. Noise

Any unreasonable noise is not permitted. It is important not to cause a nuisance to other residents and not to play a musical instrument television or other sound producing instrument or make or permit to be made any undue noise so as to be audible outside the property in particular between 11:00 pm and 8:00am. Any noisy work (except in the case of emergency) should not be carried out between the hours of 7:00 pm and 8:00 am or between 12:00 noon on Saturday and 8:00 am on Monday.

3. Use of the outside of your property

- No clothes or other articles should be hung or exposed outside the property or shaken out of the windows and neither should any window boxes be erected or anything hung permanently from the outside of the window frames.
- The outside of your property should not be decorated otherwise than by us/any management company.
- You should not keep, store or place any articles on the outside of your property apart from the temporary placing of appropriate planters and balcony furniture where your property includes a balcony.
- You should not erect or affix any television and/or satellite aerial or any structure or material whatsoever on or to the exterior parts of the property or any other part of the development which includes any trellis, fences, windbreaks, sheeting, flags, laundry lines, bird feeders, bird boxes and other wildlife homes.
- You are not permitted to light fires or use any patio heater or barbecue equipment for outside cooking on any balcony or common areas.

4. Pets

Written consent is needed for any pets. It is important buyers understand that this consent can be withdrawn in the event of a complaint being received by us that the animal is causing a nuisance or fouling on the common areas.

5. Use of Common Areas

- Entrance doors of your property should be kept shut when not in use and you should not leave any boxes parcels refuse or rubbish on any part of the building or anywhere outside your property except in the bin store.
- All doors leading to any common areas shall be kept closed (and locked where appropriate) when not in use.
- No bicycle pushchairs or other articles should be left to cause an obstruction in the common areas.

6. Flooring

To ensure that noise levels do not cause disturbance buyers must not remove the resilient foam layer which is bonded to the floor of the property and laminate flooring cannot be installed without our consent, any consent will be dependent on you supplying evidence that the laminate flooring will be noise insulated.

7. Parking and cycle areas

You cannot park or allow to be parked any cycle motor vehicle or motorbike or other form of transport on any part of the development other than in accordance with the rights granted in your Lease.

8. Leaving the property empty

To ensure your property is safe if you are not living there for a period of time you are not to leave the property unoccupied for more than 60 days without isolating the services to the property in order to prevent the possibility of accidental damage to other properties and the building.

9. Dangerous Items

You are not permitted to store any flammable noxious or hazardous materials or substances at the property.