

**Holder of Head Lease and Management Company: SKYSWOOD  
MANAGEMENT LIMITED**

To be read and signed by sub-tenants

FLAT

**Rules and Regulations relating to 41-219 (odd Nos only) Hughenden Road, St  
Albans, Herts AL4 9QN**

The above named management company, all members of which are leaseholders, is responsible for the management and administration of the estate and the address is 55 Hughenden Road, St Albans, Herts AL4 9QN.

The individual Leases lay down certain covenants on behalf of the various parties and in particular the Lessees undertake to comply with the following covenants, rules and regulations which are set out in the Leases. These covenants are also binding on the occupants of any flat within the estate.

**Quiet Enjoyment**

Under the terms of each Lease a flat owner is entitled to benefit from quiet enjoyment of the flat. To achieve this there are clauses within the Lease of a restrictive nature, by which the leaseholders, and also any sub-tenants are bound. A summary of these restrictions is set out below, and there is provision within the Leases for further regulations to be made where considered necessary or prudent.

**Rules and Regulations - Summary of the Lease terms as set out in the First Schedule**

1. Not to carry on any profession trade manufacture or business or hold any sale by auction in the Flat/Maisonette or occupy the same or any part thereof or permit the use or occupation of the same in or upon the Flat/Maisonette or in or about any part of the buildings any act or thing which may annoy or end to cause annoyance damage or danger to the Lessor the Company or any of the other Lessees or occupiers of any part of the Buildings or the owners of occupiers of any nearby or adjacent property or which may injure or tend to injure the character thereof for residential purposes but to keep and use the Flat/Maisonette as and for a single private residence in the occupation of one family only.
2. Not to place any writing drawings sign placard advertisement or notice of any description on the windows or the outside of the walls or doors of the Flat/Maisonette or upon any other part of the building.
3. Not to collect or accumulate or permit in the flat/maisonette any offensive or inflammable materials or thing or erect or fit any stove or do or suffer any act or thing which may be a source of danger or may render invalid any insurance of the Buildings or may cause an increased or extra premium to be or become payable in respect thereof.
4. Not to use or permit to be used in the Flat/Maisonette any piano, pianola, radio or television set, loudspeaker, gramophone, record-player, tape-recorder or any mechanical or other instrument or contrivance of any kind of any washing machine, spin dryer refrigerator or other machine of any kind in such a manner as to cause nuisance or annoyance to the lessees or occupiers of other flats/maisonettes in the Buildings or (in such manner as aforesaid) to practice

or permit singing in the flat AND in particular:

(a) Not (in the case of any flat above ground level) to use or permit to be used in the flat maisonette at any time any such instrument or machine which stands on the floors unless the same be stood upon insulators made of rubber or other suitable sound-deadening material.

(b) Not to use or permit to be used any such instrument or machine aforesaid (other than a refrigerator) nor practice or permit singing or the playing of any piano, pianola or other instrument between the hours of 11.00p.m. and 8.00 a.m.

5. Not to place or suspend or permit to be placed or suspended any excessive weight on or from the floors ceilings or walls of the flat/maisonette any machinery engine or other apparatus other than the usual domestic appliances.

6. Not to keep or allow to be kept any dog or other animals or reptiles in the Flat/Maisonette after objection thereto by the Lessor or its agents shall have been given in writing.

7. Not to place or suffer to be placed any article or thing in any part of the Buildings the use of which is common to the Lessee or occupiers of other parts of the Buildings or to do or permit to be done any act or thing whatsoever in or about the flat/maisonette or the Buildings which may be come dangerous or a nuisance or cause scandal or annoyance to the Lessor of any of the other Lessees or occupiers of the buildings or other buildings in the neighbourhood and in particular not to obstruct or permit or suffer to be obstructed the entranceways staircases landings and passages of the Buildings or the paths forecourts driveways and grounds.

8. No vehicle belonging to the Lessee or to any members of the Lessee's family or to persons visiting the Lessee at the Flat/Maisonette or to any other persons shall be parked upon the paths forecourts of driveways or any part of the Buildings in such a manner as to cause obstruction or nuisance to the Lessees or occupiers of other flats which comprise part of the Buildings and the same paths forecourts and driveways SHALL NOT UNDER ANY CIRCUMSTANCES BE USED AS AN OVERNIGHT PARKING PLACE or as a car space (unless in marked parking bay) and nor shall the washing repairing of any motor vehicle be carried out on the same forecourts paths and driveways or in or upon any other part of the Buildings. OVERNIGHT PARKING SPACES ARE FOR THE USE OF PRIVATE VEHICLES ONLY - NO COMMERCIAL VEHICLES ARE PERMITTED. Parking regulations are in place and are enforced particularly where vehicles are parked in entrance drives and block access to garages.

9. The Lessee when using the common parts of the Buildings shall at all times do so as quietly as possible and in particular between the hours of 11.00 p.m. and 8.00a.m. and during those hours shall take special care quietly to close the doors of the Lessee's flat/maisonette and shall not at any time cause disturbance or annoyance to the Lessees or occupiers of other flats/maisonettes.

10. Not to shake or allow to be shaken or beaten any mats or carpets outside the flats/maisonettes and not to throw or allow to be thrown or fall out anything from the windows.

11. Not to permit any laundry to be hung or spread out in any part of the curtilage or grounds and save in the drying area and no clothes or other articles shall be hung or exposed outside the flat/maisonette, particularly on any of the balconies including the private balconies.

12. To deposit rubbish and refuse only in a wrapped condition and in the refuse bins provided by the Lessees and the management company .

13. Not to allow any person or child under the Lessee's control to loiter or play in the entranceways staircases landings or passages paths forecourts and driveways of the Buildings so as to be a nuisance or annoyance to the Lessor or to Lessees or occupiers of other flats/maisonettes.

14. Not to hold or permit to be held any political or religious meeting (not being a private meeting) in the flat/maisonette or any part of the Buildings nor to use the same for the giving of dancing music or singing lessons.

15. Not to fit any radio or television aerial to any part of the exterior of the flat/maisonette of the buildings PROVIDED ALWAYS that the Lessee shall be entitled to use the radio and television aerial system installed in the buildings or link to the cable system installed throughout the estate.

16. To arrange at the Lessee's own cost for the suppression of all electrical equipment used by the Lessee at the flat/maisonette so as to prevent interference with radio and television reception in other flats.

17. Not to permit or suffer any wastage or overflow of water at the flat/maisonette nor to permit or suffer any water or other liquid to soak through the floors.

18. Not to permit or to suffer dirt rubbish rags or other refuse to be thrown into the sinks (other than where the same are fitted with waste disposal units) baths lavatories cisterns or waste or soil pipes in the flat/maisonette.

19 Not to use any part of the Buildings in such a manner as to cause annoyance nuisance injury damage or disturbance to the Lessor or the Lessees or occupiers of other parts of the Buildings or the owners or occupiers or any nearby or adjacent property not to damage any trees plants or shrubs or grounds of the Buildings but to use the same subject to such reasonable rules and regulations for the common enjoyment thereof as the Lessor may from time to time prescribe.

20. To keep the floors of the flat covered with close-fitted carpet with foam backed underfelt or underlay or with such other sound-deadening floor covering material as shall previously be approved by the Lessor's managing agents.

21. The Lessor reserves the right to make such other rules and regulations from time to time (either in addition to or by way of variation of or substitution for the rules and regulations or any of them) as the Lessor or the Company may deem necessary or expedient for the management care and cleanliness of the Buildings and for securing the safety comfort and convenience of all the occupiers and visitors of flats comprised in the Buildings and any such other rules and regulations as aforesaid shall be deemed to be incorporated herein.

**DECLARATION:**

**I/We confirm that we have read the above Rules and Regulations and agree to be bound by them during my/our period of occupation of Flat .....**

Signed .....

Signed .....

(print name) .....

(print name) .....

Telephone .....

Telephone .....

E-mail .....

E-mail .....