**6. FIRST SCHEDULE HOUSE RULES**

**6.1** To observe and perform the rules and regulations hereafter mentioned and all further rules and regulations, which may be made by the management from time to time for the safety, care and cleanliness of the Development.

**6.2** Not use the Car Parking Space(s) (if any) abutting the Property for any purpose other than the parking a private motor car or motorbike.

**6.3** Cars are parked at owners’ risk and the management company or Landlord will not be held responsible for any theft, loss or damage that may be caused.

**6.4** Bicycles must be parked/stored in the bicycle racks provided. Bicycles must not be brought through the internal common areas or stored on balconies under any circumstances. Bicycles must not be locked to lampposts, trees, railings, or balconies. Management reserves the right to remove any such bicycles without notice and no compensation for same will be provided. Bikes are parked at owners’ risk and the management company or Landlord will not be held responsible for any theft, loss or damage that may be caused.

**6.5** Not hang or permit to be hung or exposed any clothes or other articles on the Premises so as to be visible from outside the property.

**6.6** Not to install any curtains in/on any of the windows to the property.

**6.7** Not to store any personal belongings and/or refuse in the common areas for any amount of time under any circumstances.

**6.8** To dispose of domestic refuse, recyclable paper/cardboard and glass bottles in the separate bins provided in bin stores located at the entrance of the development. It is the responsibility of the resident to dispose of bulk items /Christmas trees/non-domestic refuse such as furniture packaging at the local authority dump or recycling centre. Waste of any kind (including cigarette butts) should not be thrown from windows or from balconies.

**6.9** Not to permit any water or liquid to soak through the floors of the property or suffer dirt rubbish bags or refuse or any corrosive or harmful substance to be thrown into the sinks baths lavatories cisterns or waste or soil pipes.

**6.10** Petrol cans, motor spirit or other flammable or explosive material is not permitted to be kept in the property, car space or balcony.

**6.11** To ensure all children are supervised at all times without exception when using the external common amenity areas.

**6.12** Strictly no pets are allowed in any of the units.

**6.13** Not decorate the exterior or alter the external appearance of any of the buildings on the Premises.

**6.14** Residents are to ensure that blinds are retracted in full prior to opening balcony / terrace doors to prevent damage. Any damage caused to blinds as a result of opening balcony / terrace doors while the blinds are down will be the responsibility of the resident.

**6.15** Where tenants are provided with wall mounted TV stands, shelves, units or brackets, tenants must not mount TV’s above 50” in size to these stands, shelves, units or brackets

**6.16** Not to play, or allow to be played, any musical instrument, television, radio, loud speaker or mechanical or other noise making instrument and not to practice any singing in the Premises or the garden (if any) at any time so as to cause annoyance to the owners or occupiers of any other properties or retail unit or so as to be audible outside the Premises or any buildings thereon between the hours of 10pm and 9am.

**6.17** Not to erect any external wireless or television aerial or satellite dish on the property without prior permission from landlord or agent.

**6.18** Not to use the Premises or any part thereof for any illegal or immoral purpose nor allow any trade or business to be carried on there.

**6.19** To insure and keep insured the contents of the Property against fire and other insurable risks Only applicable if balcony in place:

**6.20** To maintain the balcony of the Property in a clean and tiny manner, and in the condition it was in at the commencement of the Lease.

**6.21** Not to obscure in any way the balcony glazing or to install any privacy screen, wind breaker or any other structure on or within the balcony.

**6.22** Not to shake or permit to be shaken any mats, carpets, sheets, chattels or other articles from any window or the balcony or terrace of the Premises and to clean the inside of the windows and the external surfaces of the windows facing the balcony as often as may be necessary.

**6.23** BBQs cannot be used or stored on any balcony. Balconies cannot be used for storing items such as bicycles, surf boards, refuse etc.

**6.24** Such other house rules as the landlord may reasonably implement periodically, in the interest of good estate management.

It is in the interest of all residents that these House Rules are complied with, and where residents cooperate, the comfort and well being of all residents will be assured. Failure to comply with these rules will be considered a breach of your lease obligations with the Landlord may terminate this Tenancy Agreement for any un-remedied breach of Covenant by the Tenant. The Notice Period for such a Termination by the Landlord is 28 days.

Please sign below to confirm you have read and understand House Rules.

Landlord/Agent Signature:

Date:

Tenant Signature(s):

Date: