

## Covenants for Leasehold Houses

Full details of these covenants can be found in the full copy of the Lease applicable to the leasehold properties.

1. Not to do or permit or suffer anything to be done in or upon the Premises or any part thereof which may be or become a nuisance or annoyance or cause damage or inconvenience to the Lessor or the lessees or occupiers of other properties on the Estate nor may the Premises be used for any immoral illegal or unlawful purpose
2. Not to do or permit or suffer to be done anything whereby the Lessor's or the Manager's policy or policies of insurance on the Estate or any part or parts thereof may become void or voidable or whereby the premium thereon may be increased and to repay to the Lessor or as the case may be to the Manager all sums paid by way of increased premiums and all expenses incurred by it in or about any renewal of such policy or policies rendered necessary by a breach of this covenant and to notify the Lessor or the Manager as the case may be as soon as possible of any event which is likely to lead to a claim on the Lessor's or the Manager's insurance(s)
3. From time to time and at all times during the term hereby granted (whether the Lessor or the Manager shall or shall not have served notice requiring the Lessee so to do) and utilising best quality materials of their various kinds and in good and workmanlike manner well and substantially to cleanse repair maintain support and uphold the Premises and all improvements and additions thereto or replacements thereof and also all Landlords fixtures and fittings which may at any time during the term be fixed or fastened to the Premises or to any part thereof (including but without prejudice to the generality of the foregoing the space and water heating equipment and installations exclusively serving the Premises and the Transmission Media comprised in and used exclusively for the benefit of the Premises and appurtenances thereof) and to be responsible in all respects for all damage caused to the Premises or to other parts of the Estate or to the Lessor or the lessees of the Freehold Houses and/or to the Manager through the bursting overflowing or stopping-up of such Transmission Media occasioned by or through neglect of the Lessee its servants or agents and peaceably to deliver up the Premises to the Lessor in such repair and condition at the expiration or sooner determination of the said term.
4. To keep the glass in the windows of the Premises properly repaired and the windows cleansed and as and when necessary to maintain the inside of the Premises in good decorative order
5. To maintain and keep in repair or replace if necessary, the fences and walls shown marked with an inward facing "T" on Plan 2 within the boundaries of the Premises provided that (if applicable) all walls separating a Leasehold Houses or Freehold House from any other part of the Estate shall be deemed to be party walls and maintainable as such

6. To keep clean and tidy and properly tended the garden of the Premises and where appropriate lop and top and care for any trees in accordance with good arboricultural practice and any tree preservation order or other order relating thereto but otherwise not to fell cut maim or injure any of the trees on the Estate without the written consent of the Manager which consent shall not be unreasonably withheld when such tree is dangerous or diseased
7. Not to obstruct or block or permit or suffer to be obstructed or blocked wholly or partially in any way whatsoever any part of the Accessways Roads or Footpaths
8. No boundary structure shall be erected in front of the dwellinghouse erected upon the Premises and elsewhere not to erect any hedge fence or wall to a greater height than 1.8 metres
9. Not to deposit or permit or suffer to be deposited on any part of the Estate any rubbish or refuse of any kind
10. Not to interfere with or remove or destroy any landscaping shrubs or plants within the front garden of the Premises laid down by the Lessor
11. No part of the Premises shall be used or be permitted to be used for any purpose save that of a single private dwelling
12. No advertisement sign hoarding, or placard shall be placed or erected upon the Premises (including for the avoidance of doubt any sign announcing that the Premises are to be let or sold)
13. No television or other aerial or satellite dish other than any communal systems shall be erected or kept on the outside of the Premises other than a television satellite receiving apparatus of a discreet size placed behind the rear building line of the Premises and not visible from the Accessways or Roads
14. Not to allow any petrol or oil to escape or drain into any of the pipes sewers or drains laid in on over or under the Estate or any part thereof nor to keep or allow to be kept on the Premises any flammable explosive noxious or dangerous substances of any kind
15. Not to hang out clothes or other items on the Premises except in the garden at the rear of the Premises
16. Not at any time to plant any trees or other deep rooting plants or shrubs nor erect any buildings fences walls or other erections within one and a half metres of Transmission Media
17. Not to do or cause or permit to be done anything likely to cause damage or injury or to prevent access to any Transmission Media and to take all reasonable precautions to prevent such damage or injury thereto

18. Not to remove or permit to be removed any fence or wall erected on the Premises whether forming part of the boundary of the Premises or otherwise

19. Not to do any act which may interfere with the quiet use or enjoyment of the Manager's Land by any person entitled to the use and enjoyment thereof nor create any nuisance therein

20. No bird animal or reptile shall be kept in the Premises without the written permission of the Manager which if given shall be deemed to be by way of licence revocable by the Manager at will

21. No alteration shall be made to the external appearance of any building (including without prejudice to the generality of this clause the colour scheme of the front doors window frames and walls thereof) forming part of the Premises nor shall any addition be made thereto otherwise than in accordance with paragraphs 8, 13 and 22 of this Schedule

22. No green-houses sheds conservatories or summer-houses or other similar buildings or structures shall be erected upon the Premises until the Lessor has completed the sale of all of the plots on the Estate except with the prior written approval of the Lessor whose discretion in such matters shall be absolute

23. Subject to paragraph 24 of this Schedule not to park or permit to be parked on the Estate any vehicle otherwise than in the garages or designated parking spaces and not to park or permit to be parked any vehicle on the Manager's Land

24. Not to permit any commercial vehicles to be parked on the Estate save in connection with deliveries to or servicing of the Property AND in no case shall such vehicles remain on the Estate overnight

25. Not to park on the Estate (including the Premises) any caravan trailer boat or motorised caravan (otherwise than in a garage)

26. Not to make or permit or suffer to be made any claim or objection in respect of any works of construction building installation alteration addition or repair carried out on the Estate or upon any land or property of the Lessor or in which the Lessor has an interest adjoining or near thereto by the Lessor or by any persons authorised by it provided always that any such works shall be carried out with as little inconvenience to the Lessee as reasonably practicable

27. Immediately upon receipt thereof to deliver to the Lessor and to the Manager copies of all notices received from the Local Authority or any other corporation authority body or persons affecting the Premises

28. In the case of any assignment sublease underletting or disposition to a person or company not ordinarily resident in England or Wales to supply to the Lessor and the Manager an address for service of notices and proceedings in England other than the Premises which address shall thereafter be deemed the address for service in England of

that non-resident until the Lessor and the Manager have received written other than the Premises for service in England

29. In the event of the Lessee not being resident in the Premises for a continuous period in excess of three calendar months to notify the Manager or its managing agents in writing of the name and address of a suitable agent being a surveyor solicitor accountant or other person responsible for the compliance on behalf of the Lessee with the Lessee's covenants contained in this Lease

