

REGULATIONS FOR OCCUPIERS, INCLUDING GUESTS, OF WEST PARADE ESTATE BUILDINGS INCLUDING TOBAGO

Use and enjoyment of the common parts of the buildings and other amenities on land owned by West Parade Estates Limited.

The Lessee must ensure that any tenants, guests or other occupiers of a Flat comply with these Regulations.

1. The Lessee must not do anything in the Building or anywhere on the Estate that may cause nuisance, or injury to owners of adjoining properties.
2. All directions reasonably issued to ensure health and safety must be complied with.
3. The Lessee *must not obstruct* the entrance hall, staircases, landings, passages, lifts, or any other part of the Building
4. The lessee shall not put bicycles, boxes, goods, refuse, litter or any other thing in the common parts of the building.
5. When using the common parts of the Building between the hours of 11pm and 8am the Lessee must do so as quietly as possible, taking special care to close any internal security and external entrance doors
6. The Lessee must not let children under their supervision play in or congregate on, the lift, landings, stairwells, staircases or the entrance lobby of the Building, nor allow them to throw any object from a Building.
7. All rubbish must be deposited within the proper receptacle located in the bin store area.
8. The external entrance door and internal security door of the Building must be kept securely shut.
9. No person should be allowed access into the Building except with the permission of the Lessee.
10. Smoking of cigarettes ,cigars or other tobacco products or the use of e-cigarettes or vaping by anyone in the common parts of the Building including the bin store areas (or immediately outside any external doorways) is prohibited at all times.
11. Vehicles (including cars motorcycles and bicycles) must be parked in a designated parking space or on a road outside the estate.
12. No vehicle (even one displaying a badge designating the driver or any passenger as disabled) may be parked wholly or in part on a grass verge or on any section of road marked with double yellow lines.
13. The Lessee shall observe speed restrictions and directions of travel on the Estate.

14. No trailer, caravan, motor home, boat, machinery or other apparatus may be parked anywhere on the Estate.
15. No rubbish or litter is to be placed anywhere on the roads, verges or passageways of the Estate and no oils or other liquids (except water) are to be deposited in the external drains or gulleys of roads on the Estate.
16. The Lessee shall not place any seating or other furniture or apparatus in or on the Estate's gardens or verges.
17. The Lessee shall not drop or allow the dropping of litter or the placing of any item on the verges or in the gardens of the Estate.
18. The lessee shall not feed, or place food for consumption by animals or birds outside any Building or Garage Building.
19. The Lessee shall not place or operate any barbecue or grill or light bonfires in the gardens or elsewhere on any part of the Estate, or in the Flat balconies.
20. No dog, cat or other creature may be taken by the Lessee into any Building, the gardens or other parts of the Estate.
21. The Lessee shall not permit any child visiting or staying with the Lessee to cycle or use scooters, roller skates or skate boards or operate mechanical or radio controlled toys or fly kites or play ball games on the Estate's roads, verges or gardens.
22. The Lessee shall not cut, prune or lop any of the trees, shrubs, plants or flowers in the gardens