

THE THIRD SCHEDULE

(PART 1)

Covenants to be observed by All Owners

1. Not to use any building or any part thereof for any purpose other than that of a private residence and not to carry on any trade business or manufacture whatsoever Provided that professional use by a doctor dentist solicitor or accountant shall be permitted
2. No additional building or erection of any nature whatsoever whether temporary or permanent or structural external addition or alteration shall be carried out built or erected upon the land hereby transferred or any part thereof without the written consent first had and obtained of the Residents Company or their surveyors nor shall any addition be made or alteration to any building without such written consent as aforesaid such approval not to be unreasonable withheld
3. No hoarding or advertising sign shall be erected on any part of the land hereby transferred other than notices to let or sell or usual professional nameplates in association with professional use as aforesaid
4. No tree shall be felled without the consent of the Residents Company such consent not to be unreasonably withheld
5. Not to do or suffer or permit to be done any act or thing in or about any unit or any part thereof which may be or become a nuisance or annoyance to the Council the Transferor the Company or the owners or occupiers of any part of the Estate or detrimental to the value of the Estate

6. Any garden or open ground adjacent to or visible from the estate roads shall be kept cultivated tidy and free of weeds and kept generally in a manner fitting to a good quality residential estate
7. No fence shall be erected save of a type first approved in writing. Any such fence erected along any boundary marked "T" on the plan shall at all times thereafter be kept and maintained in good repair by the Transferee
8. No building materials or builders contractors plant or equipment shall be stored on any part of the land hereby transferred in such manner as to be visible from any of the estate roads save and except with the express written consent of the Transferor and the Residents Company which may be given on such terms as they shall from time to time determine and which may be temporary and which may be withdrawn at any time
9. No boat caravan house on wheels or any unlicensed or derelict vehicle of any description shall be kept on any part of the land hereby transferred
10. Not to make any material alteration to the existing decorative scheme of the exterior of any building without the written consent first had and obtained of the Residents Company or their surveyors
11. To do all such works or other things as shall under any statutory or other authority be properly required to be done in respect of the exterior of any building erected on the land hereby transferred whether by the owner or occupier thereof and to conform in all respects with the

provisions of and regulations made under any general or local Act of Parliament which may be applicable to the land hereby transferred or any part thereof and to keep the Transferor and the Residents Company fully indemnified in respect thereof

12. To comply with and observe the regulations set out in the Part 2 of this Schedule and such amendments or additional regulations as the Residents Company may reasonably make in the general interest of the residents on the Estate

(PART 2)

Regulations to be Observed

1. No piano gramophone radio television record player loudspeaker or mechanical or other musical instrument or apparatus of any kind shall be played or used nor shall any singing or dancing be practised in such manner as to cause annoyance to the owners and occupiers of any adjoining or neighbouring property

2. No clothes or other articles shall be hung or exposed outside any unit except in the area (if any) provided or designated by the Residents Company for that purpose

3. No bird dog or other animal or pet which may in the opinion of the Residents Company cause annoyance to any other owner or occupier shall be kept on the land hereby transferred or be allowed to stray on the Estate roads or any part of the Estate

4. Not to allow or permit any Estate Road to be obstructed by any cycle perambulator invalid carriage motor vehicle or other vehicle or to leave any other obstruction or rubbish upon any part of the Estate other than designed for car parking refuse disposal or other specific purpose
5. No radio or television aerial or wireless apparatus of a type or size to which the Residents Company may reasonably object shall be erected or attached to the exterior of any building
6. Not to use the communal car parking area shown coloured pink and hatched blue on the Plan except with the permission of and in accordance with the directions from time to time made by the Residents Company
7. To observe such other reasonable rules and regulations (either in addition to or by way of substitution for these regulations) as the Residents Company may from time to time consider desirable