

LONDON YARD MANAGEMENT COMPANY LIMITED

The following "Code of Conduct" has been prepared by the Directors of the Company and has full force and effect in accordance with the following provisions:

(a) Clause 3G of the Memorandum of Association of the Company which enables the Company to make regulations for the use by Lessees, Resident, Tenant, Occupiers and others of the buildings and other amenities on the Estate; and

(b) In accordance with the Third Schedule, Clause 12 of each Transfer Agreement whereby the Transferee will observe and comply with all reasonable regulations made by the Management Company from time to time for the Management of the Development, and

(c) In accordance with the Fourth Schedule, Clause 16 of the relevant Leases whereby the Lessee undertakes to "observe and comply with all reasonable regulations made by the Lessor or the Management Company from time to time for the Management of the Development"

The following "Code of Conduct" is supplementary to and not in replacement of the various Covenants given in the relevant Transfer and Lease Documentation and which do, of course, still stand. A summary of the Lease/Transfer Terms are attached for guidance although the full wording of these documents should be consulted in need

Owners should take note that they are fully responsible for any breach of covenants or this Code of Conduct by their occupants or tenants. You are therefore respectfully reminded to inform anybody using your premises of same. Legal implications for owners could arise from their non-observance.

CODE OF CONDUCT

(i) The Flat, House or Garage is to be kept in good and substantial repair and condition.

(ii) Audio equipment and musical instruments are not to be played so as to cause annoyance to other occupiers or so as to be audible outside the Flat or House at any time and especially between the hours of 11 pm and 8 am and further, no other noise shall be created in any way which does or is likely to give rise to a nuisance to the other occupiers of premises at London Yard

(iii) The external appearance of the property (including the original colour scheme used around the Estate) shall not be altered in any way.

(iv) Washing and or clothes are not to be hung in any area e.g. balconies so as to be seen from the communal areas unless within the confines of a fenced garden.

(v) "For Sale" signs are not to be exhibited on the outside of any Flat Block, House or Garage. They may only be displayed in the window of the premises.

(vi) Owners/Occupiers of premises at London Yard and/or visitors to London Yard are not to obstruct or park any vehicle caravan trailer or boat of any kind on the Development or the Communal Areas (including pavements) except that:

(a) Residents private motor cars may only be parked on the designated parking spaces, and

b) Vehicles delivering or collecting goods or visiting owners/occupiers may be parked temporarily on a designated parking space.

(c) The Management Company reserves the right where it has reasonable grounds to believe that a vehicle has been abandoned or is not road worthy, to require evidence that such vehicle(s) is/are adequately insured. Failure to do so may result in the vehicle being removed following the giving of three weeks notice.

(vii) Motor vehicles may not exceed the speed limit of 15 miles per hour within the confines of the Estate.

(viii) The giving out of entry door code numbers (where applicable) must be strictly controlled and only given to those who have a bona-fide right of entry to the Block

(ix) Ball games are not permitted on roads, pavements, Communal Areas or the lawns within the confines of the Estate.

(x) Bicycles may not be kept on balconies or within any of the Communal Areas

(xi) Letter boxes in the entrance of Flat Blocks must be kept in good order and locked

(xii) Only bagged rubbish excluding paint/paint pots and glass may be disposed of via the chute or placed in the rubbish rooms. All other larger items of rubbish e.g. carpets and furniture of any and all kinds may not be disposed of via the rubbish room. Residents are responsible for disposal of this type of domestic refuse personally by taking it to the Council tip or making arrangements with the Council. Householders may only put out their rubbish on the morning of the day of collection or exceptionally - the night before

EXTRACT/SUMMARY OF LESSEE'S COVENANTS IN RESPECT OF FLAT UNITS

This is only a limited abbreviation of Covenants in the Leases relating to London Yard and it is to the main Lease you should refer in need.

1. (a) To keep the Flat and all walls fences gates steps party structures and Service Media thereto belonging in good and substantial repair and condition

(b) To keep the internal and external surfaces of all windows of the Flat clean.

2. To keep any bin store belonging to or used by the Lessee in a clean and tidy condition.

3. Where the Flat is wholly or partly above or below any other flat to maintain

(a) Good and sufficient carpeting (with proper underlay) on all floors of the Flat save those in the kitchen and bathroom.

(b) Good and sufficient floor coverings on the floors of the kitchen and bathroom of the Flat.

4. To observe and comply with all reasonable regulations made by the lessor or the Management Company or either of them from time to time for the management of the Development.

5. Not do or permit to be done any act or thing which may or which may reasonably be expected to render void or voidable any policy or policies of insurance of any other dwelling on the Development or any policy or policies of insurance in respect of the contents of any of the such dwellings or which may or which may reasonably be expected to cause any increased premium to be payable in respect of any such policy or policies.

6. No audio or other equipment or musical instrument of any kind shall be played or used or any other thing done or caused or permitted to be done in the Flat so as to cause annoyance to the owners lessees or occupants of the other dwellings on the Development or so as to be audible outside the Flat between the hours of 11 pm and 8 am.

7. Not to vary the original walls fences and/or gates forming part of the Flat without the prior written consent of the Management Company.

8. Not without written consent of the management Company to keep any animals birds reptiles or other pets in the Flat and in the event of the Management Company permitting the keeping of same not to permit the same to foul any part of the Development not hereby demised or to be or become a

nuisance or annoyance to any other owner lessee or occupier of the Development.

9. Not to hang any washing or clothes in such a manner that any of the same can be seen from the Communal Areas.

10. Not to attach or fix any item or thing to the exterior of the Flat or the Block and without prejudice to the generality of the foregoing not to attach or fix any windowbox to the exterior of the Flat or the Block.

11. Not to obstruct in any way the Common Parts or the access to any other Flat in the Block.

12. (a) Not to make any structural alterations or structural additions to the Flat or remove any of the Lessor's fixtures

(b) Not to make any other alterations or additions to the Flat without the previous consent in writing of the Management Company in such form as the Management Company in its absolute discretion shall determine.

13. Not to exhibit any advertisement nameplate placard or notice of any kind upon the Flat or the Block except that house numbers of a reasonable size may be attached to the front door of the Flat and a notice relating to the sale of the Flat may be displayed in any window of the Flat and on such other part of the Development as the Management Company may from time to time specify.

14. Not to mutilate or remove any trees and or shrubs which may be planted on the Development whether pursuant to the requirements of the Local Authority or otherwise.

15. Not to throw or deposit dirt rubbish rags or other refuse or permit the same to be thrown or deposited into the sinks baths lavatories cisterns or waste or soil pipes in the Flat.

16. (a) Not to use or permit or suffer the Flat to be used for the carrying on of any trade business or profession whatsoever and to use the same only as a private dwelling house for a single family.

(b) Not to use or permit or suffer the Garage to be used except for the purpose of a private garage only and not to store or permit or suffer to be stored in the Garage; any petrol or other explosive or inflammatory oils or substances.

17. Not to do or permit or suffer on or to the Flat any act or thing which shall or may be or become immoral or illegal or a nuisance damage or annoyance or inconvenience to the Lessor and/or the Developers and/or the Management Company and/or the other owners and tenants of any other dwelling on the Development or of any neighbouring property.

18. Not to obstruct or park any vehicle caravan trailer or boat of any kind on the Development or the Communal Areas except that:

(a) Private motor cars may be parked on the designated parking spaces and

(b) Vehicles delivering or collecting goods may be parked temporarily.

19. Not to erect on the Flat an external aerial which can be seen from the Communal Areas.

20. Not to leave any dustbin or other refuse containers in the Flat or the Block so as to be visible from the Communal Areas.

21. Not to use the pond forming part of the Development for any purpose other than as a stretch of ornamental water and in particular (but without prejudice to the generality of the foregoing) not to extract water from or swim or fish in or otherwise throw or deposit any dirt rubbish rags or other refuse or permit the same to be thrown or deposited in the pond.

EXTRACT/SUMMARY OF (FREEHOLDERS COVENANT IN RESPECT OF HOUSES)

This is only a limited abbreviation of Covenants in the Transfer Agreement relating to London Yard and it is to the Main Transfer Agreement you should refer in need

1. The Transferee will at all times hereafter maintain the fences on the side of the Property where marked "T" within the boundaries on the Plan.
2. The Transferee will not erect or permit to be erected on the Property in front of the prescribed building line any fence or wall or other building or structure of whatsoever nature.
3. The Transferee will not use or permit to be used the Property or any building thereon for the carrying on of any trade or business or profession whatsoever and will use the same only as a private dwelling house for a single family.
4. The Transferee shall not do or permit or suffer on or to the Property any act or thing which shall or may be or become a nuisance damage or annoyance or inconvenience to the Transferor and/or the Developer and/or the Management Company and/or the other owners and tenants of any other dwelling on the Development or of any neighbouring property.
5. The Transferee will not obstruct or park any vehicle caravan trailer or boat of any kind on the Property or the Communal Areas except that
 - (a) Private motor cars may be parked on the drive and
 - (b) Vehicles delivering or collecting goods may be parked temporarily
6. The Transferee will not erect on the Property any external aerial which can be seen from the Communal Areas.
7. The Transferee will not leave any dustbin or other refuse containers on the Property so as to be visible from the Communal Areas except so far as necessary for collection purposes.
8. The Transferee will not exhibit any advertisement nameplate placard or notice of any kind upon the Property except nameplates and house numbers of a reasonable size and a notice relating to the sale of the Property.
9. Save as otherwise herein provided, the Transferee will not use the pond forming part of the Development for any purpose other than as a stretch of ornamental water and in particular (but without prejudice to the generality of the foregoing) will not extract water from or swim or fish in or throw or

deposit any dirt rubbish rags or other refuse or permit the same to be thrown or deposited in the pond

10. The Transferee will not mutilate or remove any trees and/or shrubs which may be planted within the boundary of the Property pursuant to the requirements of the Local Authority.

11. The Transferee will observe and comply with all reasonable regulations made by the Management Company from time to time for the management of the Development.