



Haslett Avenue East (Crawley) Management Company Ltd Lease Covenants

1. Not to use the Property or permit the same to be used for any illegal or immoral purpose or for any trade business or manufacture or for any purpose whatsoever other than as a private residence in the occupation of one family only.
2. Not to do or permit to be done any act or thing in or upon the Property or any part thereof of any part of the Estate which may be or grow to be a damage nuisance disturbance or annoyance to the Lessor or the Company or the Fairview Companies or any of the occupiers of other parts of the Estate or to the neighbourhood.
3. Not to do or permit to be done any act or thing in or upon the Property or any part thereof or any part of the Estate which may render void or voidable any policy of insurance of the Property or of any other part of the Estate or may operate to increase the premium payable in respect thereof.
4. Not to throw dirt rubbish rags or other refuse or permit the same to be thrown into the sinks baths lavatories cisterns or waste or soil pipes in the Property.
5. Not to play or use or permit to be played or used any piano pianola gramophone wireless or television loudspeaker or mechanical instrument of any kind between the hours of 12 midnight and 8am or sing or carry on loud conversation or allow the same to be done in the Property so as to cause damage nuisance or annoyance to the Lessor or the Company or the Fairview Companies or the lessees or occupiers of any other part of the Estate.
6. Not without the previous consent of the Lessor in writing to place or permit to be placed any name writing drawing sign board plate or placard of any kind in or upon or from the external walls or any window on the exterior of the Property or so as to be visible from the outside of the Property.
7. Not to shake hang or expose any clothes mats or other objects or to place any flower box or flower pots or other like objects outside the Property or permit the same to be done.
8. Not to keep or permit to be kept any bird dog or other animal upon or in the Property which may cause a nuisance damage or annoyance to the tenants or occupiers of any other parts of the Estate or to which an objection shall be notified by the Lessor or the Company and to forthwith remove from the Property and the Estate any bird dog or other animal or pet within one month of the Lessee's receipt of written notice of the Lessor's request in that regard arising from breach of this provision or otherwise.
9. Not to erect or permit to be erected any individual external radio or television aerial or satellite dish or any other similar apparatus in or upon the Property.
10. Not to permit any vehicles good or articles to obstruct common entrances passages landings staircases pathways accessways or the gardens of the Estate or the Lessor's adjoining land.

email
telephone
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enquiries@itsyourplace.co.uk
0845 094 0854
www.itsyourplace.co.uk



11. To provide and maintain in the refuse store shown on the Plan a dustbin (unless the Company shall provide a container for refuse) and not to leave refuse anywhere except in the said dustbin or container in the refuse store and keep the said store clean and tidy.
12. Not to use convert or occupy or suffer to be used converted or occupied the gardens accessways paths and forecourts (if any) for any purpose other than those hereinbefore mentioned.
13. Not to make or permit or suffer to be made any alterations to the external walls or windows of the Property.
14. To clean the windows of the Property at least once a month.
15. No commercial or industrial vehicle caravans boats or trailers shall be kept or parked on any parking space or otherwise within the Estate or on the Lessor's adjoining land.
16. At all time maintain adequate close carpeting with underfelt or underlay throughout the Property or take such other steps in relation to the composition or covering of the floors of the Property as the Lessor may reasonably deem adequate having regard to the peace and quiet of the occupants of the flats in the Estate or in accordance with any relevant Building Regulations.
17. Not to display any board placard or notice relating to the sale or letting of the Property upon the Property or any part of the Estate within a period of five years from the date hereof.
18. Not to park or allow to stand any vehicle of any description (including motor cycle or scooter) nor any caravan on the accessways and footpaths shown on the Plan and not to obstruct or hinder free access over any accessways shown hatched or cross hatched black on the Plan or the proposed adoptable area.
19. Not to hang or permit to be hung in the windows of the Property any article material or covering unless the same shall be a curtain or blind.
20. Nothing shall be done permitted or suffered the property that shall obstruct or otherwise interfere with the access and use of light and air to and for the remainder of the Estate.
21. Not to do or suffer to be done on the Property anything which may result in a breach of any condition contained within any planning permission relating to the development of the Estate.

On behalf of Haslett Avenue East (Crawley) Management Company Ltd any deemed breaches of the Covenants of the Lease will be enforced and for which civil action may be taken against the identified person(s).

On behalf of Haslett Avenue East (Crawley) Management Company Ltd, we thank you for taking the time to abide by the Covenants of the Lease.

If you are renting your property, we would ask that you refer initially your queries to either your Landlord or Letting Agent directly.

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