

15. Not without the consent in writing of the Local Planning Authority to cut or remove any trees
16. Not to erect any external reception or transmission antennae or satellite dish on the Property
17. Not to cause any nuisance annoyance danger or detriment to any owner or occupier of any part of the Estate
18. To pay and contribute with others using the same a fair proportion of the cost of inspecting maintaining repairing cleaning and renewing the driveway shown cross-hatched black on the Plan (if any)
19. To maintain in good and substantial repair and condition the external facade of the Property and all boundary walls fences and/or hedges of the Property marked with a "T" inwards on the Plan and to tend and maintain any trees shrubs or landscaping on the Property in a good and proper condition (and grass properly mown) and to ensure that the paving and landscaped areas within the boundaries of the Property and which adjoin the Estate Road are kept neat and tidy
20. To comply with any regulations laid down by the Transferor and/or the Management Company for the use of the Estate Communal Areas and not to cause nuisance or annoyance in exercising the rights over the Estate Communal Areas

Extracts from the 125 Year Lease

(32) Communal Gardens

Not to use or permit to be used the Communal Gardens in such a way as to cause a nuisance annoyance danger or detriment to any owner or occupier of any part of the Estate

(33) Regulations

To comply with the regulations contained in the Fifth Schedule hereto and such other regulations as the Landlord or the Management Company may from time to time lay down for the purpose of maintaining the character and reputation of the Apartment Block and/or the Communal Gardens and/or the Estate Communal Areas and/or the Estate and the convenience and comfort of the lessees or occupiers thereof

The second schedule

(2)

A right to use the play areas amenity land open spaces and the parade ground within the Estate Communal Areas for recreation subject to complying with such regulations as may be made by the Management Company

(7)

The right in common with all others entitled to the like right to use the Communal Gardens for quiet recreational purposes
