



*Maintaining and Managing Portland Mews*

### **Your obligations under the Portland Mews Lease Agreement**

Below is a simplified summary from the lease agreement (part one, sixth schedule), detailing the responsibilities and legal obligations of owners and tenants under the Portland Mews lease.

The lease is a formal agreement between the freeholder company, the management company (Watlands Management Company Ltd), and each apartment owner.

***A breach of the lease agreement may place your home at risk  
please consult a full copy of the lease agreement for further details***

- 1) At all times the apartment shall be maintained and repaired to a suitable standard which will not affect the necessary support shelter and protection to the other parts of the estate.
- 2) Not to use an apartment or any part thereof for business purposes of any description.
- 3) Not to use an apartment or any part thereof for illegal or immoral purpose or for any purpose from which a nuisance can arise to the Management Company or to the owners or occupiers of the other apartments.
- 4) Not to take in any boarders or lodgers.
- 5) Not to do or permit to be done any act or thing which may render any insurance policies held by the Watlands Management Company Ltd void or cause any increased premium to be payable.
- 6) Not to erect or affix to the building, internally or externally any machinery or mechanical or scientific device that may cause electrical interference to other apparatus other than normal domestic equipment that contain suppressors.
- 7) Not to leave any furniture, cycle, wheelchair, box, parcel, bottle, or other objects outside an apartment or in the communal areas.
- 8) Not to leave any refuse or rubbish outside an apartment or in a communal area, except in the communal bins provided.
- 9) Not to throw or cause to be thrown any objects, refuse or rubbish out of an apartment window or door.

10) Not to park or allow to be parked any car, van or other vehicle on any part of the estate other than in the parking spaces provided. Parking is not permitted on the driveway, in front of the bins or any other location marked with a 'no parking' sign.

11) Not to permit a vehicle not owned by a tenant to be parked in a parking bay other than in the visitor's car park between the hours of 6pm and 8pm.

12) Not to permit the parking of a van or large goods vehicle at any time other than for the purposes of delivery.

13) Not to make any unreasonable noise in an apartment by way of radio, stereo, television, telephone receiving set, musical instrument, vacuum cleaner, singing at any time.

14) Not to make any noise of any kind whatsoever so as to be heard outside an apartment between the hours of 11.00pm and 7.00am on all days.

15) Not to throw dirt rubbish, rags or other refuse or objects into the sinks (other than waste disposal units) lavatories, baths or waste or soil pipes in an apartment that may cause a blockage.

16) Not to erect any signboard, advertising or placard of any kind that may be seen from outside an apartment.

17) Not to hang or expose outside an apartment any clothes or other articles for drying or any other purpose.

18) Not to shake any mat from an upstairs window of an apartment.

19) Not to keep a cat, dog or other animal or pet in an apartment except with the management company's prior written approval which approval shall be at the management company's discretion and may be withdrawn at any time.

20) Not to decorate the exterior of the premises.

21) Not to erect any external wireless or television aerial or satellite dish without the prior written approval of the Management Company.

Not to make any alterations to the building, including the replacement of windows, doors, signs or structures without the permission of the management company.

### **Section 36 of the third schedule**

Subletting or renting of an apartment is not permitted without the prior written consent and agreement of Watlands Management Company Ltd.