



Estate Regulations

The following list is intended as a guide to enable all Tenants to comply with good estate management criteria; and is in addition to the provisions within the Tenancy Agreement/Lease.

✓ DO'S At all times the Tenant **MUST**;

- Observe any speed limits and traffic signs on the Estate.
- Use parking areas solely for the purpose of parking a reasonable number of motor cars and light vans in connection with the Tenant's business. Other vehicles e.g. caravans, HGV's, coaches/buses, forklift trucks etc. will not be permitted on any part of the Estate unless approved in writing by the Landlord.
- Deposit rubbish in bins provided by or approved by the Landlord only – and in no other place(s) on the Estate.
- Take all appropriate measures for the security of the Tenant's unit against theft and/or vandalism.
- Report to the Landlord anything on the Estate which may appear suspicious or threaten the security of the Estate or any individual's units on it.
- Lock the main gates (where installed) on entering/leaving the estate between the hours of 7pm & 6am each day **AFTER** checking that no other person will be locked in as a result of doing so.

✗ DON'TS At all times the Tenant **MUST NOT**;

- Park vehicles in such a way that they cause an obstruction to other tenants and visitors to the Estate.
- Allow any vehicle to be abandoned on the Estate.
- Place any external storage on the estate except in such areas as the Landlord may expressly agree.
- Place skips anywhere on the estate unless approved in writing by the Landlord and subject to any conditions that the Landlord imposes.
- Allow any fires (controlled or otherwise) to be lit on the Estate.
- Erect any signs, temporary or otherwise, on any part of the Estate without the Landlord's written agreement.
- Play any music or other sounds at such volume that they can be heard outside the Tenant's unit.
- Use the drains on the Estate to dispose of any substances whatsoever.

The above Regulations may be revised by the Landlord at any time.

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