

## THE SEVENTH SCHEDULE

### THE REGULATIONS

1. Not to occupy or permit the occupation of the Premises or any part thereof by any person other than a Qualifying Person.
2. To observe the terms of the Residency Agreement
3. Not to do or suffer to be done on the Premises or the Estate anything which may be or become a nuisance or annoyance or cause damage or danger to the Landlord or the occupiers of any other apartment in the Building, Savoy House or the Retail Unit or any nearby or adjacent property or which may injure or tend to injure the character or reputation of the Estate nor to act in any manner likely to cause distress to the occupiers of any other apartment in the Building, Savoy House or the Retail Unit
4. Not to carry on any profession trade or business or hold any auction sale in the Premises but to use the same as a single private residence only
5. Not to use or suffer the Premises to be used for any unlawful or immoral purpose or for any political religious or other meeting to which the public is invited
6. Without prejudice to the generality of Regulation 3:
  - 6.1 not to use or permit to be used in the Premises any radio television set record player tape recorder or any musical or other instrument or machine of any kind or to practice or permit singing in the Premises between the hours of 11.00 p.m. and 7.00 am such that the same is audible outside the Premises
  - 6.2 not (except with the previous written permission of the Landlord or its managing agents) to keep or allow to be kept any animal reptile or bird in the Premises or on the Estate
7. To keep the floors of the Premises close carpeted and with underfelt or with such other effective sound-deadening floor covering material as may be approved by the Landlord or its managing agents

8. Not to obstruct or suffer the entrance ways staircases lifts landings and passages of the Building or the roads paths and forecourts of the Estate to be obstructed
9.
  - 9.1 Save as permitted by paragraph 9.2, not to park or permit the parking of any vehicle belonging to the Tenant or to any members of the Tenant's family or to any persons visiting the Tenant on any part of the Estate.
  - 9.2 In the event that there are upon the Estate any parking spaces from time to time marked out or designated by the Landlord or the Landlord's managing agents as visitor parking spaces to permit or allow the parking of any vehicle belonging to a visitor to the Tenant in a space (if available) so marked or designated and then only in the event of an emergency or as otherwise permitted by the Landlord or the Landlord's managing agent.
10. Not to use in or to bring onto the Estate or into the Building any mobility scooter without first having entered into a mobility scooter contract with the Landlord, such contract to be in such form as the Landlord may from time to time prescribe and which in the case of use of mobility scooters within the Building shall be limited to compact Class 2 mobility scooters as prescribed and approved by the Landlord from time to time
11. In the case of any patio area or balcony not to bring onto or use on such patio or balcony any barbeque or other cooking equipment nor to erect any fencing or other enclosure or boundary structure on or around such patio or balcony and to keep the same in a clean and tidy condition
12. Not to permit any laundry to be hung or exposed from the Premises or to place or permit to be placed any flower pot or other article outside the Premises or on the balustrading surrounding any balcony except where provided and no mat shall be shaken out of the windows of the Premises or the Building
13. Not to place any advertisement sign or notice on the windows or the outside of the Building or any part of the Estate
14. Not to fix any external radio or television aerial or receiving or transmitting apparatus to any part of the Building
15. To arrange at the Tenant's own cost for the suppression of all electrical equipment used by the Tenant at the Premises so as to prevent interference with radio and television or data reception in other apartments
16. Not to permit or suffer dirt rubbish rags or other refuse or deleterious matter to enter into the sinks baths lavatories cisterns or waste or soil pipes in the Premises (save that this Regulation shall not prevent the proper use of a waste disposal unit)
17. Not to place or deposit any domestic refuse on any part of the Building or Estate other than in a refuse disposal container in the refuse store and not to use the rubbish chute (if provided) other than at reasonable hours in the daytime.
18. Not to decorate the exterior of the Premises
19. Not to remove or replace the door security chain installed on the front door of the Premises.
20. Not to suffer anything to be done which may vitiate any insurance in respect of the Estate or cause any increase in any premium payable in respect thereof

21. Not without (a) using a qualified electrician or plumber or Corgi approved gas engineer (as appropriate) and (b) first giving details of the proposed works to the Landlord or its managing agents to alter or permit or suffer to be altered any electrical wiring gas or water supply system or any other systems provided in the Building
22. Not without the previous written consent of the Landlord to make or allow to be made any structural alteration to the Premises nor to make any addition thereto nor cut alter or injure any of the walls or timbers thereof nor to erect or remove any internal partition for dividing rooms or make any alteration to the external appearance of the Premises.
23. Not to place any excessive weight or strain on the floors or balcony of the Premises and to repair or pay the cost of repairing any damage which may be caused by a breach of this Regulation
24. Not to bring or keep any inflammable, explosive, dangerous or offensive substances or goods onto the Premises or the Building
25. The Tenant will at all times treat the Manager and all employees and licensees of the Landlord with courtesy, consideration and respect
26. The Tenant will comply with such further or other rules and regulations as the Landlord shall reasonably make for the good management of the Building and Estate and for the benefit of the tenants of the apartments in the Building

**THE EIGHTH SCHEDULE**

1	2	3
Apartment No	Annual Rent	Service Charge Fraction Numerator
1	£435	TWO
2	£435	TWO
3	£510	THREE
4	£510	THREE
5	£510	THREE
6	£510	THREE
7	£435	TWO
8	£510	THREE
9	£510	THREE
10	£510	THREE
11	£510	THREE
12	£510	THREE
14	£435	TWO
15	£435	TWO
16	£435	TWO
17	£435	TWO
18	£510	THREE
19	£435	TWO
20	£435	TWO
21	£510	THREE
22	£435	TWO
23	£435	TWO
24	£510	THREE
25	£510	THREE
26	£510	THREE
27	£510	THREE
28	£510	THREE
29	£435	TWO



30	£435	TWO
31	£435	TWO
32	£435	TWO
33	£510	THREE
34	£435	TWO
35	£435	TWO
36	£510	THREE
37	£435	TWO
38	£435	TWO
39	£510	THREE
40	£510	THREE
41	£510	THREE
42	£510	THREE
43	£510	THREE
44	£435	TWO
45	£435	TWO
46	£435	TWO
47	£435	TWO
48	£510	THREE
49	£435	TWO
50	£435	TWO
51	£510	THREE
52	£435	TWO
53	£435	TWO
54	£510	THREE
55	£510	THREE
56	£510	THREE
57	£510	THREE
58	£510	THREE
59	£510	THREE
60	£435	TWO
61	£435	TWO
62	£510	THREE
63	£510	THREE
64	£510	THREE
65	£510	THREE
66	£510	THREE
67	£510	THREE

#### THE NINTH SCHEDULE

THIS RESIDENCY AGREEMENT is dated [●]  
PARTIES

- (1) McCarthy & Stone Retirement Lifestyles Limited (6622231) whose registered office is at Fourth Floor 100 Holdenhurst Road Bournemouth Dorset BH8 8AQ (the Landlord); and
- (2) [●] of [●] (the Occupier).
- (3) [●] of [●] (the Owner)

#### BACKGROUND

- (A) The Landlord is the developer of a Retirement Living Plus sheltered housing scheme as described below.
- (B) The terms of the Lease require the Owner to procure that the occupier of the Apartment enters into this Residency Agreement.

#### OPERATIVE TERMS