

## STOCKEN HALL - HOUSE RULES

1. The terms of each Apartment's Lease are to be adhered to at all times.
2. No communal areas (i.e. Hall entrance, gardens, stairways, corridors, cupboards etc) are to be used for personal storage under any circumstance. Please remove any items contravening this rule with immediate effect.
3. Each Apartment has been allocated two parking spaces for private vehicles. Parking must be only in the specific parking areas and not on the grass or roadway. No commercial vehicles, caravans or trailers are to be parked on Hall land at any time.
4. No pets are allowed except with the express permission of the Landlord. Owners must advise any visitors to Stocken Hall that all dogs are NOT allowed on the grass areas and should be kept on a lead.
5. Stocken Hall dates from the 17<sup>th</sup> Century and consequently noise carries, therefore:
  - a. Carpet or sound-deadening floor covering must be laid prior to moving into the property.
  - b. Consideration must be given to all residents when using household appliances, musical instruments etc and ensure that radio & TV/music noise is not intrusive.
  - c. Consideration must also be given in relation to any use of the entrance hall area, as again, noise from this area carries to the surrounding apartments and will cause disturbance to those residents; also noise travels from floor to floor, therefore, consideration must be given to others for example when using taps or hoovers.
6. The SHOA Management Committee must approve use of the gardens and/or other communal areas for any function at least seven days IN ADVANCE.
7. All internal communal areas must be kept clean and tidy. Wet rubbish should be double-bagged to stop leakage on the carpets. Any spillage or mess from footwear should be immediately cleaned up.
8. Please ensure all Recycling rubbish is correct per the listing on the Rutland Council web site, i.e. No Black Plastic, No Bubble Wrap, Flatten Cardboard Boxes, All Items Clean & Dry.
9. If any damage is caused to communal property, décor or carpets all remedial costs will be charged to the apartment concerned. This is extended to any damage that may be caused when moving furniture or belongings in or out of Apartments by yourself or a contractor acting on your behalf.
10. Where properties are sub-let, owners or their tenants will be required to lodge a £500 deposit, made payable to the Stocken Hall Owners' Association, prior to occupation. This amount will be refunded upon departure, less any amount which may be required to carry out remedial work.

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11. No aerial (TV or radio) or satellite dish is to be installed without the prior permission of the SHOA Management Committee.
12. Washing or other articles must not be hung outside the Halls' building or on the Halls' land.
13. Each Apartment is to be used solely as a single private residence, (as defined in the lease), and must not be used for trade or professional purposes other than clerical use. .
14. Due to safety consideration and the uncertainty of the integrity of the chimneys, no fires are permitted in any Apartment or in any communal area within the Hall or on the Halls land.
15. Smoking is not permitted in any internal communal area of the Hall and the use of ashtrays must be used when/if smoking on the Halls land to extinguish and discard smoking materials correctly.

Thank you

The SHOA Management Committee  
November 2014