

LETTING CONDITIONS

The following is a short summary of regulations appearing in the Cappella leases (which are to be observed by owners and all occupiers) and are hereby brought to the attention of all occupiers prior to their arrival at Cappella.

The regulations are intended to avoid unreasonable noise and inconvenience to owners and occupiers of properties at Cappella and maintain Cappella as a block of high-class apartments.

1. Your attention is drawn to the **Notice to Occupiers** that will be found in the apartment, including the Fire Escape Plan.
2. Not to leave items in or create an obstruction in the lobbies and common areas.
3. Not to allow clothes, towels or other items or garments to hang outside of the apartment.
4. Not to use the grounds for ball games, barbecues or other activities or allow children to play in the common areas, including the garage.
5. Not to bring a pet or animal into any part of Cappella.
6. Not to make any noise which is audible outside the apartment or cause or permit any nuisance, annoyance or disturbance to other occupiers of Cappella.
7. To park considerately within the lines of the designated parking space allocated to the apartment. Cars which are too large to fit within the lines of the parking space must be parked off site.
8. Not to smoke or vape in the apartment or in the common areas.
9. To pick up any litter and place all rubbish and refuse considerately in the bins in the bin storage area in the grounds of Cappella.
10. To close and lock all external doors and gates and keep the security codes private and confidential and not to divulge the codes to any third party.

Further information:

There shall be no bookings by groups of individuals of any Flat for a Holiday Let and the maximum number of guests permitted to stay overnight will be 6 (excluding babies).

One set of bedding supplied per bed, per stay. One set of towels per bathroom/en- suite, per stay. Towels must stay within the apartment - not for beach use.

To park wholly and considerately within the allocated car parking space or, if temporary, in the visitor parking space. Flat 1 has one allocated car parking space which is 5.2 meters long, Flat 8 has two allocated car park spaces which are 4.8 metres long; if your vehicle is longer than this there is free public parking across the road in Canford Crescent. Please refrain from having a bike rack fitted to your vehicle when using the underground car park and do not store any items in the car park.

No caravans, motor homes, boat trailers or trade vehicles are allowed on the development.

Any loss, damage, breakages must be paid for by the renter.

The owner accepts no responsibility for damage, loss or personal injury.