

House Rules

1. Any noise that may constitute an annoyance such as radio, television etc should be kept to a minimum so as not to interfere with your neighbour's quiet enjoyment of their homes. There must be no noise emitting from your apartment between 10pm and 8am.
2. Smoking is prohibited in all areas of the building, including in the apartments, the Community facilities, on the balconies and anywhere inside the property boundary.
3. No alterations shall be carried out in any part of the building by residents. This includes hanging of pictures. All walls within the building are fire rated and any drilling or hammering into any of the walls creates a fire safety risk and is therefore strictly prohibited. Any resident found to have broken this rule will be required to pay for the remediation cost of the wall and may be subject to termination of your tenancy.
4. No items to be left in any common area, including balconies, landings, stairwells and car parks.
5. The use of balconies for hanging washing or storing of other items is strictly prohibited.
6. Placement of drawings, flags, signboards, plates or placards of any kind on or in a window or on the exterior of an apartment so as to be visible from the outside is prohibited.
7. Every effort should be made to keep common areas clean and tidy, please contact the community staff if you have any concerns over the condition of areas.
8. If a resident sees any suspicious activity anywhere in the development, they should contact the community staff/security or in the event of a very serious concern immediately contact emergency services by dialling 999 or 112
9. Car parking without a valid permit is not prohibited, clamping will be in operation and fines will be payable for the release of clamps. Please note that Vesta does not operate the clamping and cannot refund fines
10. Apartments may not be used for trade or business purposes without prior consent of Vesta.
11. Domestic pets of any kind must be kept in accordance with the building pet policy which must be signed and counter signed by Vesta prior to any pet coming into the building. Please note that pets are not allowed in any part of the Community facilities and any violations of this or of the pet policy generally will constitute anti-social behaviour under your lease agreement. Please bear in mind, some people can be afraid of animals – please respect your fellow residents and ensure your pet does not cause any inconvenience or concern to another resident.
12. Lifts are for passenger use only - weight limits must not be exceeded under any circumstances.
13. Residents shall not place refuse anywhere other than the bin stores, all refuse should be in refuse sacks and securely tied. Please try to keep refuse to a minimum, we all have a responsibility to recycle where possible. There are 4 bins in each bin store which are clearly marked. There is no charge to residents to use the waste disposal facilities, however, the bin stores are covered by CCTV and you will need your access card to enter. There are logs kept by Vesta to show entry/exit times for the bin store areas to ensure that only residents will be able to access the bin store areas.
14. Satellite dishes are not permitted to be installed. The TV and internet package included are the only permitted TV and internet services, it is strictly prohibited to interfere with any of the equipment on site which provides internet or TV and any violation of this will be considered a breach of the lease conditions and may result in termination of your tenancy.
15. The Community facilities are open 24 hours a day, 7 days a week to residents. Non-residents are not permitted to use the gym. Community staff are on site from 7am – 9pm Monday to Friday, with overnight security on site between 9pm-7am Monday to Sunday. The house rules also apply to the Community facilities which are shared by all residents. When using the Community facilities, you should ensure you leave them as you found it. Please note that all areas of the Community facilities are covered by CCTV and any breaches of the house rules by residents will be considered a breach under your lease and may result in termination of your tenancy.
16. Vesta shall have final say on all rules and can vary these rules without prior notice.