

Al Badia Living
COMMUNITY RULES
June 2024

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INTRODUCTION

These Al Badia Living, Community Rules are applicable to and are for the benefit of all stakeholders including the Occupiers. The intent of these rules is to maintain the appearance and environment of the Community and in which all Occupiers can maximise enjoyment of their Units and the Community creating a harmonious and safe environment for all those who occupy and visit. Adherence to these rules is mandatory and will be upheld and enforced by the appointed Community Manager, the Community Management Team, and Owner as appropriate. The Lessee is responsible for ensuring that all Occupiers comply with all the requirements of these Rules.

Definitions

Community – Refers to the project known as Al Badia Living, located in Dubai Festival City including its buildings, common/communal areas, service and back of house areas and Units.

Community Rule or Community Rules – means the Community Rules as set out in this document and such further rules and regulations the Owner may make from time to time.

Master Community – means plots of land, infrastructure, utilities etc. that form part of the Dubai Festival City Master Community and are governed by the Master Community Rules, enforced and operated by the Master Developer. All Occupiers of Al Badia Living are bound to comply with the Master Community Rules.

Master Developer – means **Dubai Festival City LLC**.

Owner – means Dubai Festival City Al Badia Residences LLC, a corporation duly incorporated and registered in Dubai, United Arab Emirates or any of its subsidiaries, nominees, assigns, successors or successors-in-title.

Lessee – means the individual or commercial entity that has entered into a lease agreement with the Owner for the rental of a Unit in the Community.

Occupier or Occupiers – means the Lessee (commercial, residential, corporate or individual) and their employees, agents, guests, invitees, families, customers, patients and business associates.

Unit – means any apartment, townhouse, villa, parking space, store, retail space etc leased from the Owner and located within the Community.

Common Areas – includes all buildings, communal spaces, corridors, facilities, landscaped areas, utilities, lights, water features, furniture and all other property and items owned by the Owner that fall outside of the Unit.

Community Manager – means the manager appointed to manage and maintain the Community on behalf of the Owner.

Community Management Team – means the team appointed to manage and maintain the Community on behalf of the Owner.

Notice of Violation – means a formal notice that informs a Lessee that a Community Rule or a permit condition has been violated. The purpose of the Notice of Violation is to initiate corrective action that will stop the violations. A Notice of Violation may also result in reporting of the violation to the authorities.

Violation Penalty – means a penalty that is imposed as a result of a failure to take corrective action in accordance with a Notice of Violation. Penalties are set out in point 25 of these Community Rules but may include reporting of the violation to the Local Authority.

Local Authority – means the governing authorities of the Emirate of Dubai including but not limited to Police, Immigration, RTA, DEWA, Civil Defense, Municipality, RERA and the Land Department. In short any government body that has jurisdiction over the Community.

1) Permitted Use

- a) Unless otherwise stated, all Units in the Community are designated as residential, no commercial or business activities may take place within any Units.
- b) No subleasing is permitted in any Unit under any circumstances.
- c) No Occupier shall engage in any activity upon the Unit that is in violation of any law, ordinance, statute, rule, or regulation of Dubai or of the United Arab Emirates.
- d) The maximum occupants permitted in any Unit are as follows:
 - i) 1 Bedroom Unit. 2 persons
 - ii) 2 Bedroom Unit. 4 persons
 - iii) 2 Bedroom Unit with maids' room. 4 persons
 - iv) 3 Bedroom Unit. 5 persons
 - v) 3 Bedroom Unit with maids' room. 5 persons
 - vi) 4 Bedroom Unit with maid's room. 6 persons

2) Obligation to Maintain

- a) A Lessee shall maintain, repair and keep the appearance of their Unit in good and substantial working order and condition as outlined in their lease agreement.
- b) Occupiers must inform the Community Management Team of any leaks, damage or broken equipment owned by the Owner as soon as possible.
- c) Occupiers must keep its Unit clean (and free of dirt, rubbish and of vermin, rodents, insects, pests and disease).
- d) Occupiers shall take out insurance for the full replacement cost of all insurable contents in their Unit. The Owner is not liable for the loss or damage of any of the Occupiers' property.

3) Appearance of the Unit

- a) An Occupier must not undertake any works or modifications to any Unit without the prior written consent of the Owner.
- b) External areas of the Unit must not be used for storage of any kind, this includes terraces and balconies. Hanging of washing (laundry) rugs or carpets are not permitted on balconies or terraces. Only balcony/terrace furniture or plants approved by the Community Manager maybe placed on balconies or terraces.
- c) Occupiers may not store any items outside of their Unit boundary including rubbish, shoes, decorative items, toys or other, anywhere in the Community including corridors and carparks. Door mats are permissible so long as they conform with the permitted colour and are without additional decoration or writing. Any door mats that do not conform and items kept in corridors or other Common Areas will be removed by the Community Management Team.
- d) Bicycles and scooters must be kept in the designated stands in the carparks, they are not permitted to be kept in corridors or common areas.
- e) Flags, signs, pictures and other decorative or seasonal items may not be placed on the exterior of Units including balconies terraces, within windows or on front doors.
- f) Television dishes, radio, satellite or similar types of antennae may not be installed on the exterior of the Unit including on balconies or terraces.
- g) The Occupier shall ensure that the windows and doors, of the Unit are kept clean at all times and shall not cover them with any items except correctly installed curtains and blinds. Painting of any external areas of the Unit is not permitted.
- h) An Occupier is required to reinstate the unit to its original condition at the time of move out as per the lease agreement. Occupier will pay for full painting cost of the unit upon move out if the lease period is less than 3 years. Rates will be based on the rate card provided by the Building Management.

4) Behaviour

- a) No nuisance, obnoxious, noisy, offensive activities or behaviour shall be carried out on any part of the Community, nor shall anything be done or maintained on any part of the Community including an Occupier's Unit which maybe or may become an annoyance or nuisance to the other Occupiers. This includes, but is not limited to, noise, odours, smoke and other emitted substances, vibrations; the obstruction of views and any other activity that is likely to interfere with any Occupiers' peaceful enjoyment of their Unit.
- b) The act of littering, graffiti or vandalism is expressly prohibited within the Community and the applicable Occupier shall be held liable for the cost of cleaning, repair or replacement resulting from any such prohibited activity carried out by an Occupier of a Unit. All incidents of serious vandalism will be reported to Dubai Police for their further action.
- c) Occupiers shall not engage in any activity upon the Unit or within the Community that is in violation of any law, statute, rule or regulation of the Emirate of Dubai or of the United Arab Emirates, or that may damage the reputation of Master Community.
- d) All Occupiers and their invitees are to treat all employees of the Community including appointed contractors and service providers in a cordial manner. Verbal and/or physical abuse will not be tolerated and will be treated as a serious violation of the rules. Occupiers may not directly instruct any staff. Any requests should be made to the Community Management Team.
- e) Smoking is only permitted in designated areas within the Community.

5) Privacy

- a) No activities shall be carried out in any part of the Community that may unreasonably interfere with a Occupier's right of privacy within their Unit.
- b) Occupiers should avoid any attempt to look into a neighboring Unit or to look into the windows of neighboring Units.
- c) Occupiers bear the responsibility to take reasonable measures to protect their own privacy through the installation of their blinds and curtains.

6) Security & Safety

- a) An Occupier shall use all reasonable endeavors to keep its Unit secure at all times including ensuring that all doors, windows, gates and openings are closed and securely locked when the Unit is not occupied. An Occupier expressly authorises the Owner to enter and secure its Unit at the Occupiers cost if the Unit is left unsecured and unoccupied.
- b) An Occupier shall ensure that their belongings are secured at all times, the Owner bears no responsibility for the loss or damage of belongings or equipment.
- c) The Occupier shall comply with all rules and directions of the Owner with respect to any security procedures implemented from time to time, including emergency evacuation drills and procedures which may be carried without prior notice. The Occupier shall comply with all fire, safety and health regulations as prescribed from time to time by the Owner and all Local Authority.
- d) The trapping and discharge of firearms and the use of toy guns and air guns ("bibi guns") which can inflict damage on persons or property are expressly prohibited within the Community.
- e) Activities or conditions which endanger the health and/or safety of others are prohibited.
- f) The use and storage of fireworks, firecrackers or similar are not permitted in the Community.
- g) An Occupier must not permit any child of whom the Occupier is a parent or gurdian to play or remain on the Community under the age of sixteen unless accompanied by an adult over the age of eighteen exercising effective control.
- h) The service plant, filtration, telephone and (mechanical, electrical and plumbing) "MEP" rooms and all such other utilities and back of house areas contained within Community are strictly out of bounds to unauthorised persons.
- i) All visitors that enter the building must register, in line with the security procedures and provide a valid ID for the same.

- j) Nothing shall be done or kept in any Unit or on Common Areas which will increase the Owners rate of insurance or cause it to be cancelled.
- k) Access cards are for the exclusive use of Lessees and Occupiers of a Unit, access cards may not be given to visitors. Lost access cards should be immediately reported to the Community Management Team. Replacement access cards are charged at AED 200 per piece.
- l) Any lost property should be passed to the Community Management Team.
- m) Keys will be issued only to the Occupier; third parties will not be provided with keys. The Occupier remains responsible for access to the leased premises.
- n) It is not permitted to replace the leased apartment keys under any circumstances. In case of lost, misplacement or forgotten keys, the Occupier is requested to report it to Al Badia Living management along with an explanatory statement. The management will arrange the locks/keys replacements at the resident's expense.

7) Preservation of Fire Safety/Emergency Procedures

- a) An Occupier shall not do anything in its Unit or the Community that is likely to create a hazard or danger to any other Occupiers or any person lawfully using the Community.
- b) An Occupier shall not use or store in its Unit any inflammable chemical, liquid or gas or other inflammable material other than those used for day-to-day domestic use.
- c) Occupiers must not keep or use incinerators, open fires, BBQs or shisha within their Unit or on balconies/terraces.
- d) Occupiers shall not leave cooking appliances unattended when in use.
- e) No Occupier shall tamper, obstruct or use any fire life safety equipment except in the case of an emergency and for its intended use. No fire exits or escape routes should be impaired or blocked.
- f) Smoke detectors fitted in the Unit must not be disabled, removed, covered or otherwise interfered with without authorisation from the Community Management Team.
- g) Fire services installation extends into each Unit. It is therefore essential that the fire system in each Unit is respected and protected at all times.
- h) The Community Management Team shall have the right to require the Occupiers to perform, from time to time, fire or disaster drills and observe all necessary and property emergency evacuation procedures and the Occupiers, including visitors and invitees, shall co-operate with the Community Management Team in observing and performing such rules and procedures.
- i) The Occupier agrees that in the instance of a fire alarm activation within the Unit such as smoke, the Occupier agrees to give access to the Community Management Team to conduct maintenance/reset the system in order to rectify the situation.
- j) The Occupier agrees that in case of a fire alarm activation or other emergency situation within their Unit and in the instance the Unit is unoccupied. The Community Management Team has the right to enter the Unit to investigate and take action as required.

8) Electrical Safety

- a) All electrical and mechanical equipment installed by the Occupier must be maintained in accordance with the manufacturers recommended maintenance schedules.
- b) Electrical sockets must not be overloaded beyond their design capacity (13 amps).

9) Waste

- a) An Occupier shall not leave any waste or discarded items outside of their Unit and shall dispose of any items in the correct manner. Occupiers are responsible, at their cost, for the removal of all such bulky items other than household waste from the Community.
- b) Occupiers shall regularly remove all rubbish from their Unit and shall not allow such items to accumulate within the Unit.
- c) An Occupier shall promptly remove or clean up anything which the Occupier or their invitees may have spilled or littered in the Common Areas.
- d) No hot items should be placed in garbage chutes or waste bins within the Community.
- e) All waste should be secured in appropriate garbage waste bags and tied securely before being placed in garbage chute or waste bins. No garbage should be left on the floors of waste rooms or in corridors.

10) Pest Control

Each Unit will undergo pest control treatment prior to the occupancy. Occupiers are requested to contact concierge to schedule any additional pest control treatments, which will be charged at an additional fee

11) Use of Community Common Areas and Facilities

- a) The Common Areas and facilities are for the exclusive use of Occupiers. Occupiers shall limit the number of guests using the facilities to ensure access for other Occupiers is maintained at all times. The Community Manager reserves the right to assess whether the number of guests is indeed reasonable or not.
- b) All persons using the shared facilities and equipment do so at their own risk and must adhere to the Rules and Regulations posted in various locations throughout the interior and exterior of the facilities.
- c) Failure to comply with the Rules and Regulations may result in the Occupier being prohibited from using the facilities. Severe violations of the regulations may result in the Occupier being permanently prohibited from using the facilities
- d) All children below the age of sixteen (16) years old must be supervised at all times by a parent or guardian aged eighteen (18) years or older
- e) No commercial activities are permitted in the gym other than those arranged by the Community Manager. Only authorised trainers are permitted to operate in the gym.
- f) Use of the Common Facilities and Common areas for any private gatherings must be booked and approved in advance through the Community Management Team. Fees for such services maybe applicable. The rules on the maximum number of permitted persons per facility must be followed.
- g) Personal loud speakers are not permitted in any Common Areas.
- h) Suitable dress must be worn in all Common Facilities and Common Areas.
- i) Any commercial photo shoots or filming within the Community must have an NOC from the Owner. Fees for such services maybe applicable.
- j) The Community Manager reserves the right to close any of the facilities for maintenance or for special Community functions, tournaments or events.
- k) Any damage to property or amenities in the Common Areas will be chargeable to the applicable Lessee. Any serious damages that may result in subsequent death or injury of users will be promptly reported to the Local Authority.
- l) No equipment can be removed from the facilities in the Common Area, any items removed will be charged to the applicable Lessee.
- m) Rules for each facility and space within the Common Area are displayed within the applicable area and must be followed.

12) Swimming Pools

- a) Running, jumping, pushing, diving or acrobatics and loud noises are prohibited by or in the pool.
- b) Swimming pools may not be used outside of the opening hours.
- c) No activities are to be undertaken that would affect the peaceful use of the facilities within the Common Area by other Occupiers including excessive noise.
- d) The rules posted at the swimming pools must be followed at all times.
- e) Only those aged 12 and over are permitted to use the lap pool, those under the age of 16 must be accompanied by an adult over the age of 18 years.
- f) In the interest of hygiene, all persons are required to shower prior to using the pool.
- g) The decision of the lifeguard and/or pool supervisor regarding pool safety and etiquette is final.
- h) All swimmers are required to shower before entering the pool.
- i) Children under 16 years of age must be accompanied and supervised by an adult (18+) at all times.
- j) Children under 5 years of age are not allowed to swim in the adult's pool.
- k) Non-swimmers and children must wear appropriate flotation devices.
- l) Eating and drinking are only allowed in designated areas. Alcohol consumption is strictly prohibited.
- m) No glass containers are allowed in the pool area.
- n) No smoking in or around the pool area.
- o) No spitting or nose-blowing in the pool.
- p) No pets are allowed in the pool area.
- q) Litter must be disposed of in the provided bins.
- r) Tampering with pool equipment or safety devices is prohibited. Pool furniture should not be moved into the pool.

- s) First aid kits and emergency equipment are available onsite with the pool staff. In case of an emergency, immediately alert the lifeguard or pool staff. Respectful behavior towards fellow pool users and staff is mandatory.
- t) Persons with open wounds, infections, or communicable diseases are not allowed in the pool. Do not use the pool if you are experiencing stomach, ear, or respiratory problems.
- u) All pool users must comply with the swimming pool's rules and regulations.
- v) The management and property owner are not liable for injuries, damages, or losses in the swimming pool area.
- w) The management retains the right to expel from the pool any person disobeying the rules or endangering the safety of themselves or others.

13) Lap Pool

- a) Running, jumping, pushing, diving or acrobatics and loud noises are prohibited by or in the pool.
- b) Swimming pools may not be used outside of the opening hours.
- c) No activities are to be undertaken that would affect the peaceful use of the facilities within the Common Area by other Occupiers including excessive noise.
- d) The rules posted at the swimming pools must be followed at all times.
- e) The decision of the lifeguard and/or pool supervisor regarding pool safety and etiquette is final.
- f) All swimmers are required to shower before entering the pool.
- g) Children under 16 years of age are not allowed to swim in the lap pool.
- h) Do not climb, pull, sit, or hang on the ropes.
- i) Within each lane, please swim in a single direction.
- j) When sharing a lane, keep to the right side and yield to faster swimmers.
- k) Eating and drinking are only allowed in designated areas. Alcohol consumption is strictly prohibited.
- l) No glass containers are allowed in the pool area.
- m) No smoking in or around the pool area.
- n) No spitting or nose-blowing in the pool.
- o) No pets are allowed in the pool area.
- p) Litter must be disposed of in the provided bins.
- q) Tampering with pool equipment or safety devices is prohibited. Pool furniture should not be moved into the pool.
- r) First aid kits and emergency equipment are available onsite with the pool staff. In case of an emergency, immediately alert the lifeguard or pool staff. Respectful behavior towards fellow pool users and staff is mandatory.
- s) Persons with open wounds, infections, or communicable diseases are not allowed in the pool. Do not use the pool if you are experiencing stomach, ear, or respiratory problems.
- t) All pool users must comply with the swimming pool's rules and regulations.
- u) The management and property owner are not liable for injuries, damages, or losses in the swimming pool area.
- v) The management retains the right to expel from the pool any person disobeying the rules or endangering the safety of themselves or others.

14) Children's Pool

- a) Running, jumping, pushing, diving or acrobatics and loud noises are prohibited by or in the pool.
- b) Swimming pools may not be used outside of the opening hours.
- c) No activities are to be undertaken that would affect the peaceful use of the facilities within the Common Area by other Occupiers including excessive noise.
- d) The rules posted at the swimming pools must be followed at all times.
- e) The decision of the lifeguard and/or pool supervisor regarding pool safety and etiquette is final.
- f) All swimmers are required to shower before entering the pool.
- g) If you're with a baby, keep your infant within arm's reach.
- h) Infants who wear diapers must wear a bathing suit over the diaper.
- i) Infants must be wearing suitable swimming diapers to avoid accidents.

- j) Non-swimmers and children must wear appropriate flotation devices.
- k) Eating and drinking are only allowed in designated areas. Alcohol consumption is strictly prohibited.
- l) No glass containers are allowed in the pool area.
- m) No smoking in or around the pool area.
- n) No spitting or nose-blowing in the pool.
- o) No pets are allowed in the pool area.
- p) Litter must be disposed of in the provided bins.
- q) Tampering with pool equipment or safety devices is prohibited. Pool furniture should not be moved into the pool.
- r) First aid kits and emergency equipment are available onsite with the pool staff. In case of an emergency, immediately alert the lifeguard or pool staff. Respectful behavior towards fellow pool users and staff is mandatory.
- s) Persons with open wounds, infections, or communicable diseases are not allowed in the pool. Do not use the pool if you are experiencing stomach, ear, or respiratory problems.
- t) All pool users must comply with the swimming pool's rules and regulations.
- u) The management and property owner are not liable for injuries, damages, or losses in the swimming pool area.
- v) The management retains the right to expel from the pool any person disobeying the rules or endangering the safety of themselves or others.

15) Children's Playground

- a) Adult supervision is required at all times.
- b) Playground usage is limited to children under the age of 10.
- c) Children must be under 140 cm in height.
- d) Children must be under 90 kg of weight.
- e) Remove loose articles before entering the playground.
- f) Only use equipment that matches your child's skill level.
- g) Socks must be worn at all times to maintain hygiene standards.
- h) Playground may not be used outside of the opening hours.
- i) For the safety of all participants, individuals with physical impairments are not permitted on the play structures.
- j) No climbing on the nets, both inside and outside the play structures.
- k) No food and drinks allowed in the playground.
- l) Sharp objects are prohibited.
- m) No pets are allowed in the pool area.
- n) Litter must be disposed of in the provided bins.
- o) Running is not allowed to prevent accidents.
- p) Kindness and courtesy towards other children are encouraged.
- q) Any incident must be reported to the staff or security guard for assistance.
- r) All users must comply with the rules and regulations.
- s) The management and property owner are not liable for injuries, damages, or losses in the playground.
- t) The management retains the right to expel from the pool any person disobeying the rules or endangering the safety of themselves or others.

16) Children's Play Area / Pavilion

- a) Adult supervision is required at all times. Children remain the responsibility of the parent, guardian, or nanny.
- b) Playground usage is limited to children under the age of 10.
- c) Children must be under 140 cm in height.
- d) Children must be under 90 kg of weight.
- e) Remove shoes and loose articles before entering the playground.
- f) Only use equipment that matches your child's skill level.
- g) Socks must be worn at all times to maintain hygiene standards. Shoes and bare feet are not allowed

in the play area.

- h) Playground may not be used outside of the opening hours.
- i) For the safety of all participants, individuals with physical impairments are not permitted on the play structures.
- j) No car seats, or strollers are permitted in the play area.
- k) If you are feeling unwell, please refrain from entering the play area.
- l) No climbing on the nets, both inside and outside the play structures.
- m) No food and drinks allowed in the playground.
- n) Sharp objects are prohibited.
- o) No pets are allowed in the pool area.
- p) Litter must be disposed of in the provided bins.
- q) Running is not allowed to prevent accidents.
- r) Kindness and courtesy towards other children are encouraged. Fighting, bullying, or any abusive behavior will not be tolerated and may result in removal from the play area.
- s) Any incident must be reported to the staff or security guard for assistance.
- t) All users must comply with the rules and regulations.
- u) The management and property owner are not liable for injuries, damages, or losses in the playground.
- v) The management retains the right to expel from the pool any person disobeying the rules or endangering the safety of themselves or others.

17) Residents' Pavilion

- a) The lounge is exclusively for residents and their accompanied guests.
- b) Children must be accompanied and supervised by an adult at all times.
- c) All private events/gatherings must be booked and approved 72 hours in advance through the Concierge or Community Management Team.
- d) Coworking spaces do not require prior booking but are on a first-come, first-served basis.
- e) Keep noise at a respectful level. No loud music during coworking hours.
- f) No smoking in or around the pavilion area.
- g) Alcohol consumption is strictly prohibited.
- h) No pets are allowed in the pavilion.
- i) Keep the area clean and tidy. Litter must be disposed of in the provided bins.
- j) Respectful behavior towards fellow users and staff is mandatory.
- k) Report any accidents to a staff member immediately.
- l) All users must comply with the rules and regulations.
- m) The management and property owner are not liable for injuries, damages, or losses in the playground.
- n) The management retains the right to expel from the pool any person disobeying the rules or endangering the safety of themselves or others.

18) Household Staff

- a) Household staff residing within the Community including (but not limited to) housemaids, drivers and cooks must hold a valid residence visa issued by the Dubai Immigration Department and should be registered with the Community Management Team.

19) Contractors and Service Providers

- a) Only authorised service providers, building contractors and handymen are permitted to enter into the Community with approved entry permits and documents issued by the Community Management Team.

20) Damage to Community Facilities

- a) Any damage whether accidental or deliberate caused by Occupiers and their invitees to the Community property will be charged to the relevant Lessee.

21) Advertising

- a) An Occupier shall not, without the prior approval of the Owner, deliver merchandise or solicit business anywhere within the Community nor distribute pamphlets or other advertising materials on motor vehicles within the Community, nor leave any merchandise or advertising materials on or within the Community at any time.

22) Keeping of Animals

- a) Animals not considered to be a domestic household pet shall not be brought into or kept within the Community. Domestic dogs, cats, birds, fish, small rodents and reptiles may be kept as household pets provided that they are not kept, bred or raised for commercial purposes.
- b) The following rules apply to keeping pets within the Community:

- (i) Any breeds of dogs or other animals that are banned as per Dubai authority regulations are not permitted to stay in or visit the Community.
- (ii) Only dogs under 15kg are permitted to stay or visit the Community.
- (iii) The total number of any pets whether the same species or different is two (2) per Unit.
- (iv) All pets should be registered with the Community Management Team.
- (v) Pets shall be housed and cared for in a humane manner and in accordance with the best international practices on animal care.
- (vi) No animal shall be allowed to make an unreasonable amount of noise, or to become a nuisance to the other Occupiers of the Community.
- (vii) All dogs shall be kept on a leash within the Community or any Common Areas when not within the boundary walls of a Unit.
- (viii) Any dog faeces deposited upon any portion of any Common Area shall be promptly removed and properly disposed of in a sanitary manner by the dog handler. Dog handlers are deemed to include resident domestic employees that exercise the pet. Noncompliance to these rules may result in Notice of Violation being issued.
- (ix) Pets are not permitted in the gym/changing rooms, pools and pool decks, children and adult pavilions.
- (x) All pets shall wear appropriate municipality issued identification at all times when out of its Occupier's Unit.
- (xi) An Occupier is liable to all other Occupiers and their Invitees for the actions of any animal brought or kept in the Unit.
- (xii) No pets should be left unattended in the Community or the Master Community.
- (xiii) No pets should be kept on balconies or terraces.
- (xiv) Feeding of birds and stray cats in the Community is strictly prohibited. Pet food of any kind should not be left on Common Areas, or near any structures, including front porches, decks, terraces and/or balconies.

23) Dog Park Rules

- a) Any person using the dog park acknowledges the risks and dangers inherent within dog parks and assumes the risk of injury to themselves and their dogs. Dog handlers are responsible for their dogs and the dogs actions. The Community Management Team accepts no responsibility of injury or loss to persons or dogs whilst using the dog park.
- b) Dog owners must have preregistered their dog with the Community Management Team and provide proof of their dog(s) vaccinations and ownership before entering Dog Park.
- c) Children under 16 are not permitted in the dog park.
- d) Dogs under 6 months of age are not permitted in the dog park.
- e) Dogs must have municipality identification, be healthy (no contagious conditions), and parasite free.
- f) Dogs must be accompanied at all times by a person 18 years or older.
- g) Dog handlers must have a leash available at all times. A dog must be kept on a leash until it is inside the park and must be placed on a leash before taken outside of the dog park.
- h) Aggressive dogs are not allowed in the dog park. Dogs exhibiting aggressive behaviour are to be immediately removed from the dog park. An aggressive dog is defined as any dog that poses a threat to dogs or people by virtue of a single incident or history of acts of aggression against people or animals.
- i) Dog handlers are limited to walking a maximum of two dogs in the dog park.
- j) All dog owners must clear up any faeces that is deposited by their dog in the dog park and dispose of it in the correct bins.
- k) Female dogs in heat are prohibited from entering the dog park.
- l) Bite-size training treats are permitted for training purposes, human food, glass containers, food bowls, and long-lasting dog chews are not permitted in the dog park.
- m) Smoking and drinking alcohol are prohibited in the park.
- n) Dog owners and handlers are responsible for their dogs and their actions.
- o) Dog owners and handlers are liable for any damage or injury caused by their dogs.
- p) Participants in any activity are responsible for associated risks, damages, and injuries.

- q) Dog park users assume all risks and dangers, including injury to themselves and their dogs.
- r) The management and property owner are not liable for injuries, damages, or losses in the dog park area or in common areas with dog incidents.

24) Traffic – Road Usage and Safety

- a) Vehicles that drip fluids or that damage the roads/carparks are to be removed or repaired. The applicable Occupier will be responsible for the clean-up and/or repair or the reimbursement to the Master Developer and/or the Owner whichever the case may be.
- b) Pedestrians always have the right-of-way on walkways, pathways and footpaths.
- c) Mobile modes of transportation such as bicycles, scooters are prohibited from being used within the Community including Common Areas.

25) Deliveries and Removals

- a) An Occupier shall ensure that all deliveries and removals and any other work persons use only designated access way so as not to inconvenience other Occupiers.
- b) An Occupier shall be responsible for any damages to the Community property and equipment caused by all deliveries to their Unit.
- c) Move in/out and bulky/large deliveries are permitted within the following times Monday to Saturday 8 am – 7pm.
- d) Move in/out and bulky/large deliveries are not permitted on Sundays and public holidays.
- e) All deliveries must be processed through the service elevator. The service elevator should be booked in advance through the Community Management Team.

26) Parking

- a) Occupiers should park their vehicles only in their allocated parking spaces.
- b) Visitors should park in the designated bays only or outside the Community in the roadside bays.
- c) Cars should not be left running for excessive periods of time when in the car park.
- d) No dune buggy, watercraft, trailer, golf buggies, commercial truck, recreational vehicle, mobile home, motor home, van, campervan and inoperative vehicles are permitted to be parked in the Community parking.
- e) Vehicles are not to be parked in spaces designated for People of Determination without the correct authority issued permit and Community Manager's authorisation.
- f) Vehicles are not to be parked in a manner which interferes with any entrance or exits or access routes.
- g) The Owner shall not be responsible for any loss, damages or claims arising from parking within the Community. Occupiers shall park any vehicle in the Community at its own risk and the Owner shall not be liable for any theft, damage or other misdemeanor caused to vehicles or contents of a vehicle.
- h) Only authorised car washing companies are permitted to operate within the Community.
- i) Electrical car outlet parking is strictly for electric cars only. Use of the electrical chargers is permitted through prior booking only.
- j) Car stickers and/or access cards provided at the time of handover of a Unit may only be used by Lessees and promptly returned upon vacating of the Unit.
- k) Littering and smoking is prohibited in the parking areas.
- l) Bicycles must be security parking in the designated racks. Management has the right to relocate or remove unattended bicycles.
- m) It is not permitted to use the parking space as a storage area.
- n) Breach of the Community parking rules can result in violation notices, access removal and fines being issued in the instance of repeated or serious incidents. Violations to parking rules will be reported to the relevant authorities, at the discretion of the Owner.

27) Smart Surveillance Systems

- a) To ensure community wellbeing, safety and security the Community is equipped with a smart surveillance system that controls vehicle access and monitors activities within the Community. All installed systems are compliant and in line with authority regulations and directives.

28) Enforcement of Community Rules

- a) In addition to any other rights under these Community Rules, the Owner may issue breach notices or penalties as further stipulated in point 25 of these Community Rules in relation to breach of these Community Rules to the extent it sees fit. Unpaid penalties will be deducted from security deposits.
- b) These Rules are subject to change by the Owner at their discretion.
- c) In the event of any dispute with regard to the meaning or interpretation of the Regulations, the decision of the Owner shall be final and binding upon the Lessee and the Occupiers.

29) Disclaimer

- a) The Master Developer shall not be responsible for any injuries, damage or loss sustained by any person or their property when using the Master Community.

30) Violation Penalties

The Violation Penalties are as follows:

S N	Category	Description	Community Rules Clause	Penalty (AED)	Rectification Period
1	Appearance of Unit	Storage of items in Common Areas	3	500	Immediate
2	Appearance of Unit	Unauthorized exterior attachments/signage	3	1000	Immediate
3	Appearance of Unit	Carrying out modification works to a unit without prior approval	3	1000	7 days
4	Appearance of Unit	installation of a visible satellite dish	3	500	7 days
5	Appearance of Unit	Hanging/storage of items on balconies, terraces, corridors/front doors/carparks, other visible areas or within the community not authorised under the Community Rules	3	500	Immediate
6	Appearance of Unit/Advertising	Unauthorised advertisements/soliciting for business	3, 16	500	Immediate
7	Appearance of Unit	Unauthorised window coverings	3	500	7 days
8	Behaviour/Preservation of Fire Safety/Emergency Procedures/Traffic	Noise disturbance, nuisance, offensive, dangerous activities	4, 7, 18	500	Immediate

	Road Usage and Safety				
9	Behaviour	Abuse of community staff	4	500	Immediate
10	Damage/theft to Community Facilities	Damage, vandalism, theft of Community property	15, 11	500, plus cost of rectifiatiobn	Immediate
11	Keeping of Animals	Failure to clean up pet waste	17	500	Immediate
12	Keeping of Animals	Feding of stray animals/birds	17	500	Immediate
13	Keeping of Animals	Failure to keep a dog on a leash in the community. Pets in community facilities.	17	500	Immediate
14	Keeping of Animals	Unauthorised number or type of pets	17	500	3 days
15	Obligation to Maintain	Failure to keep a unit clean and free from pests	2	500	3 days
16	Parking	Parking/traffic violations	20	500	Immediate
17	Parking	Unauthorised contractors or service people	20	500	Immediate
18	Security & Safety	Accessing restricted areas	6	500	Immediate
19	Security & Safety	Storage and usage of fireworks	6	1000 plus reporting to authorities	Immediate
20	Security & Safety	Use of a BBQ or other item that poses a fire risk within a unit including balconies and terraces	6	1000 plus reporting to authorities	Immediate
21	Security & Safety	Changing the main door key cylinder lock	6	1000	Immediate
22	Use of Community Common Areas and Facilities	Unauthorized use of Community spaces including private gatherings, commercial activities, out of operating hours/	11	500	Immediate
23	Use of Community Common Areas and Facilities	Damage due to usage in Community Facilities (BBQ, Gym, Fitness Studio, Pool, etc)	11	500 (or more depending on the cost of replacement/rep air)	Immediate
24	Waste	Disposing of waste/other items in inappropriate mannger	9	500, plus cost of rectifiatiobn	Immediate

25	Waste	Storage of items in the Community/Common areas	9	500	Immediate
26	Permitted Use	Use of Unit for commercial or business purposes	1	1000, plus reporting to authorities	Immediate
27	Permitted Use	Exceeding the maximum permitted occupants	1	1000	Immediate
28	Preservation of Fire Safety/Emergency Procedures	Covering, tampering, obstructing fire life safety or CCTV devices	7	1000	Immediate
29	Electrical Safety	Overloading or inappropriate use of electrical systems or devices	8	500	Immediate
30	Security & Safety	Leaving children unattended under the age of 16 in common areas	6	500	Immediate
31	Any other violations which are stipulated by the Master Community declaration	The Master Community Management may impose base on gravity of the violations not mentioned herein this violation list			
32	Security & Safety	Replacement of loss key	6	500	Immediate
33	Appearance of Unit	Full Paint of the unit upon move out (lease period of less than three years)		as per rate card	Upon Move out