

COMMUNITY RULES & REGULATIONS



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قواعد وقوانين المجمع COMMUNITY RULES & REGULATIONS

DUBAI HOLDING
COMMUNITY MANAGEMENT



يجب الإشراف دائماً على
الأطفال تحت سن 14 عاماً
Children under 14 years
must always be supervised



يجب إبقاء الكلاب مشيدة
وتنظيف فضلاتها
Keep dogs on a leash
and clean up after them



ممنوع الكتابة على الجدران
والتخريب والسلوك العدواني
Acts of graffiti, vandalism and
offensive behaviour are prohibited



يجب عدم التسيب بأي ضرر للمناطق
المشتركة أو المساحات الخضراء
Do not damage common
areas or landscaping



يجب الامتناع عن إحداث ضوضاء
أو إزعاج للمقيمين الآخرين
Refrain from creating noise or
disturbances to other residents



اسمح رمز الاستجابة السريعة هنا للمزيد من التفاصيل
Scan this QR code for more details



يسمح بوقوف المركبات في
الاماكن المخصصة لها فقط
Parking is allowed in
designated areas only



ممنوع تدخين السجائر بمختلف أنواعها
وتناول المشروبات الكحولية
Smoking, vaping and consumption
of alcohol are prohibited



يجب ارتداء الملابس المناسبة
وفقاً للإرشادات المحلية
Please wear appropriate
clothing as per local guidelines



يجب التخلص من النفايات في
الصناديق المخصصة لها
Do not litter and use the
bins provided



ممنوع تخزين الأغراض أو المقتنيات
الشخصية في المناطق المشتركة
Storing items in common
areas is not allowed

DISCLAIMER: The use of the common areas is entirely at your own risk and Dubai Holding Community Management (DHCM) is not liable for any loss, damage, injury or death whether direct, indirect or consequential resulting from their use. Any breach of these rules will result in fines or legal action. DHCM reserves the right to immediately deny common areas access to any individual at any time.

إخلاء المسؤولية: إن استخدام المساحات المشتركة يكون على مسؤوليتك الخاصة بالكامل. ولا تتحمل دبي القابضة لإدارة المصنعات مسؤولية أي فقدان أو ضرر أو إصابة أو وفاة، سواء كانت مباشرة أو غير مباشرة أو ناتجة عن استخدامهم. سيؤدي أي خرق لهذه القوانين إلى فرض غرامات أو اتخاذ إجراءات قانونية. تحتفظ دبي القابضة لإدارة المصنعات بالحق في منع أي فرد من دخول المساحات المشتركة في أي وقت.

This area is monitored by CCTV.
In case of an emergency or accident, please call Dubai Police on
999 or Ambulance Services on 998.
For enquiries or unsafe condition, please call the Contact
Centre available 24 hours on 800 DUBAICM or reach us at
support@dubaiholdingcm.ae. Non-compliance with the above
rules will lead to penalties.

هذه المنطقة مراقبة بالكاميرات.
بحالات الطوارئ أو الحوادث، يرجى الاتصال بشرطة دبي على 999 أو خدمات
الإسعاف على 998.

للاستفسارات أو للإبلاغ عن أي حالة غير آمنة، يرجى التواصل مع مركز
الاتصال المتوفر على مدار الساعة 800 DUBAICM أو مراسلتنا على
support@dubaiholdingcm.ae. إن عدم الالتزام بالقوانين المذكورة أعلاه
سيمؤدي إلى فرض غرامات.

ESTABLISHMENT OF COMMUNITY RULES

ESTABLISHMENT OF COMMUNITY RULES

1.1 Title

The statements, procedures, regulations and requirements contained herein as amended from time to time, shall be known as the “Community Rules and Regulations” or the “Community Rules” or the “Rules” and such references will include the singular where applicable.

All capitalised terms and conditions in these Rules will, unless expressly stated otherwise, bear the meanings attributed to them in the Declaration (“Master Declaration”).

1.2 Community

“Community”, as defined in the Master Declaration, means each community listed therein, which is to be divided into Plots and Common Use Facilities generally in accordance with the corresponding Master Plan or any amendment to such Master Plan, and includes any extensions or reductions to the Community from time to time.



1.3 Common Use Facilities

1.3.1 As defined in the Master Declaration, Common Use Facilities include all open areas, services and infrastructure within the Community. This includes roads, tunnels, crossroads, road islands, corridors, pavements, curbs, bridges, drainage systems, pipelines and transport access systems (including road and rail systems, where applicable). It also includes lakes, pools, canals, fountains, water features, waterways, beaches, sea walls, quay walls, breakwaters, gardens, parks, green areas, public areas and playgrounds (if any).

1.3.2 Common Use Facilities further include fire and safety facilities, security facilities, utility and administrative buildings designated by the Master Developer or an Infrastructure Service Provider, as well as public access areas, installations, improvements and common assets. This also includes associated street lighting, street signage, other signage and street furniture intended for use by all Owners. These facilities do not form part of the title of any Plot or Unit, even if located within a Plot or Unit by way of easement and comprise residual lands and buildings owned by the Master Developer or Infrastructure Service Provider, as identified in the Master Plan, excluding the Master Developer's Commercial Facilities.



1.4 Authority

Dubai Holding Community Management on behalf of the developer is authorised to ensure compliance with these Rules by each Owner and Occupier of the Community, to recommend amendments to these Rules and interpret the application of these Rules to all Community Users including but not limited to their visitors, guests, contractors, employees, clients, customers and business associates (together known as the "Community Users").

1.5 Territorial Applicability

The Rules shall apply to the use and enjoyment of land, water, facilities and structures within the Community and shall be binding on all Community Users.

1.6 Objective

The objectives of the Rules are to regulate the use and enjoyment of land, water, facilities and structures located within the Community in accordance with the Master Plan and to protect the rights to privacy and enjoyment of all Community Users whilst ensuring that high standards of architecture, landscaping, maintenance and safety are achieved and maintained.



1.7 Legitimacy and Purpose

These Rules are supplemental to, and must be read in conjunction with, the Master Declaration, Building Management Regulations and all Applicable Laws. In the event of any inconsistency, the Master Declaration, Building Management Regulations and Applicable Laws shall prevail. The Rules exist for the benefit of the Community Users and are designed to create an environment in which all Community Users can maximise enjoyment of their private homes and the Common Use Facilities.

The Rules are created to ensure a serene, attractive and safe character and environment for the families, children, neighbours and guests of the Community and to protect the investment of all Community Users. When in doubt, common sense and courtesy will prevail.

1.8 Rights of Privacy and Enjoyment

All Community Users are entitled to the right to privacy within their own homes and the right of enjoyment and use of a clean, pleasant, attractive, safe and well-maintained community. Community Users must respect the rights of privacy and enjoyment held by their fellow Community Users.

1.9 Interpretation and Severability

If an issue arises concerning discrepancies, inconsistencies or ambiguities within these Rules, Dubai Holding Community Management will interpret these Rules, clarify the issue and where appropriate, amend these Rules accordingly. In the event that any competent court or government authority finds any of the provisions in these Rules illegal, void or unenforceable, the remaining provisions in these Rules shall remain in full force and effect as if there were no such illegal, void or unenforceable provisions incorporated.

1.10 Amendments

These Rules may be amended from time to time in accordance with Section 2, Administration and Procedures. Amendments must be consistent with the policies and purposes of these Rules. Amendments will come into effect at the date of adoption and from that date will form part of these Rules. All Community Users are required to comply with these Rules and any revision, amendment, addendum, supplement which the Master Developer may issue and publish from time to time.

1.11 Public Liability

Use of and presence on the Common Use Facilities is entirely at the risk of each and every Community User. Dubai Holding Community Management is not responsible for any loss, damage, theft or injury to persons or property (including, but not limited to, loss of life), which may arise from use of or presence on the Common Use Facilities of the Community Users.





02

ADMINISTRATION AND PROCEDURES

ADMINISTRATION AND PROCEDURES

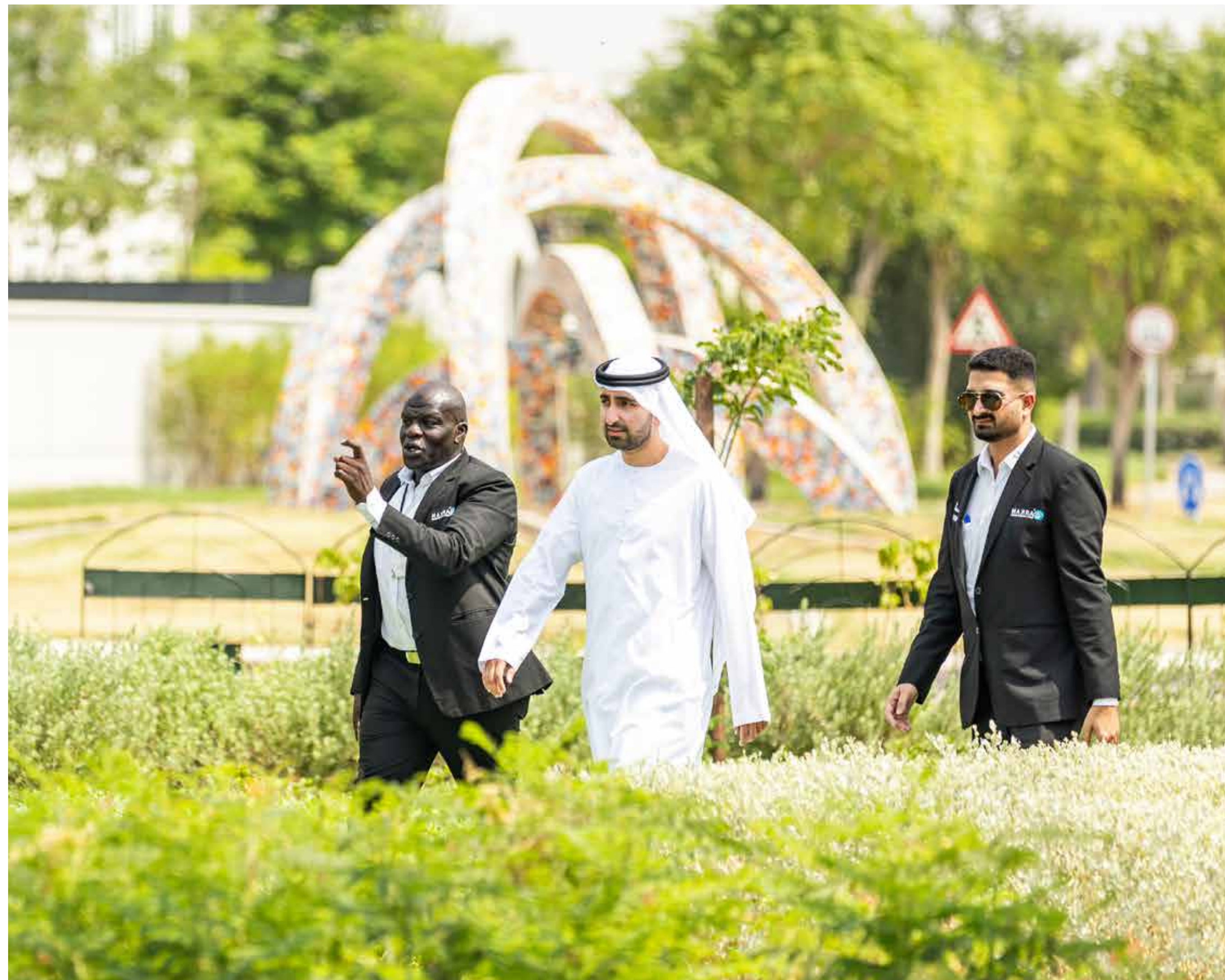
2.1 Powers and Duties

2.1.1 Dubai Holding Community Management is authorised to administer and enforce these Rules.

2.1.2 Dubai Holding Community Management will be responsible for monitoring the use of land, water, facilities and structures within the Community, receiving complaints, enforcing compliance with the provisions of the Rules and the general administration of the Rules, including processing of permits and amendments.

2.2 By Law Amendments

Whenever necessity, general welfare or administrative requirements justify such action, the Master Developer may amend any part, chapter, section, provision, standard or procedure of these Rules with the prior approval of Dubai Holding Community Management.



2.3 Enforcement

2.3.1 Awareness

Community Users and Dubai Holding Community Management are encouraged to regularly view the surrounding neighbourhood to familiarise themselves with the existing structures, design intent and natural beauty of the Community and to maintain awareness of any breach of these Rules.



2.3.2 Complaints

2.3.2.1 Where any Community User breaches these Rules or otherwise inconveniences another Community User, the injured party is encouraged to directly notify the offending party of the breach or inconvenience in a polite and honest manner. Where Community Users are unable to resolve disputes or complaints directly between themselves, they may refer them in writing to Dubai Holding Community Management.

2.3.2.2 Dubai Holding Community Management may take reasonable and proportionate action, in accordance with Applicable Laws and these rules in any matter that is the subject of a complaint or dispute under these Rules in any manner it deems appropriate in the circumstances and such remediation shall be at the offending party's cost. Dubai Holding Community Management may also refer such a matter to the Relevant Authority. Dubai Holding Community Management may issue a notice of non-compliance on the offending party for any breach of these Rules and may require immediate remediation of the breach.

2.3.2.3 A non-compliance fee may also be levied on the offending party and remedial action may be required per the Schedule attached, which may be amended from time to time. Dubai Holding Community Management may also report the non-compliance to the Relevant Authority or Dubai Police and may also take any of the action set out in these Rules against the offending party.

2.3.3 Review

2.3.3.1 Dubai Holding Community Management will review all complaints and its staff will carry out the necessary investigations.

2.3.3.2 Dubai Holding Community Management has the right to remove contractors should the relevant breach of the Rules relate, in full or part to Works and to block the access of the respective contractor if necessary. Dubai Holding Community Management may also make deductions from the security deposit per paragraph 7.4 of these Rules for any damage caused to Common Areas or the Community by the relevant contractor or its workers when undertaking Works.

2.3.3.3 Dubai Holding Community Management and the Relevant Authority will meet to review the facts and determine what breach(es) exist, if any, and what specific section(s) of the Rules have been breached.

2.3.4 Immediate Action

2.3.4.1 If, in the opinion of Dubai Holding Community Management, a breach of these Rules exists, which threatens persons or property or is likely to cause damage to the Community in any way, Dubai Holding Community Management is authorised to immediately enforce these Rules.

2.3.4.2 Dubai Holding Community Management is authorised to pursue any breaches of these Rules immediately until such breaches have been corrected. This includes, but is not limited to, levying penalties only to the extent permitted under Applicable Laws and any applicable DLD/RERA-approved schedules.





03

**GENERAL
GUIDELINES**

GENERAL GUIDELINES

3.1 Abuse of Community Staff

Community Users are expected to treat the staff of Dubai Holding Community Management and any of its service providers in a cordial and polite manner. Verbal and/or physical abuse will not be tolerated under any circumstances and will be referred to the Relevant Authority. Complaints regarding Community Staff should be presented in writing to Dubai Holding Community Management.

3.2 Nuisance Activities

3.2.1 Community Users should not undertake any nuisance or obnoxious and offensive activities within the Community. Such activities include, but are not limited to, offensive noises, odours, smoke, vibrations and obstruction of views.

Further, any activities which may be or may become an annoyance or nuisance to the neighbourhood within the Community or which may interfere with the right of quiet enjoyment held by any Community Users or which may be considered inconsistent with the cultural values and sensitivities of the UAE should not be undertaken.



3.2.2 Community Users should not generate loud and/or disturbing noise of any kind, including, but not limited to, noise created by pets, televisions, stereos, musical instruments, cars and motorcycle engines. Casual parties and gatherings inside a Unit are permitted until 12 midnight. Noise which is in breach of Relevant Authority guidelines in relation to noise generated in residential areas is not permitted at any time within the Community.

3.2.3 Noisy works, including construction and the use of garden equipment, are permitted between 9 AM and 1 PM and 3 PM and 5 PM. No noisy works are permitted on Sundays or public holidays.



3.2.4 Consumption of alcoholic beverages is prohibited anywhere in the Common Areas and must be confined to private residences and duly licensed commercial premises (including, for the avoidance of doubt, any parts of the Common Areas designated for the exclusive use of such duly licensed commercial premises) in accordance with Applicable Laws and the requirements of Relevant Authorities.



3.2.5 The Owner and Resident are responsible for the acts and behaviour of their guests, family members and employees. Any risk and/or damage to others, property, neighbouring property, Common Areas and Common Use Facilities of the Community will be the sole responsibility of the Owner and Resident.

3.3 Privacy

3.3.1 Activities which may unreasonably interfere with a Community User's right of privacy within his or her private home should not be undertaken. Specifically, Community Users should not attempt to look into a neighbouring Plot or Unit or to look into the windows of neighbouring structures and take reasonable measures to protect their own privacy through the design of their window treatments and landscaping, provided that such measures do not adversely impact on the overall design elements of the Community or otherwise contravene the Community Rules.

3.3.2 Subject to applicable laws, installation of security cameras of any kind is only permitted with a written approval of Dubai Holding Community Management. After obtaining the said approval, cameras may only be installed in such a way that they do not cover neighbouring plots or structures. Recording of such cameras shall be provided to Dubai Holding Community Management only where required for a legitimate community management purpose and in accordance with Applicable Laws, and shall be made available to Relevant Authorities where required by law or pursuant to a lawful request.



3.4 Pets

Dubai Municipality Rules and Regulations for Pets should be followed. In addition to that, the following apply:

3.4.1 Undomesticated animals, including but not limited to wild animals, poultry, fowl, horses, cattle, sheep, goats and swine must not be brought into or kept within the Community.

3.4.2 Domestic animals such as reptiles, dogs, cats, birds and fish ("Pets") may be kept as household pets within the Community, provided that they are not kept, bred or raised for commercial purposes, nor, as determined by Dubai Holding Community Management, kept in unreasonable quantities.

3.4.3 Each dog must be kept on leash and under the handler's full control at all times outside the limits of the owner's private property within the Community.

3.4.4 Pet Owners are fully responsible for their Pets at all times. Pet Owners are liable to all other Owners, Residents, their families, guests and Tenants and invitees for the actions of any animal brought or kept in the Community.

Pets are strictly prohibited within and around children's play areas, swimming pool areas, playgrounds and other sport areas.



3.4.5 Any damage or nuisance caused by Pets shall be the sole responsibility of the Pet Owner or Resident. Subject to Applicable Laws, Dubai Holding Community Management may notify and request assistance from the Relevant Authority in relation to any animal that poses a nuisance, safety risk or threat to Community Users. No animal shall be allowed to make an unreasonable amount of noise or to become a nuisance.

3.4.6 Any Pet excrement deposited anywhere inside the Common Areas of the Community must be promptly removed and properly disposed of in a sanitary manner by the resident or their appointed staff. Dog handlers are deemed to include resident domestic employees that exercise the Pet.

3.4.7 All permitted dogs and cats must wear appropriate identification (including current contact numbers of the Pet's owner) at all times when outdoors and all Pet Owners are to have evidence of all registration and inoculations. It is the responsibility of the Owner to ensure their Pets are vaccinated.

3.4.8 Where an unleashed pet is identified within the Community, Dubai Holding Community Management may notify the Owner, Resident and/or Relevant Authority and take such action as may be permitted under Applicable Laws.

3.4.9 Pets must be housed and cared for in a humane manner and in accordance with best international practices on animal care. No slaughtering of animals shall take place within the Community and/or the confines of any property including apartments, townhouses and villas.

3.4.10 Upon written request of any Owner or Resident, Dubai Holding Community Management shall conclusively determine in accordance with these Rules whether an animal is a domestic household pet, whether an animal is making an unreasonable amount of noise, whether an animal is being allowed to run at large or whether an animal is a nuisance. Dubai Holding Community Management shall act reasonably and in accordance with Applicable Laws when making such determinations. Any determination shall be subject to any rights of review, appeal or recourse available under Applicable Laws.

3.4.11 Pet food of any kind should not be left on common areas or near any structures, including front porches, decks and/or balconies.

3.4.12 Community Users may contact the Dubai Municipality if there is a serious incident involving a Pet within the community. This includes losing Pets, abandoned Pets, inhumane treatment of a Pet, disturbance by neighbour's Pet within the community and being attacked by a Pet.

Dubai Holding Community Management shall enforce such matters reasonably and in accordance with Applicable Laws, subject to any rights of review, appeal or recourse available under Applicable Laws.



3.5 Dangerous and Illegal Articles and Activities

3.5.1 Open fire, hunting, trapping and discharge of firearms and the use of toy guns and air guns (such as “BB guns”) which can inflict damage on persons or property is strictly prohibited within the Community, as is the storage or possession of such firearms or any explosives, hazardous chemicals or other dangerous items.

3.5.2 Use and storage of fireworks is prohibited in the Community except for fireworks stored and used by hotel operators providing such hotel operators shall apply in advance for a written No Objection Certificate (NOC) from Dubai Holding Community Management and Relevant Authority (as applicable).

3.5.3 No open fires, fireworks or incendiary devices, shall be lit or permitted within the Community.



3.5.4 Activities or conditions which endanger the health and/or safety of others are prohibited.

3.5.5 In general, activities that endanger the health and/or safety of others; violate the procedures, rules and directives set by the competent authorities to maintain public health; and which violate any law, statute, rule, decree or regulation in the United Arab Emirates are prohibited.

3.5.6 An Owner shall not change the use of his Plot without the prior written consent of Dubai Holding Community Management, the granting or withholding of consent shall be at the discretion of Dubai Holding Community Management.

3.5.7 To prevent overflow and subsequent leakage below retail or apartments, it is necessary for residents to clear the drains on their balconies during rainfall.

3.5.8 Owners must refrain from doing anything or keeping any item in their property and any common areas which will increase the rate of insurance payable within the community or cause such insurance to be cancelled or voided.

3.5.9 Owners must not leave any personal items or materials in the common areas.

3.5.10 Residents must not leave any cooking appliance unattended and must use cooking appliances only in designated kitchen areas. Barbecues or cooking equipment of any kind are not permitted in Common Areas, balconies, terraces or patios, except in designated locations and where approved facilities are provided.



3.5.11 Owners must not throw any items of any nature whatsoever from the windows, balconies and terraces at any time.

3.5.12 Smoking is only permitted in designated areas (if available) as determined by the Community Manager.

3.5.13 Shisha smoking and the use of bukhoor are only allowed in designated areas as determined by the Community Manager or relevant authority.

3.5.14 Owners must eliminate cigarette butts and any other smoking remnants properly and they must never, under any condition, dispose of any cigarette butts or any other smoking residue in the common areas or the balconies.

3.5.15 Residents and Owners shall exercise due care when using LPG or cooking appliances and shall ensure that cooking is never left unattended.

3.5.16 Children must be kept away from kitchens, cooking appliances and open flames at all times.

3.5.17 All LPG connections, installations, repairs and maintenance must be carried out exclusively by qualified and authorised professionals. The main LPG valve must be closed after use.

3.5.18 Residents and Owners shall familiarise themselves with the correct use of fire extinguishers and fire blankets, which are intended for use only on small fires and only where it is safe to do so.

3.6 Waste Management

3.6.1 Dumping of any of the following is prohibited in the Community bins, skips or common areas:

-  Bulk items such as furniture
-  Land fill such as sands or rocks or gravel
-  Construction debris
-  Hazardous material such as oil and flammable liquids
-  Ashtrays and cigarettes

3.6.2 Owners and Residents must not accumulate rubbish or litter in, on or around their Unit or in any Common Areas and must ensure that all trash, litter and refuse is removed from their property to such locations as determined and notified to the Owner by the Community Manager from time to time.

Owners and Residents must ensure that all waste, rubbish or litter placed in designated Common Areas is removed within 24 hours or as otherwise directed by the Community Manager.

If an Owner or Resident fails to remove any garbage, recyclable material or waste in violation of these Rules, Dubai Holding Community Management may issue a notice requiring remedial action within a specified period. Except in cases of emergency, access to a Component or Residence for the purpose of addressing such non-compliance shall be subject to the consent of the Owner or Occupier, or as otherwise permitted under Applicable Laws or pursuant to an order, direction or requirement of a competent authority. Any costs properly incurred in remedying the non-compliance may be recovered from the Owner to the extent permitted under Applicable Laws.



3.6.3 With regard to the disposal of garbage, waste and recyclable material, an Owner must ensure that garbage bags are securely wrapped, that tins or other containers are completely drained and recyclable material or waste is separated and prepared following the applicable recycling guidelines. Owners must comply with the community's requirements for storing, handling and collecting garbage, waste and recyclable material.



3.6.4 Owners are responsible for immediately cleaning up or removing any substances they may have spilled in the designated shared receptacle area for garbage, recyclable material or waste.

3.6.5 Owners must notify Dubai Holding Community Management of any loss or damage to the designated shared garbage, recyclable material or waste receptacles.

3.6.6 Community Users must not keep or use incinerators on their properties.

3.6.7 Commercial establishments (such as but not limited to restaurants, coffee shops and supermarkets) should make separate waste disposal arrangements with Dubai Holding Community Management and shall strictly use the allocated skips at all times.

3.6.8 Garbage and Unsightly Matters: All garbage including but not limited to household waste, green waste for collection should be placed inside specific containers provided for that purpose.



3.6.9 Dumping of large and heavy waste, construction and fit-out waste, ashes, trash, rubbish, sawdust, garbage, landfill, rocks, grass and landscape cuttings, solid waste and any type of refuse or other unsightly or offensive materials is expressly prohibited within the Community.

Owners and Residents are responsible, at their cost, for the removal of all such material from the Master Community, other than household waste and garden refuse packed in waste bags intended for this purpose and collected by the waste removal contractors.

3.6.10 Owners and Residents must make separate arrangements, at their own cost, for the disposal of large and/ or heavy items (including industrial or construction waste). Dubai Holding Community Management may issue enforcement notices for violating these Community Rules.



3.6.11 Owners and Residents shall regularly remove all weeds, rubbish, debris, refuse containers, woodpiles, storage boxes, tools and unsightly objects or materials of any kind from their Plot and shall not allow such items to accumulate upon the Plot.



3.6.12 All service yards or service areas, clothesline areas, sanitary containers or stored materials on any portion of a Plot shall be enclosed, fenced or screened appropriately (as approved by Dubai Holding Community Management) in such a manner that such yards, areas, containers and stored materials will not be visible from any neighbouring property or street.

3.6.13 Owners must dispose of any chemical, biological, toxic or other hazardous waste following any applicable law governing the disposal of such waste.

3.6.14 No incinerator shall be kept or maintained on any Plot.

3.6.15 Owners must comply with all requirements relating to the disposal of garbage and recycling.

3.7 Storage in Common Areas

Storing any material such as but not limited to boxes, furniture, toys or any other kind of material outside the boundaries of the Property for any period of time is strictly prohibited. Dubai Holding Community Management has the right to penalize for such activities and remove the stored material.

3.8 Graffiti and Vandalism

3.8.1 The acts of graffiti or vandalism are strictly prohibited within the Community. Any Community User in breach of this Rule will be strictly liable for the cost of cleaning, repair or replacement of damaged or affected property. All incidents of serious vandalism will be reported to Dubai Police for their further action.

3.8.2 The cost of reinstatement of the item or area that has been vandalised shall be directly charged to those individuals found to be responsible for the vandalism. In the event that the individual(s) causing the vandalism cannot be found, the costs of reinstatement shall be included as a cost that will be recovered from the annual service charges.

3.9 Signage

3.9.1 Signs, advertisements, notices or other lettering must not be exhibited, displayed, inscribed, painted or affixed to any building, its entrance or any part of the Common Use Facilities without the prior written approval of Dubai Holding Community Management.

3.9.2 One (1) temporary sign per Unit may be posted or placed within the Plot, near the garage or front door, subject to Dubai Holding Community Management's prior written approval and specifications

3.9.3 Commercial signage installed by contractors including landscaping, pool and civil contractors while carrying out works on individual property may be displayed only for the duration of the civil works and must be removed immediately upon completion. In any event, such signage must not remain in place for more than four (4) weeks.

The design of the signage must comply with the specifications issued by Dubai Holding Community Management from time to time.



3.9.4 No sign or advertising device of any kind may be erected, maintained or displayed on any portion of the Common Use facilities in front of private property unless approved by Dubai Holding Community Management. Any such sign must be of an approved standard size and professional quality.

3.9.5 No signs, including banners or flags may be placed on balconies, roofs or windows.

3.9.6 Any sign that does not comply with the above requirements will be removed at the occupier's expense, in addition to the issuance of a notice of non-compliance.

3.9.7 Owners and Residents are not permitted to engage in distribution of brochures, flyers and advertisements of any kind, whether for commercial, charitable, community and/or informational purposes or not, without the express approval of Dubai Holding Community Management. Approval shall be granted at the sole discretion of Dubai Holding Community Management and all related distribution charges and costs shall be borne solely by the Owner or Resident requesting such distribution.



3.10 Property Use

3.10.1 The use of any unit shall be in accordance with Applicable Laws and the licensed use as issued by the Relevant Authority at all times.

3.10.2 The total number of persons residing in a Residential Home at any given time must not exceed the maximum number permitted by the relevant local authorities.

3.10.3 Barbecues inside residential units or on balconies in buildings are strictly prohibited.

3.10.4 Any commercial units in the Community shall be used only for the licensed commercial purposes unless otherwise authorised in writing by Dubai Holding Community Management.

3.10.5 No business or commercial activity to which the general public is invited may be conducted within any unit designated as residential within the Community without written permission from Dubai Holding Community Management.

3.10.6 Residents and Owners shall comply with all applicable fire safety rules and regulations during festivals, celebrations and similar occasions. Particular care must be taken when using decorative electrical lighting, open flames, candles, fireworks or similar items, as improper use may compromise the fire safety of the building and the community.

3.10.7 The use or activation of pyrotechnic devices on balconies or terraces is strictly prohibited. The use of such items outside designated and legally approved areas is unlawful and may result in penalties in accordance with applicable law.

3.10.8 Where open flames are permitted during festivals or celebrations, they must be used responsibly and only in safe locations other than balconies or terraces.



3.10.9 Residents and Owners shall ensure that all decorative electrical lighting, including wires, connections and devices are maintained in good working condition. Only approved and properly labelled materials shall be used and installation must be carried out by qualified professional electricians.

3.10.10 The burning of incense shall be carried out responsibly, with appropriate precautions taken at all times to prevent fire hazards and to ensure the safety of the unit, building and community.

3.10.11 Residents and Owners shall use all electrical appliances safely and in accordance with the manufacturer's instructions. Overloading of sockets or circuits is prohibited. Faulty or damaged appliances must be repaired or replaced immediately. Water or other liquids must not be used on live electrical connections, sockets or wiring.

3.10.12 Residents and Owners shall maintain their Units and surrounding areas in a clean condition and free from flammable materials. Flammable liquids, chemicals and cleaning solvents must not be stored in bulk or in unauthorised containers. Exits, staircases, corridors and evacuation routes must remain unobstructed at all times. Fire safety devices must not be tampered with, blocked or disabled.

3.11 Insurance and Fire Safety

3.11.1 Owners shall take out property insurance against appropriate insured risks for the full replacement cost of their Plot or Unit (as applicable), including all insurable improvements and contents. Owners agree that in the event of damage to or destruction of any structure on or forming part of their plot or unit, the Owner shall promptly proceed to repair or reconstruct the same in a manner consistent with the original construction or in accordance with such other plans as may be approved by the Developer or Dubai Holding Community Management.

Owners shall pay all costs not covered by insurance proceeds. If the Owner fails to comply with this provision and such failure persists for thirty (30) days after written notice to repair or maintain has been given, Dubai Holding Community Management shall be entitled to remedy the matter in such manner as it deems fit and to recover the cost of doing so from such Owner.

3.11.2 Owners must refrain from taking any action that would interfere with the functioning of fire safety equipment or reduce the level of fire safety in their property or Community.



3.11.3 Owners must only engage the Community Manager or the Dubai Holding Community Management-appointed supplier to provide fire safety services and services in connection with the operation of fire safety devices in the property.

3.11.4 Nothing shall be done or kept in any Plot or on the Common Areas which will increase the rate of insurance under any insurance policy applicable to any Plot and/or the Community or cause the same to be cancelled.

3.11.5 Residents are required to carry sufficient insurance for all contents and improvements within their Plot or Unit.

3.11.6 Each Owner is required to install a fire extinguisher at his/her expense inside their Unit, preferably within the kitchen area. The Owner (and their permitted occupiers) must maintain the fire extinguisher in operable condition and good working order. Cooking appliances, gas tank/hoses and gas regulators must be kept in good working condition and safely maintained to prevent fire hazards. Gas cylinders (if applicable) must be adequately covered to prevent direct sunlight. To ensure compliance, Dubai Holding Community Management has the right to conduct routine inspections of the property.

3.11.7 In case of an emergency including but not limited to fire, flood, earthquake or other similar incidents, if it is deemed that there is imminent danger to life or property and if the resident or the Owner is not immediately available to open the door, Dubai Holding Community Management through its authorised personnel, with or without Civil Defense personnel, may enter the Unit without prior notice. This includes breaking locks or doors to enter the Unit. In such cases, Dubai Holding Community Management and its authorised staff shall not be held liable for any damages resulting from such entry.

3.11.8 Security and safety is the responsibility of each Owner, Resident, their families, guests, visitors and employees. Dubai Holding Community Management assumes no responsibility or liability for the safety or security of Owners, Residents, their families, guests, visitors and employees or for any negligence or criminal acts of other persons.

3.11.9 The Community Manager, to the extent permitted by law, excludes all liability for any claims, costs or liabilities of whatsoever nature and however arising in relation to its role and function as Community Manager and the use by Owners of the Common Areas and Facilities.

3.11.10 Residents and Owners shall comply at all times with applicable fire safety laws, regulations, policies and procedures and shall take all reasonable steps to safeguard their Plot, Unit and the Community from fire-related risks.



3.11.11 Residents and Owners shall make reasonable efforts to familiarise themselves with the fire safety strategy applicable to the building or Community through engagement with the Community Manager or Facility Manager as applicable.

3.11.12 Residents and Owners shall familiarise themselves with emergency evacuation procedures, including the location of exits, access corridors, staircases leading to the exterior and designated assembly points.

3.11.13 Residents and Owners shall inform the Community Manager or Facility Management of any occupants who may require special assistance during an emergency.

3.11.14 Residents and Owners shall familiarise themselves with the location and proper use of fire-fighting equipment and shall use such equipment only during the initial stages of a fire and only where it is safe to do so.

3.11.15 Any observed fire safety hazards, defects or violations must be reported promptly to the Community Manager or Facility Management.

3.11.16 Residents and Owners shall take reasonable steps to educate members of their household, including children, on fire risks and basic fire safety practices within the Unit and the Community.

3.12 Household Staff

3.12.1 Household staff, including (but not limited to) housemaids, drivers, cooks and gardeners should hold a valid residence visa issued by the Dubai Immigration Authorities. All household staff shall apply for a Community access permit.

3.12.2 Owners and Tenants are fully responsible if they are found accommodating household staff not directly sponsored by them. Owners and Tenants may be liable for criminal prosecution by the appropriate authorities in accordance with Applicable Laws.



3.13 Leasing Residential Homes

Community Users are responsible for handing over the “Community rules and code of behaviour” to all occupants of their properties to ensure compliance at all times. Dubai Holding Community Management has the right to immediately enforce these rules and regulations if an occupier breaches any provision and to inform the Owner of such breach by the occupier of their property.

3.13.1 The occupier of the property must obtain the Owner’s permission in writing before proposing his/her request to Dubai Holding Community Management for any Works (defined in paragraph 7 below) to any Unit.

3.13.2 The minimum residential leasing term shall be one hundred and eighty (180) days. Shorter durations are not allowed except in the case of residential units which are permitted by the Master Developer to be used as holiday homes, subject to the Owner of such holiday home obtaining all required permits and complying with the requirements of the Relevant Authorities and Applicable Laws.

3.13.3 Community Users are responsible for ensuring that all occupants of their Units (both residential and commercial) comply with the Rules at all times. However, in all cases, the Landlord or Owner shall be liable to Dubai Holding Community Management. The Owner is responsible for ensuring that all occupants comply with the Rules. The Owner and relevant occupiers within the Community are responsible for ensuring that Dubai Holding Community Management has their updated contact details.

3.13.4 Community Users must register leases with Dubai Holding Community Management within fourteen (14) days of the execution of the lease by providing Dubai Holding Community Management with a copy of the lease together with supporting documents.

Dubai Holding Community Management must be informed of any renewals, early surrender or termination of such leases within fourteen (14) days of the occurrence of such events.

3.13.5 No partitioning of the Unit for the purposes of letting out individual rooms will be permitted.

3.13.6 No Owner or occupier shall engage in any activity upon the property that is not in compliance with any law, ordinance, statute, rule or regulation of Dubai or the United Arab Emirates.

3.13.7 Owners and occupiers shall strictly adhere to the terms of easements and restrictions benefiting or burdening the Plot or Unit.

3.14 Charitable and fundraising activities

Any charitable or fundraising event or activity within the Community must be approved by the Islamic Affairs and Charitable Activities Department (IACAD) prior to obtaining approval from Dubai Holding Community Management.





04

COMMON USE
FACILITIES

COMMON USE FACILITIES

4.1 Access and Use

4.1.1 Owners must comply with all rules and directions of the Community Management, as posted at the Common Use Facilities, applicable laws and any other rules, directions or resolutions relating to the use of the facilities.

Access to and use of the Common Use Facilities shall be governed by the Master Declaration, the Building Management Regulations and Applicable Laws. Where the governing documents allocate use rights to occupiers, owners or other authorised users, such rights shall apply in accordance with those governing documents and Applicable Laws.

The Common Use Facilities are for the exclusive use of Owners and Tenants of the Community, their direct family members and guests. Owners and Tenants shall limit the number of guests using the facilities to ensure that access for other Community Users is maintained at all times. Dubai Holding Community Management reserves the right to assess whether the number of guests accompanying a Community User is reasonable.



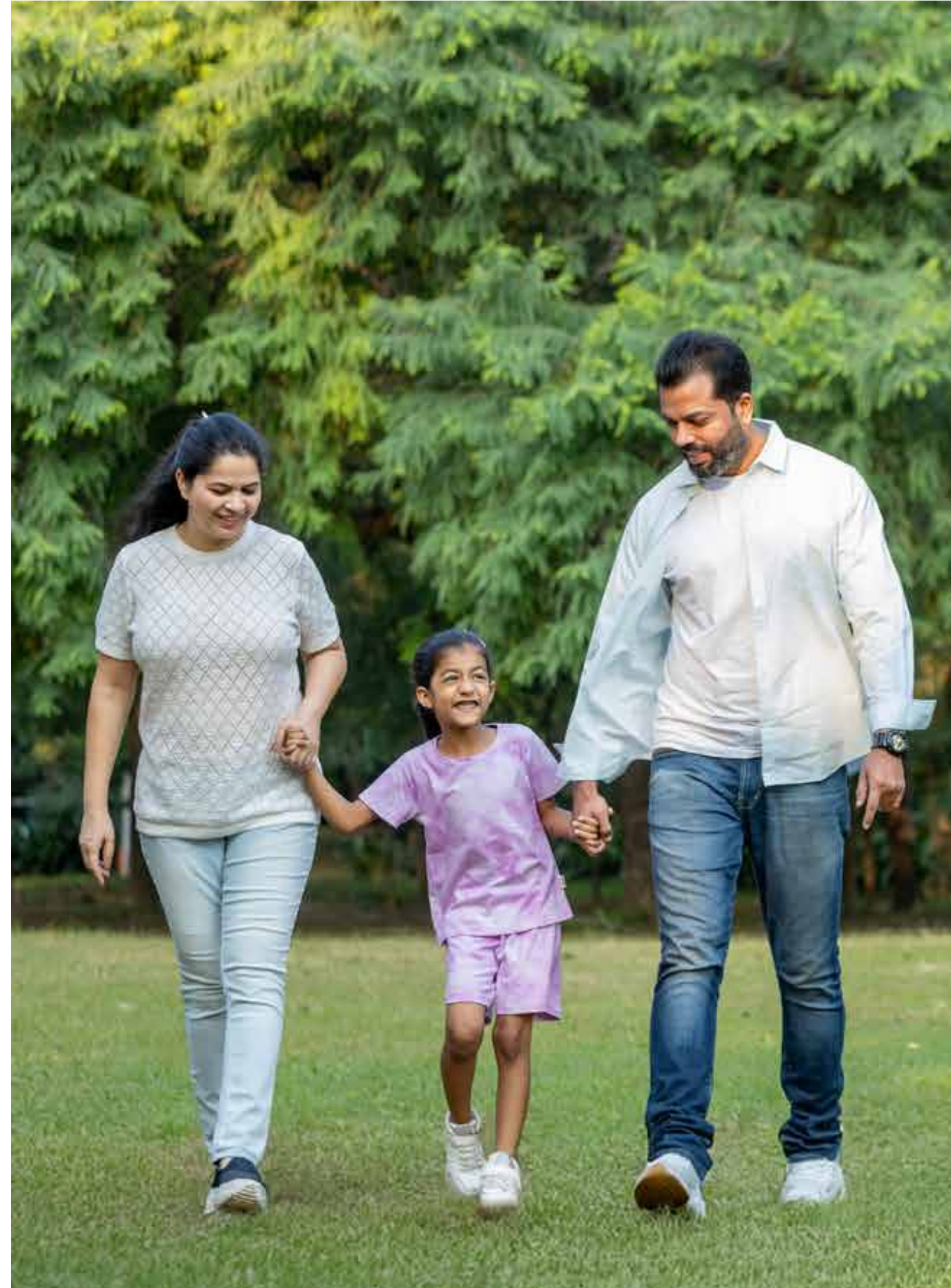
4.1.2 All persons using the Master Community's shared facilities and equipment do so at their own risk and must adhere to the Rules and regulations posted in various locations throughout the interior and exterior of the facilities. Specifically, pedestrians shall have the right of way on footpaths surrounding ornamental lakes. Joggers, cyclists, roller-bladers or persons using any other recreational means shall give way to pedestrians on the footpath.

4.1.3 All users of the Common Use Facilities do so at their own risk. All furniture and equipment in the Common Use Facilities are owned by the Community and must not be damaged or removed by any Owner or user.

4.1.4 Stereo equipment of any type (unless fitted with headphones) is not permitted within the Common Use Facilities.

4.1.5 The Community Manager and the Master Developer may restrict access to any person in accordance with these Rules, Applicable Laws and any governing documents.

4.1.6 Weight training equipment in the Common Use Facilities is only available for adults who are sixteen (16) years old or older. Youths aged twelve (12) to fifteen (15) years must be supervised by a designated adult.



4.1.7 Weights must be lowered gently and not dropped on the ground. Use of cardiovascular equipment is restricted to twenty (20) minutes when others are waiting.

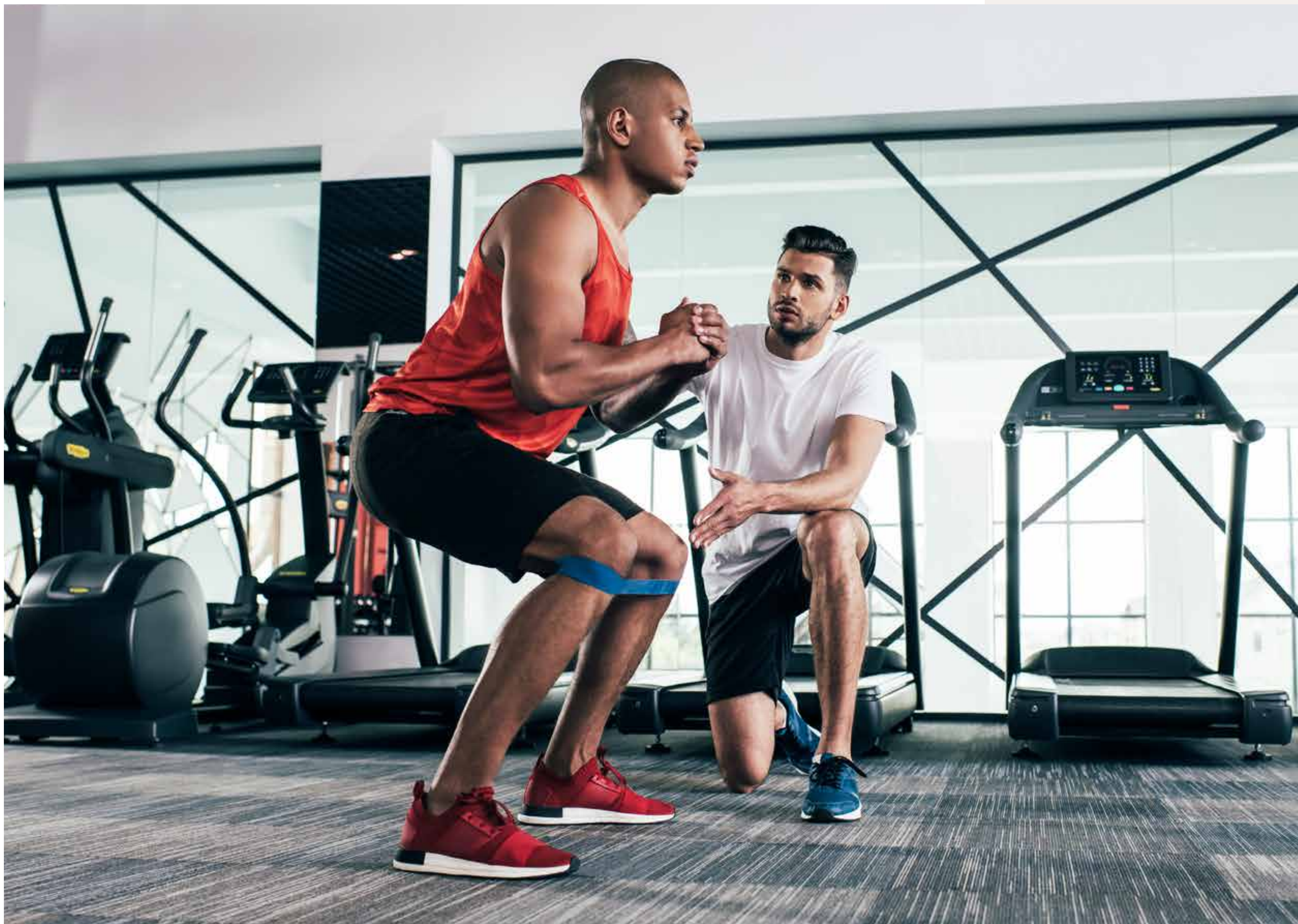
4.1.8 Consumption of outside food or beverages is prohibited within the Common Use Facilities.

4.1.9 Private Functions in Common Areas

4.1.9.1 Community Users wishing to hold private functions in any park, beach or other part of the Common Use Facilities must obtain prior approvals from Dubai Holding Community Management and shall limit the number of guests in accordance with the requirements of Dubai Holding Community Management from time to time.

4.1.9.2 If permission for such a private function is granted, it may be subject to any conditions, which Dubai Holding Community Management deems necessary in the interests of the Community. The Community Users shall adhere to the permitted hours of operation. Dubai Holding Community Management may require an administration fee and/or any other fee which Dubai Holding Community Management deems necessary.

4.1.9.3 The Community User will be responsible for any damage to or cleaning required for the applicable park, beach or similar area arising from their private function.



4.1.10 Any personal trainer or coach providing services within the Common Use Facilities must hold valid documentation and obtain prior approval from Dubai Holding Community Management. Approval is at the sole discretion of the Community Management, taking into account the best interests of the community, health, safety and enjoyment of the community, professional conduct, adherence to community rules and impact on other residents' use of the facilities.

The Community Management may charge a fee for approved use and may withdraw approval at any time it is deemed necessary.

4.1.11 The entrances, pathways and access roads of the Community must not be obstructed or used for any purpose other than ingress and egress to and from Community Users' properties. Carts, carriages, chairs, tables, bicycles and other similar objects such as toys, brooms, shoes, garbage cans/bins, recycling bins and potted plants must not be stored in the Common Use Facilities unless approved by Dubai Holding Community Management.

4.1.12 Private property including but not limited to beach furniture, watercraft and play equipment must not be left unattended or stored in the common areas of the Community such as sikkas, beaches and courtyards.

4.1.13 Community Users must not damage or modify any landscaping located within the Common Use Facilities.

4.1.14 Nothing may be altered, constructed or removed from any part of the Common Use Facilities without the prior written approval of Dubai Holding Community Management.

4.1.15 Community Users must not use pushbikes on the main streets and tunnels within the Community.

4.1.16 The plant rooms, filtration rooms, telephone/communication rooms and building rooftops within the Community are strictly out of bounds to all Community Users at all times. Community Users in breach of this Rule will be strictly liable for any damage to persons or property and for the cost of cleaning, repair or replacement of damaged or affected property.



4.1.17 All children below the age of fourteen (14) years old must be supervised at all times in the Community, Common Areas and Common Use Facilities by a parent or guardian aged eighteen (18) years or older.

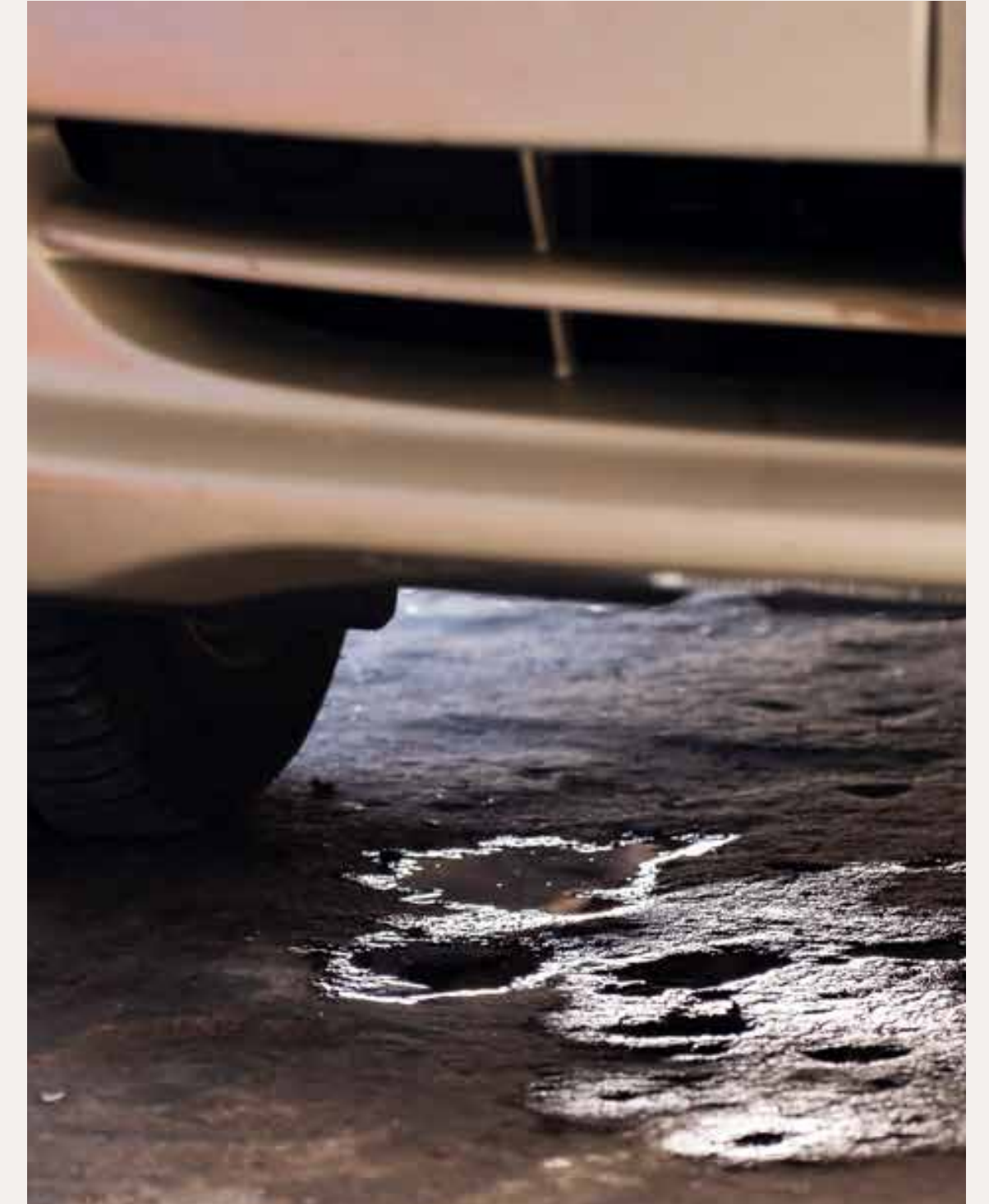
4.1.18 Pets are strictly prohibited within sports areas and parks. Pets must be kept on a lead in other Common Areas and Common Use Facilities.

4.1.19 Failure to comply with the Rules may result in the Community User being prohibited from using the facilities. Severe non-compliance with these rules may result in temporary

or permanent restrictions to the extent permitted under the Master Declaration, Building Management Regulations and Applicable Laws.

4.1.20 Community Users shall abide by any rules and regulations that may be posted at the Common Use Facilities.

4.1.21 Community Users are prohibited from washing their vehicles anywhere in the Community if such washing involves spilling water or any other liquid. Environment-friendly dry washing is allowed provided that any discharge does not affect the Common Areas.



4.1.22 Community Users must clear up any oil spillage or any other substance emitted from their vehicle at their own cost. If an Owner fails to clear up any spillage within twenty-four (24) hours of the spill occurring or in the case of an emergency, the Community Manager may arrange for the spillage to be cleared and recover all related costs from the responsible Owner.



4.1.23 Community Users must respect at all times the adjoining Community Users' right to quiet enjoyment of the facilities and Common Areas within the Community.

4.1.24 Any damage to property or amenities in the Common Use Facilities will be chargeable to the individual responsible for causing the damage or, if they are a minor to their parent or legal guardian or the Owner of the property in which they are a resident, occupier or guest. Any serious damage that may result in death or injury to users will be promptly reported to the relevant law enforcement body.

4.1.25 Delivery personnel and taxi and school bus drivers are also allowed into the community for the sole purpose of delivering to, dropping off or picking up Residents.



4.1.26 Service providers, building contractors and handymen are permitted to enter the community only with approved entry permits and documents issued by Dubai Holding Community Management.

4.2 Moving Process

4.2.1 New Owners, Residents and Tenants are welcome to the Community and are required to observe the move-in and move-out policies and regulations stipulated by Dubai Holding Community Management from time to time.



4.2.2 New Residents and Tenants must obtain a Move-in Permit from Dubai Holding Community Management and register themselves, their household staff, pets and vehicles through the designated community platform and comply with Community Rules. New Residents and Tenants are encouraged to apply for a Move-in Permit at least three (3) days in advance of the relevant move-in date. Not having received a copy of these Rules shall not relieve any resident from the obligation to comply with these Rules.

4.2.3 New Owners, Residents and Tenants can start moving their belongings into their Unit or Plot after the Move-in Permit has been issued and only between 8 AM and 6 PM, Monday to Saturday. Moving into and out of the Community is not permitted on Sundays and public holidays in the UAE.

4.2.4 Vehicles of movers and contractors will be permitted to enter the Community during the same permitted hours.

4.2.5 New Owners, Residents and Tenants moving into a multi-owned building are required to inform Dubai Holding Community Management and the building security in advance so that an elevator can be allocated for the move (if applicable).

4.2.6 Any garbage, trash, cardboard boxes or otherwise resulting from moving in must be handled by the new Owner/Tenant in accordance with the Articles set forth in these Rules.



4.2.7 New Owners, Residents and Tenants shall be responsible for any damages, including damage to their belongings, caused during the process of moving their belongings. Owners, Residents and Tenants vacating a Unit or Plot in the Community are required to obtain a Move-out Permit from Dubai Holding Community Management.

4.2.8 Move-Out Requirements and Clearance

4.2.8.1 Owners, Residents and Tenants moving out must return all keys and access cards to the Unit Owner before moving out and pay all utility bills until the last day of their stay, settle all outstanding fees, including but not limited to maintenance invoices and non-compliance fees and obtain a clearance certificate.

4.2.8.2 Failure to do so may result in additional fees and legal action. Owners, Residents and Tenants shall only be permitted to move out from Units and Plots within the Community between 8 AM and 6 PM on the final date of departure agreed between Dubai Holding Community Management and the Owner, Resident or Tenant. Moving out of the Community is not permitted during public holidays in the UAE.

4.2.8.3 Dubai Holding Community Management must be informed at least three (3) working days in advance of the departure date in order to carry out a final inspection of the Unit or Plot (if applicable) and complete the move-out permit. Owners, Residents and Tenants are required to disconnect the utilities and close their accounts when moving out. Failure to do so may incur charges even after vacating, which shall remain the responsibility of the Owner and/or Resident.



4.3 Sports Areas and Playgrounds

4.3.1 Community Users shall, when using sports and recreation areas such as playgrounds, ensure that suitable attire is worn at all times. Dubai Holding Community Management or the Community Manager reserves the right to close any facility for maintenance, special community functions, tournaments or events or to change the intended use of the facility.

4.3.2 All rules and regulations displayed by Dubai Holding Community Management must be adhered to at all times.

4.3.3 The Developer and Dubai Holding Community Management are not responsible for injury, loss of life, damage to property or loss of belongings arising from the use of sports areas and facilities.

4.3.4 Owners must not permit any child aged fourteen (14) years or below to remain within the Community or Common Areas unless accompanied by a responsible parent or guardian exercising effective supervision.

4.3.5 Children are not permitted to run or play in hallways, stairways, elevators, car parks or other common areas where such activity may pose a safety risk or disturb other residents or guests.



4.3.6 Children must not use undesignated areas for ball games, skateboarding, cycling, roller skating or hoverboards.

4.3.7 Owners must ensure that children do not deface community property or create disturbances or nuisances. Playing music or musical instruments in the Common Areas is not permitted without the prior approval of the Community Manager.

4.3.8 All Dubai Holding Community Management facilities and Common Areas are for the exclusive use of Residents and their guests.



4.4 Swimming Pools and Beaches

4.4.1 Running, jumping and pushing are not permitted within pool areas.

4.4.2 Diving or acrobatics are not permitted in or around the pool areas.

4.4.3 Activities that disrupt the peaceful enjoyment of the facilities by other residents, including excessive noise, are not permitted.

4.4.4 Children under fourteen (14) years of age must be supervised by an adult at all times within the Community, including swimming pools and beaches. Children under five (5) years of age are not permitted to use adult pools. Children under twelve (12) years of age must be supervised by an adult at all times when using adult pools.

4.4.5 Individuals under eighteen (18) years of age are not permitted to use steam rooms or saunas.

4.4.6 Appropriate bathing attire and footwear must be worn and a towel must be carried at all times when using beaches, swimming pools, saunas or steam rooms.

4.4.7 All individuals are required to maintain appropriate hygiene standards before entering swimming pools or Jacuzzis. Swimming is permitted only when wearing suitable swimwear.

4.4.8 All rules and regulations displayed at pool areas by Dubai Holding Community Management must be adhered to and may be revised from time to time at its discretion.

4.4.9 The decision of the lifeguard or pool supervisor regarding pool safety and behaviour that may disturb other Community Users shall be complied with at the time for health and safety purposes.

4.4.10 Swimming pool equipment must not be removed or misused under any circumstances.

4.4.11 Swimming under the influence of alcohol or illegal or regulated substances is prohibited. Inappropriate public behaviour is against UAE laws and will not be tolerated in Common Areas, including pools and beaches.

4.4.12 Use of the swimming pool is at the user's own risk and must comply with applicable laws. Dubai Holding Community Management, the Developer and their staff shall not be held liable for any injury, loss, accident or damage to persons or property within the Community.

4.4.13 Residents assume full responsibility and risk when using beaches within the community. Parties or gatherings are not permitted unless prior written approval has been obtained. Approved events may be subject to certain restrictions.

4.4.14 Vehicles on waterways, particularly motorised vehicles, are prohibited unless prior written approval has been granted.

4.4.15 Commercial activities on waterways are not permitted without prior written approval from Dubai Holding Community Management.

4.4.16 Glass containers or other breakable objects are not permitted in swimming pool or beach areas. Barbecues are not permitted in these areas unless designated facilities are provided.

4.4.17 Dubai Holding Community Management reserves the right to close swimming pools or beaches for maintenance, cleaning or private functions and may restrict access at its sole discretion.

4.4.18 Photography and videography are not permitted in beach areas, swimming pools, changing facilities or sauna and steam rooms.



4.5 Barbecue Areas

4.5.1 Barbecuing is permitted only in designated areas.

4.5.2 Children must be supervised at all times around barbecue facilities and grills or open fires must not be left unattended.

4.5.3 Barbecuing must comply with all applicable laws, cultural considerations and community-specific guidelines.

4.5.4 Dubai Holding Community Management accepts no responsibility for loss, injury, damage or loss of life arising from the use of barbecue facilities.

4.6 Jogging and Cycling Tracks

4.6.1 Appropriate sports attire and footwear must be worn at all times. Cyclists must wear helmets and a reflective jacket when using cycling tracks.

4.6.2 Wheeled sports or activities are not permitted on jogging tracks unless prior written approval has been obtained. Only cycling is permitted on designated cycling tracks.

4.6.3 Food and beverages are not permitted on jogging or cycling tracks, except for water.

4.6.4 Users shall follow all posted directional signage at all times to ensure safe circulation on jogging and cycling tracks.



4.7 Recreational Areas

4.7.1 Individuals under eighteen (18) years of age are not permitted to use gym or outdoor gym facilities.

4.7.2 Children under fourteen (14) years of age must be supervised when using ball courts.

4.7.3 Appropriate sports attire and footwear must be worn. Users must carry personal towels and wipe down equipment after use.

4.7.4 Personal training is permitted only with prior approval from Dubai Holding Community Management.

4.7.5 Photography and videography are not permitted in recreation areas.

4.7.6 Wheeled sports and pets are not permitted in recreational facilities.

4.7.7 Recreational facilities must be booked in advance through the Community App.

4.8 Lakes

4.8.1 Recreational personal water activities, including but not limited to swimming, fishing, the operation of any kind of watercraft including jet skis, water-skiing and any other activity involving towing, freestyling, surfing, driving private hovercrafts, airboats or the take-off and landing of aircraft, are strictly prohibited within the lakes.

4.8.2 No swimming or fishing is permitted at any time in any part of the lake system.

4.9 Lawns, Local Flora and Fauna

- 4.9.1 Owners must not disturb, damage, destroy or collect any plant material in the common areas, whether living or dead, without the approval of Dubai Holding Community Management, except in areas exclusively allotted to that owner (such as a balcony).
- 4.9.2 Owners must not disturb, damage or destroy any wild animals, insects, reptiles or birds in the Community.
- 4.9.3 Altering the common area landscape is prohibited, as is causing damage to it. Any harm caused will result in a fine and the direct cost of restoring the landscape being charged to the owner.

- 4.9.4 Landscaping that exceeds the property boundary and infringes on shared spaces or neighbouring homes is prohibited.
- 4.9.5 Unauthorised use of irrigation pipes located in common areas is prohibited.
- 4.9.6 Moving waste bins is not allowed as it may obstruct pathways used by residents.
- 4.9.7 Owners are responsible for the disposal of construction debris generated by their contractors.
- 4.9.8 Causing damage to the plants and vegetation in shared spaces is not permitted.

- 4.9.9 Prior approval from Dubai Holding Community Management is required for any modifications to landscaping in common areas.
- 4.9.10 Prior permission from Dubai Holding Community Management is required before bringing in any contractors.
- 4.9.11 Installing surveillance cameras that overlook shared areas or neighbouring homes is not allowed.



4.10 Sea Water Surfaces

- 4.10.1 The use of motorised watercraft and motorised boats such as jet skis, motor boats, hovercrafts and airboats is strictly forbidden within and between the Fronds.
- 4.10.2 Use of kayaks, paddles and sailing crafts is allowed between the Fronds during daylight hours. Such activities are prohibited after sunset.
- 4.10.3 Use of electric boats is allowed with a maximum speed of five (5) knots.
- 4.10.4 Using or driving any motorised vehicle on the beaches is strictly prohibited.
- 4.10.5 Permitted vessels may only be launched from slipways or other areas specifically allocated for launching purposes within the Community.
- 4.10.6 Diving is strictly forbidden within Palm Jumeirah.
- 4.10.7 Fishing is not permitted.

4.11 Private Functions/Events

4.11.1 Community Users must obtain the Managing Agent's permission prior to holding any private function using any of the common areas in the Community. Such events shall finish by midnight. For any event inside an Owner/Resident's property, the Owner/Residents should obtain advance approval from security in order to provide the applicant with rules and regulations including but not limited to parking and times.

4.11.2 All access to and from neighbouring properties must be maintained during event set up, clean up and the event itself.

4.11.3 No alcohol may be brought to or consumed within the Common areas within the Community.

4.11.4 In the use of any of the areas within the Community, the Community user must ensure that their guests behave in a manner consistent with a residential environment (i.e. no swearing, lewd behaviour, reckless driving, etc.).





05

VEHICLES

VEHICLES

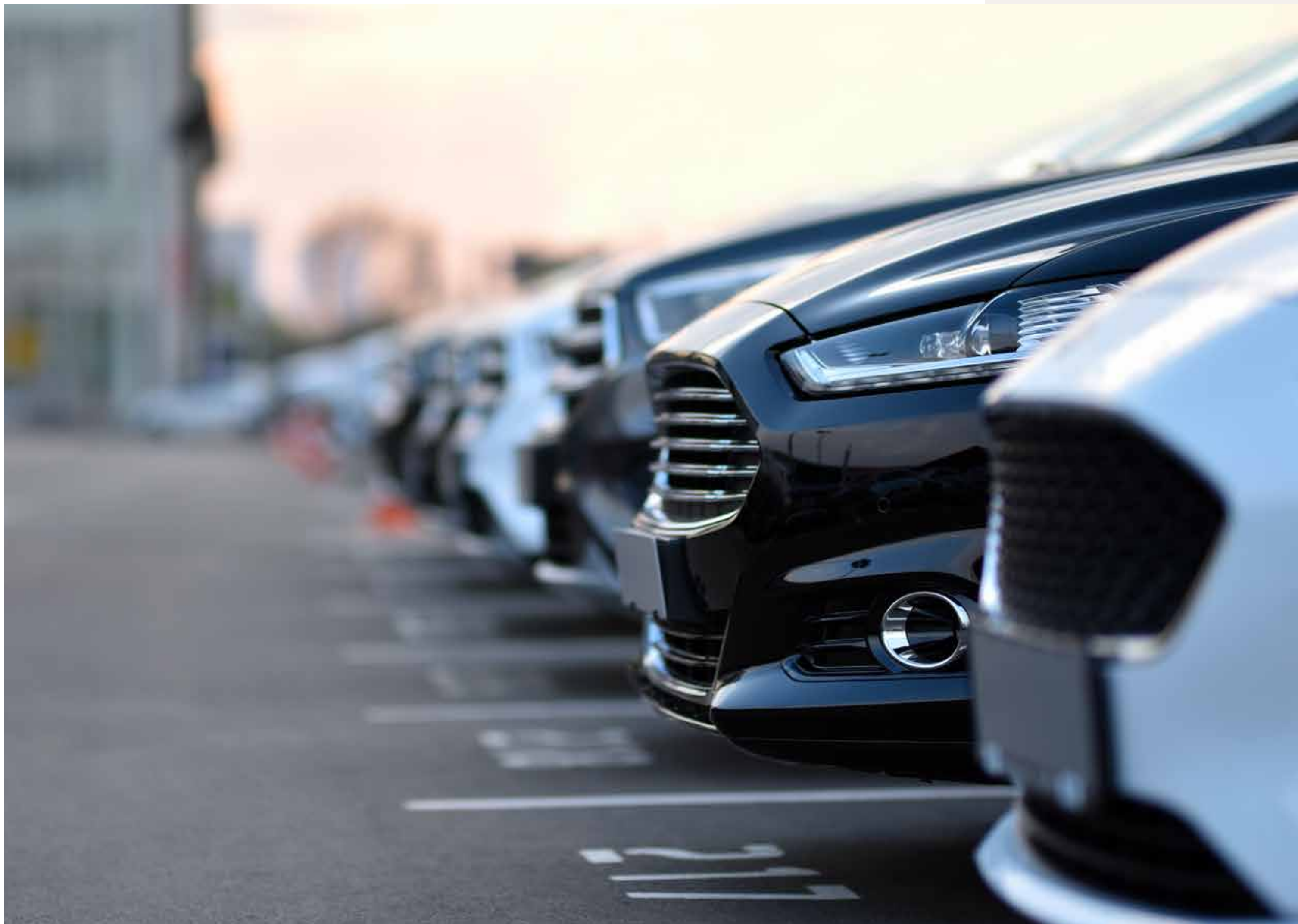
5.1 Parking and Road Usage/Safety

5.1.1 Car Parking is permitted in areas designated by Dubai Holding Community Management. Cars must not be parked on pavements, gardens, lawn areas, road verges, beaches, footpaths, landscaped areas or in front of Community entry drives, fire hydrants or any areas/structures related to the provision of emergency services for any period of time.

5.1.2 With the exclusion of emergency repairs and maintenance, Community Users must not carry out mechanical, painting, repair or other modifications to vehicles located in any part of the Common Use Facilities. Major repairs shall not be conducted to any vehicle of any kind in carports or on the Common Use Facilities except for emergency repairs to the extent necessary to move the vehicle to a proper repair facility.

5.1.3 Community Users are requested to use their garages and the driveways located within their properties as the primary location for parking their vehicles (applicable to villas). Carports shall not be used for storage of any goods and/or materials. Carports shall not be used for a workshop or other use if such storage or use would prevent the homeowner from parking the required number of vehicles that the carport was intended to store.





5.1.4 On-street parking lots are reserved for visitors. On-street parking should not block access to neighbours' residences at any time (applicable to villas).

5.1.5 No dune buggy, jet ski, watercraft, watercraft trailer, truck, recreational vehicle, boat, shipping container, mobile home, caravan, motor home, van or camper shell detached from a vehicle shall be parked within any private street or alley or anywhere else within the Community or Common Use Facilities, unless for a temporary period and with the express approval from Dubai Holding Community Management.

5.1.6 Parking of permitted vehicles within designated areas in the Community shall not exceed a maximum period of fourteen (14) days per location (parking lot). Vehicles remaining beyond this period will be considered in violation of Community Rules.

A notice will be issued to the Owner/Resident, and if the vehicle is not removed or relocated within the stipulated timeframe, Dubai Holding Community Management reserves the right to initiate the vehicle removal process at the Owner's cost.

The relevant authorities will be informed and the vehicle will be removed in accordance with Applicable Laws and regulations. Dubai Holding Community Management will not bear any costs associated with the removal or retrieval of the vehicle by the owner. Any damage to the vehicle will be at the vehicle owner's expense.

5.1.7 Oversized vehicles must not be parked anywhere in the common areas within the Community. An oversized vehicle is defined as any vehicle that does not fit within a single parking lot.

5.1.8 Inoperative vehicles must not be parked in exposed open areas in the Community and must not be visible from a neighbouring property or from streets or access roads.

5.1.9 Community Users are responsible for ensuring that their guests obey these parking guidelines.

5.1.10 No overnight parking of any unauthorised motor vehicle – as defined by Dubai Police as being fit for use on the public roads – shall be allowed on any street within the Community, unless approved in advance by Dubai Holding Community Management.

5.1.11 No trailer, truck, boat or recreational vehicle shall be used as a living area within the Community.

5.1.12 If necessary, vehicles will be clamped, a non-compliance fee will be issued and the vehicle will be towed away at the vehicle owner's expense. Incidents of non-compliance with the Rules may also be reported to the local authorities by Dubai Holding Community Management.

5.1.13 Please note that, in relation to the applicable speed limit on the Community streets in all instances, the posted speed limit signs will apply.

5.1.14 No motorised vehicle of any kind may be operated in any manner which is dangerous, noisy or which creates a nuisance. Any breach of the speed limit or driving considered to be dangerous by Dubai Holding Community Management shall be deemed to be a serious breach of the Rules and shall be dealt with accordingly. Dubai Holding Community Management reserves the right to issue non-compliance fees and to report such incidents to the Relevant Authorities, including Dubai Police. Dubai Holding Community Management further reserves the right to refuse entry into the Community for those who are deemed to be repeat offenders.

5.1.15 The operation of dirt bikes, trail bikes, sand buggies, off-road vehicles and non-licensed motorised vehicles is not permitted in the Community.



5.1.16 Pedestrians always have the right-of-way on walkways and footpaths.

5.1.17 No parts of the streets, walkways and footpaths shall be used for the storage of personal items or materials.

5.1.18 Commercial vehicles (including those with advertising or branding) must not be driven, parked or stored within the Community except temporarily for a maximum of four (4) hours while providing a delivery or service to Dubai Holding Community Management or a resident of the Community. A commercial vehicle includes, but is not limited to a car, van, bus, truck, semi-trailer, tractor or any other type of vehicle that either equipped with external racks or tool boxes or contains work equipment readily visible to other Community Users.

5.1.19 The operation or temporary use of construction trailers, vans or other trucks, machinery/equipment, construction shelters or facilities shall be permitted only in connection with the construction of any works approved by Dubai Holding Community Management.

5.1.20 The provisions of these rules shall not prevent any reasonable emergency vehicle repairs or the operation of any emergency vehicle (including ambulances, Civil Defence vehicles, etc.) within the Community.

5.1.21 Dubai Holding Community Management may post signs containing rules and regulations regarding parking and speed limits in the Community, which must be adhered to at all times.



5.1.22 In case of non-compliance with any parking rules set out in these Rules, Dubai Holding Community Management shall have the right to remove and/or tow the violating vehicle(s) and charge fees in the form of penalties and/or reimbursement of removal and/or storage costs.

5.1.23 Uninsured and unregistered vehicles not displaying a valid license plate number are prohibited from being parked anywhere in the Community.

5.1.24 Vehicles must not be parked in a People of Determination parking space without a valid People of Determination placard or similar authorisation. Dubai Holding Community Management reserves the right to tow away a vehicle at its sole discretion if the vehicle is parked in People of Determination space, blocking other vehicles, blocking access to a Unit, entrance or access point or occupying more than one parking spot.

The Community Manager is under no obligation to warn the owner of the vehicle or issue a non-compliance notice in such cases. No costs will be borne by Dubai Holding Community Management for the removal or retrieval of the vehicle by the owner. Any damage to the vehicle will be at the owner's expense.

5.1.25 Vehicles must not be parked in a manner which interferes with any entrance to or exit from either the Community or any residence therein.

5.1.26 Sounding the horn of any vehicle within the Community is strictly prohibited except in the case of an emergency.

5.1.27 Vehicle Registration and Access Control

5.1.27.1 All vehicles belonging to Owners and Residents must be registered with Dubai Holding Community Management, who will then issue access via physical cards or Automatic Number Plate Registration (ANPR) systems to Owners and Residents based on its internal policies and procedures. It is mandatory that all car owners carry their access cards (if applicable) at all times, failing which the security guards may request additional information and further details or even deny access and entry into the Community.

5.1.27.2 An Owner or Resident without a valid access card (only if applicable) may be directed to the main entrance where a temporary permit will be issued to allow access for a limited time until an access card is issued or reactivated.

5.1.27.3 Access cards and/or access stickers (only if applicable) provided to any Owner or Resident may only be used by Owners and their Tenants and must be promptly returned once the Owner or Tenant transfers or vacates the Unit.

5.1.28 Owners, Residents, occupiers, guests and other Community Users may use the designated electronic vehicle charging stations available in the Community (if applicable) and pay as governed by the provider. Should Community Users want to install EV chargers in their designated parking bay (applicable to buildings), they shall not do so using power designated for the Common Areas and shall instead use their own power arrangements after reaching out to Dubai Holding Community Management. For villa communities, Community Users may charge such vehicles on their own property at their own cost.



5.1.29 Community Users must maintain their vehicles at all times in a clean manner befitting the high standard of development within the Community to the reasonable satisfaction of the Relevant Authority and Dubai Holding Community Management. Non-compliance penalties may be issued and appropriate actions may be taken by Dubai Holding Community Management and/or the Relevant Authority in accordance with Applicable Laws and local regulations. Dubai Holding Community Management will monitor the condition of vehicles parked in the Community from time to time and shall notify the Relevant Authority where necessary.



06

MAINTENANCE
RESPONSIBILITY

MAINTENANCE RESPONSIBILITY

While the majority of common areas maintenance is the responsibility of Dubai Holding Community Management, there are some responsibilities that fall to you as a homeowner or resident. Please refer to the table below for the list of responsibilities.

Type of Maintenance	Responsibility of the Homeowner/Resident	Responsibility of the Community	Helpful Tips
During move-in	You are responsible for any damage caused to the common areas while moving in/out (either directly or by the appointed moving company). Please keep all areas neat and clean after your use.	If not rectified, any damages you have caused to the common areas will be repaired by the community at your expense.	Ask your moving company to ensure adequate supervision during the move-in/out process. Please use the Move-in/Out Permit, available on your community app .
To your unit	Maintenance of your property is your responsibility.	The community is responsible for the upkeep and maintenance of common areas and community assets only.	Sign a contract with a reputed general maintenance company to help with your villa's upkeep and repairs. Ensure they have necessary entry permits from Dubai Holding Community Management.
Water and electricity	All utility connections within your property and charges applicable to your property are your responsibility.	Utility connections in common areas, such as street lights and pump rooms are maintained by the community	Consider installing water-saving devices and energy-efficient lighting such as LEDs to practice sustainable living.
Garbage disposal	You must make separate arrangements for the disposal of large and/or heavy items at your own expense. Household waste should be properly stored in the designated wheelie bins until collection.	Garbage collection from the common areas will be handled by Dubai Holding Community Management.	In case of disposal of construction debris, garden, bulk and landscape waste, please contact the waste collection service provider to arrange collection at an additional cost.
Pest control	You must take necessary pest control measures within your property at your own expense. Inform your Community Manager immediately if any dangerous pests are found on your property. The use of strong chemicals is prohibited.	Dubai Holding Community Management carries out pest control in all common areas (parks, pathways, children's play areas) on a regular basis.	Engage a reputable pest control service provider approved by Dubai Municipality to conduct regular treatments to help prevent infestations within your property and the community.

Type of Maintenance	Responsibility of the Homeowner/Resident	Responsibility of the Community	Helpful Tips
Plumbing and Air Conditioning	If you experience water tap leaks or air conditioner defects inside your property, please arrange for service/repair through a third-party provider.	Plumbing and air conditioning maintenance in Common Areas will be the Community's responsibility.	If you are planning a holiday, please switch off your main water valve inside/outside your property.
Private Landscaping	You are responsible for the maintenance of the trees or plants in your garden to uphold the standards of the community. All trees must be planted at least 1.5 metres away from villa boundary walls and Conocarpus Lancifolius (Damas) trees are not permitted. Any private landscaping that encroaches on the common areas or on a neighbour's property will have to be pruned by you such that it does not interfere with the neighbouring areas.	Common Area landscaping that encroaches on your property will be pruned by the community's landscaping service provider. However, if the issue pertains to your neighbour's property, a notice can be issued to prune the overgrown tree. To report an issue, please contact support@dubaiholdingcm.ae	For any Common Area landscaping queries, contact your Community Manager. To report a Common Area irrigation leak, call the 24-hour security hotline.
Insurance	Protect your home and your belongings with Contents Insurance, including your furniture, electrical appliances, curtains, carpets and paint finishes on walls and ceilings.	Community Insurance covers damage to insured community property arising from unforeseen events, subject to the terms, conditions and limits of the applicable insurance policies.	If you are a tenant, get Contents Insurance to protect your belongings against the unexpected.
Alterations	Any interior or exterior alterations to your property may be carried out only with written consent from Dubai Holding Community Management and must be in line with the approved guidelines. Any damages to common areas as a result of your alteration work will be charged to you.	Common Areas and the exterior of the property's boundary wall are Dubai Holding Community Management's responsibility.	Unauthorised alterations are a violation of the Community Rules and may result in the issuance of a Violation Penalty. Additional strict penalties may be applied by the local authorities.



07

PRIVATE
PROPERTY

PRIVATE PROPERTY

7.1 General

7.1.1 Owners must maintain, repair and keep their property in good and substantial repair, working order and condition as per these Community Rules (including all doors, windows, machinery, plants, equipment, fixtures and fittings installed in their property (and any Common Areas) to a standard equivalent to or greater than the standard of the Community at all times.

Owners/Community Users must, without affecting the generality of the above, at the Owner's expense, clean the terraces (including all interior glass and any exterior glass that is readily accessible) and keep them free of dirt, litter and trash and of vermin, rodents, insects and pests regularly and in a proper manner and to a standard at least equivalent to the cleaning of the remainder of the Community.

7.1.2 Owners/Community Users must keep all fittings, plant, furnishings and equipment within their property clean and maintained in good order, repair and condition.

7.1.3 Owners/Community Users must procure a maintenance contract for the quarterly service of the fire extinguishers, air conditioning ducts and fan coil units from a supplier approved by Dubai Holding Community Management.



7.1.4 As soon as practicable, Owners/Community Users must repair all broken glass (excluding exterior windows, which the Community Manager shall repair at the Owner's expense) with glass of the same or similar quality and all damaged or broken lighting, electrical equipment and plumbing in their property.

7.1.5 Owners must not use the lavatories, sinks, drains and other plumbing facilities in their property for any purpose other than those for which they were intended and must not deposit in such facilities any material that could cause a blockage to the sewerage or drainage system. Any damage caused to such facilities by the Owner's misuse shall be fixed immediately by the Owner upon notification thereof.

7.1.6 Owners must not undertake any works without the prior approval of the Community Manager and all works must be undertaken in accordance with Architectural Codes.

7.1.7 It is the duty of each Owner/Community User, at his/her sole expense, to keep all landscaping, including shrubs, trees, grass and other plantings, neatly trimmed, properly cultivated and maintained and to keep his/her Plot free of debris and maintained in such a manner as to enhance its appearance.

7.1.8 In the event that it is necessary for Dubai Holding Community Management to carry out essential maintenance, repair or safety-related works affecting the Community or adjoining properties, Dubai Holding Community Management may request access to the Unit by providing reasonable prior notice to the Owner or Resident. Except in cases of emergency, access shall be subject to the consent of the Owner or Occupier, or as otherwise permitted under Applicable Laws or pursuant to an order, direction or requirement of a competent authority. In the event of an emergency involving an immediate risk to life, health, safety or

property, Dubai Holding Community Management and its authorised personnel may enter the Unit without prior notice to the extent permitted by Applicable Laws.

For third-party buildings: The sewage manhole adjacent to the building that collects the building's sewage and wastewater is considered part of the building.

The building owner is responsible for maintaining the manhole at all times to prevent issues such as overflows, blockages and pests.



7.2 Balconies/Outdoors

7.2.1 Private functions to be held in outdoor areas or on balconies within a Community User's property are not permitted without the approval of Dubai Holding Community Management.

7.2.2 Community Users must not make any improvements, alterations whether structural or not, to their balconies, patio or similar area without the prior written approval of Dubai Holding Community Management.

7.2.3 Community Users should maintain the attractive exterior appearance of the Community by keeping their balconies clean and tidy.

7.2.4 No air conditioning equipment shall be placed on balconies.

7.2.5 Balconies shall not be used as storage areas for any items. For all properties except apartments in buildings, no items placed on a balcony may extend higher than the balcony wall, except for hanging or potted plants, patio tables and umbrellas, all of which must be kept in good condition and be aesthetically agreeable.

For apartments in buildings, hanging any items from the balcony ceiling or its surrounding structure is strictly prohibited due to health and safety reasons.

7.2.6 Any damage to the exterior of a residence resulting from the installation of hooks, attachments or similar fixtures for hanging decorative items shall be the sole responsibility of the Owner.

7.2.7 The storage of any combustible items such as charcoal lighters or other flammable items on the patios, balconies or hot water heater closets is strictly prohibited.

Community Users are prohibited from installing apparatus, machinery, devices, systems or equipment that may expose a Unit, Plot or part of the Common Use Facilities to the risk of fire.

7.2.8 No pots or other items shall be placed on top of any wall or railing and each occupier shall take reasonable steps to capture water from potted plants placed on a balcony.

Without the approval of the Community Manager, Owners are prohibited from possessing any item or furnishings that appear inconsistent with the rest of the community when viewed from outside the residence.

7.2.9 Linen, clothing, curtains, rugs, mops, laundry and other articles must not be shaken or hung on any of the balconies or railings of Community Users' properties nor on or from clotheslines which are visible above the patio walls.

7.2.10 Installing satellite dishes on balconies, building façades or other common areas is prohibited.

7.2.11 Nothing may be attached to the exterior of any building, Unit or Plot or carport (where relevant) without the approval of Dubai Holding Community Management.

Such items may include awnings, pergolas, shade cloth, shade or protective sheeting, etc.



7.2.12 Balconies and patios may not be used for the storage of any storage units, boxes, refuse, unused furniture, cabinets, cartons, automobile parts, recyclable materials, storage and/or recycling containers, woodpiles, clotheslines, clothes drying racks, barbecue grills and/or other equipment, bicycles, or any children's tricycles, wagons, strollers, skateboards, scooters, slides and playhouses so as to be visible to other residents from the street or the ground level of a neighbouring Plot.

7.2.13 Building codes and regulations cannot eliminate all risks of falls or accidents involving balconies, windows, railings or terraces.

Awareness of dangers caused by human negligence is therefore essential, particularly in high-rise residential environments.

7.2.14 Residents must never leave children, elderly individuals or individuals requiring special care unattended on balconies or near windows, railings or terraces.

7.3 Yards and Landscaping

7.3.1 Community Users are solely responsible at their own expense for developing and maintaining the landscaped areas within their individual properties.

Such maintenance includes keeping shrubs, trees, grass and other plantings neatly trimmed, properly maintained and in good condition.

7.3.2 Planting Conocarpus trees including Damas trees is strictly prohibited anywhere within the Community.



7.3.3 Community Users may not alter landscape or undertake irrigation of Common Use Facilities which is the responsibility of Dubai Holding Community Management.

7.3.4 Owners and Residents shall ensure that garden trees are trimmed on a regular basis and should not be allowed to grow higher than the first floor balcony level (with an exception of palm trees) or overgrown into the neighbouring Plot or Common Area.

7.3.5 Dubai Holding Community Management, at its sole discretion, will determine an acceptable condition of landscape and yard maintenance.

7.3.6 Community Users are prohibited from removing trees, large plants or shrubs, grass or other plantings in breach of the Villa Design Code without prior approval from Dubai Holding Community Management.

7.3.7 Community users must respect at all times the adjoining Community Users' right to quiet enjoyment of their properties.

Community Users must not restrict or obstruct their neighbours' views, beaches and waterways or direct sunlight within the Community.

7.3.8 Community Users must not plant on or landscape any part of the Common Use Facilities unless the approval of Dubai Holding Community Management is obtained.

7.3.9 Owners and occupiers will be responsible, at their own expense, for any pest control required within the boundaries (both internal and external) of their own property.

Owners and occupiers are, however, asked to inform Dubai Holding Community Management of any pests other than ants, non-poisonous spiders, bees and wasps found on their property.

7.3.10 Pest Control in Common Areas

7.3.10.1 Dubai Holding Community Management is responsible on an ongoing basis for the Common Use Facilities' pest control.

7.3.10.2 Owners and Residents are responsible for informing Dubai Holding Community Management of any pest infestation in the Common Areas.

7.3.10.3 Dubai Holding Community Management may install approved pest control boxes and/or devices within Common Areas.

7.3.10.4 Owners and Residents may not touch or tamper with, remove or relocate such items and should inform their families, guests and employees of the same and ensure that their pets are kept away from such items.

7.3.10.5 Dubai Holding Community Management will not be held responsible for any damage, sickness, illness, allergy or loss of life caused by such non-compliance.

7.3.11 Feeding of animals such as cats, desert foxes, rabbits, fish, birds or other stray animals in the Common Areas is strictly prohibited and must be discouraged at all times.

Anyone caught feeding wild animals will be in breach of the Community Rules and may be subject to a non-compliance fee.





7.4 Exterior Appearance

7.4.1 Community Users must maintain at all times the exterior appearance of their properties in a manner which befits the high standard of development contained within the Community to the reasonable satisfaction of Dubai Holding Community Management.

Windows must not be covered by paper, paint, cardboard, tinfoil, sheets or other similar materials.

Window screens must be maintained in good condition. Damaged screens must be repaired or replaced by the occupier.

7.4.2 Owners shall ensure that the Unit's external walls are properly painted in a manner which reflects the existing colours of the Unit unless expressly agreed to and approved by Dubai Holding Community Management.



7.5 Lighting

7.5.1 Spot lights and/or halogen lights must not be oriented towards or onto a neighbouring property including adjacent and opposite villas.

7.5.2 Decorative lighting for private celebrations such as weddings, parties or other events requires Dubai Holding Community Management's prior written approval.

7.5.3 Temporary holiday or festival lighting is permitted during Eid and other religious, festive and official national holidays.

Permitted decorative lighting for holidays and celebrations may be installed and illuminated ten (10) days before the holiday or celebration and must be removed no later than ten (10) days after the holiday or celebration.

7.5.4 Lighting decorations causing complaints from neighbouring Residents must be turned off or removed upon request.

7.5.5 Flashing decorative lights or lighting that creates glare visible from outside a property must not be installed. White string lights are preferred.

Clarification on the appropriateness of decorative lighting will be determined by Dubai Holding Community Management.

7.6 Occupancy, Subleasing and Unauthorised Use

7.6.1 Permitted Use

7.6.1.1 Each Unit shall be used strictly and exclusively for its approved residential purpose in full compliance with all applicable laws, regulations and approvals issued by the relevant authorities and Dubai Holding Community Management.

7.6.1.2 Any use not expressly permitted is prohibited including but not limited to overcrowding, unauthorised subleasing or occupation by third parties, short-term leasing or holiday home use and any form of commercial or transient use.

7.6.2 Subleasing and Third-Party Occupation

7.6.2.1 No Owner, Tenant or Resident shall permit the occupation of any Unit, whether in whole or in part, by any third party without obtaining prior written approval from Dubai Holding Community Management and the relevant authorities.

7.6.2.2 Bed-space arrangements, shared accommodation for consideration or informal occupancy arrangements are strictly prohibited unless expressly permitted by applicable laws and duly approved by the relevant authorities.

7.6.2.3 Any unauthorised occupancy arrangement shall constitute a material breach of these Rules and Regulations and may result in enforcement action.



7.6.3 Short-Term Leasing and Holiday Homes

7.6.3.1 Units shall not be used for short-term leasing, holiday home use or any form of transient accommodation unless duly licensed, authorised and approved by the relevant authorities.

7.6.3.2 Advertising, listing or promoting Units for such use without obtaining the required approvals is strictly prohibited.

7.6.3.3 Any such violation shall be deemed a serious breach and may result in enforcement action.

7.6.4 Occupancy Limits and Overcrowding

7.6.4.1 Occupancy of Units shall not exceed the maximum number of occupants permitted under applicable laws and regulations.

7.6.4.2 Partitioning, alteration or modification of Units for the purpose of increasing occupancy is strictly prohibited unless expressly approved by the relevant authorities.

7.6.4.3 The use of non-designated areas for sleeping or accommodation purposes is strictly prohibited.

7.6.4.4 Any instance of overcrowding shall constitute a violation of these Rules and Regulations irrespective of duration or intent.

7.6.5 Health, Safety and Habitability

7.6.5.1 All Units shall be maintained in accordance with applicable health, safety and environmental standards at all times.

7.6.5.2 Any unsafe, hazardous or unsanitary conditions shall constitute a violation and may be addressed through appropriate enforcement measures.

7.6.6 Permits and Documentation

7.6.6.1 Shared occupancy, where permitted by law, shall not be undertaken without obtaining valid permits and approvals from the relevant authorities.

7.6.6.2 All permits and approvals shall remain valid at all times and must be renewed prior to expiry.

7.6.6.3 All leasing arrangements shall be duly documented and compliant with applicable laws and regulations.

7.6.7 Inspection and Access Rights

7.6.7.1 Dubai Holding Community Management may access or inspect a Unit upon providing reasonable prior notice and with the consent of the Owner or Occupier, except where immediate access is required in an emergency or where access is otherwise permitted under Applicable Laws or pursuant to an order or direction of a competent authority.

7.6.7.2 Refusal to provide access shall constitute a material breach of these Rules and Regulations.



7.6.8 Enforcement Measures

7.6.8.1 Dubai Holding Community Management reserves the right to take appropriate action in response to any breach including but not limited to:

- Requiring the immediate cessation of unauthorised use
- Requiring compliance with permitted occupancy limits
- Reporting unauthorised occupants or activities to the relevant authorities
- Restricting or suspending access to community services where applicable.

7.6.8.2 All costs incurred in connection with enforcement actions shall be recoverable from the Owner.

7.6.9 Owner Responsibility

7.6.9.1 The Owner shall be fully responsible for ensuring that all occupants, tenants and guests comply with these Rules and Regulations.

7.6.9.2 Any act or omission by a Tenant, occupant or guest shall be deemed to be an act or omission of the Owner.

7.6.10 Penalties, Fines and Financial Consequences

7.6.10.1 Without prejudice to any other rights or remedies available under Applicable Laws, any penalties, fines or charges referenced in these Rules and Regulations shall apply only to the extent permitted under Applicable Laws and any applicable DLD, RERA or other competent authority approved schedule.

7.6.10.2 Violations may result in penalties, fines or other enforcement measures only to the extent permitted under Applicable Laws and as determined by the relevant authorities or pursuant to any applicable DLD, RERA or other competent authority approved schedule.

7.6.10.3 Additional financial consequences may include but are not limited to:

- Recovery of enforcement and legal costs
- Service restriction or reconnection fees
- Charges for rectification of violations

7.6.11 Escalation, Eviction and Legal Action

7.6.11.1 Persistent or serious violations may be escalated to the relevant authorities and may result in:

- Suspension or cancellation of permits
- Initiation of legal proceedings
- Eviction only in accordance with Applicable Laws and pursuant to the decision, order or direction of a competent authority.

7.6.11.2 Dubai Holding Community Management reserves the right to initiate or support enforcement proceedings before the competent authorities.

7.6.12 Non-Compliance Records and Future Restrictions

7.6.12.1 Repeated or serious violations may result in the Owner, Tenant or Unit being recorded for non-compliance in accordance with Applicable Laws and the policies and procedures of Dubai Holding Community Management.

7.6.12.2 Such non-compliance may result in:

- Restrictions on future leasing approvals
- Refusal of permits or registrations
- Enhanced monitoring or enforcement measures



08

HOME
MODIFICATIONS

HOME MODIFICATIONS

8.1 Major Home Modifications

8.1.1 Dubai Holding Community Management controls and regulates the construction of alterations or improvements within the Community.

Except for the purpose of maintenance and repair, an Owner or Resident shall not refurbish, build, construct, erect, install or undertake any alterations or improvements on their Plot or Unit whether structural or non-structural, internal or external (including painting, windows, doors and fences) without first submitting an application through the Community App and obtaining the required approvals from the Developer, Dubai Holding Community Management and any relevant authorities, together with all required plans, specifications and supporting documentation.

Disclaimer: Prior to commencing any approved works, all contractors, subcontractors and personnel requiring access to the Community must obtain the necessary security gate passes and submit all supporting documentation required by Dubai Holding Community Management. This may include valid trade licences, Emirates ID copies and any other documentation deemed necessary as part of the access approval process.



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8.1.4 The Owner/Resident will indemnify Dubai Holding Community Management, its employees, contractors and representatives against all losses, claims, demands and expenses which Dubai Holding Community Management, employee or contractor on their behalf sustains or incurs due to the Owner/Resident's non-compliance with these rules.

8.1.5 Dubai Holding Community Management may require additional information for the purposes of approvals/permits and there may accordingly be additional processing fees for the applicant.

8.1.6 An application for a Developer NOC will not be processed until the application fees are paid in full and the required documents are submitted to Dubai Holding Community Management.

8.1.7 An Owner or Resident is responsible for obtaining all required approvals from the Developer and relevant authorities, at their own cost, prior to applying for a Major Modifications Work Permit.

Any additional costs required to register and approve the works at the relevant government authorities shall be paid by the Owner/Resident.

8.1.8 Any approved works must be completed in a timely manner as determined solely by Dubai Holding Community Management, not exceeding six (6) months or earlier if government approval for the works expires earlier.

8.1.9 Dubai Holding Community Management shall act reasonably and in accordance with Applicable Laws when determining applications for a Developer NOC for works within a reasonable period of time informing the applicant if his/her application has been approved, rejected or if revisions are required. The decision of Dubai Holding Community Management shall be final.



8.1.4 The Owner/Resident will indemnify Dubai Holding Community Management, its employees, contractors and representatives against all losses, claims, demands and expenses which Dubai Holding Community Management, employee or contractor on their behalf sustains or incurs due to the Owner/Resident's non-compliance with these rules.

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8.1.8 Any approved works must be completed in a timely manner as determined solely by Dubai Holding Community Management, not exceeding six (6) months or earlier if government approval for the works expires earlier.

8.1.9 Dubai Holding Community Management shall act reasonably and in accordance with Applicable Laws when determining applications for a Developer NOC for works within a reasonable period of time informing the applicant if his/her application has been approved,



8.1.13 In the event that the works are not completed within the approved time or if amendments or changes to the approved scope of works are required, a further application must be made to Dubai Holding Community Management and any additional approvals obtained prior to implementation.

Works being performed beyond the approved period will result in a non-compliance notice and a fee to be determined by Dubai Holding Community Management at its discretion from time to time.

8.1.14 The Owner or Resident must obtain sufficient and appropriate insurance cover for the works and present a copy of such insurance policy to Dubai Holding Community Management before commencement of approved works.

8.1.15 Notwithstanding the approval being granted, the Owner/Resident acknowledges and agrees that in the event that he/she cannot complete the works as approved or cannot

maintain the works in such a way that the aesthetics of the Community are preserved and maintained, Dubai Holding Community Management shall have the right to either maintain the aesthetics or remove the works and bring the aesthetic appearance of the property to its standards at the sole expense of the Owner and/or Resident.

8.1.16 Any works which do not have the approval of Dubai Holding Community Management and the relevant authorities must be removed promptly, at the sole cost and responsibility of the Owner.

The Master Developer and/or Dubai Holding Community Management may issue a removal instruction which must be implemented and complied with within thirty (30) days from the date of the notice, or sooner if required by Applicable Laws.

8.1.17 Any approved works must not cause damage to or exceed the electrical load capacity of the Unit or Plot. Any HVAC modifications must remain within the approved cooling capacity of the Unit or Plot.

8.1.18 The Owner and/or Resident is responsible for the health and safety of their contractors and/or workers and others and shall not allow any of the following during the works: unsafe work at heights; unsafe electrical works; unsafe work in confined spaces; unsafe work due to lack of or failure of protective equipment or gear; and performance of contractor's works without approval from Dubai Holding Community Management.

8.1.19 MEP Works: Approval and Indemnity

8.1.19.1 Any Mechanical, Electrical and Plumbing (MEP) works associated with major works must not be carried out without prior written approval from Dubai Holding Community Management.

8.1.19.2 The Resident and Owner agree to immediately pay for any damages caused to power, water, gas and sewer lines should such utilities be damaged due to the work being done in their Unit or Plot. The extent of any damage will be determined by Dubai Holding Community Management.

8.1.19.3 The Resident and Owner shall hold Dubai Holding Community Management and its representatives harmless and indemnified from any claims against property damage or personal injury arising from any modification or alteration to their property.

8.1.20 All construction material must be stored within the Unit or Plot and no construction material, waste or debris may be left in the Common Areas nor shall it be visible to other Residents and must be removed and disposed of by the Owner and/or Resident or his/her contractor promptly at the sole expense of the Owner and/or Resident.

8.1.21 Owners, Residents, Tenants, Occupiers and their contractors or service people shall comply with the Community Rules when in the Community.

8.1.21.1 Additional Permits Required

Delivery of heavy materials and the use of cranes, lifting equipment, heavy machinery or similar equipment may be subject to separate permits, approvals, access arrangements and safety requirements as determined by Dubai Holding Community Management, the Developer and/or relevant authorities.

What's Not Allowed:

- Unauthorised structural modifications
- Façade alterations
- Balcony enclosures
- Installation of satellite dishes
- External AC installations
- Works affecting common building services
- Modifications to fire and life-safety systems
- Installation of equipment within common areas
- Heavy items placed on balconies beyond approved load limits
- The installation of cameras on door handles or in any position that captures or monitors common areas, neighbouring properties or other residents is strictly prohibited.



8.1.22 Construction works in the Community are permitted between 8 AM and 6 PM on weekdays only. Noisy works, including construction activities generating significant noise, are permitted only between 9 AM and 1 PM and 3 PM and 5 PM. No noisy works are permitted on Sundays or public holidays.

If any extra hours are required outside of such times, the Owner/Resident or contractor should apply to the relevant authorities and Dubai Holding Community Management for a night shift NOC to permit them to continue works during such extended hours.

At all times during the permitted hours stipulated above, noise from works shall comply with Relevant Authority guidelines and Applicable Laws.

Workers, contractors and service providers will not be allowed to remain in the Unit or Plot beyond the working hours except with prior written approval of the Community Manager.

Workers shall not loiter within the Common Areas or use Common Use Facilities of the Community.

8.1.23 Construction, service provider and contractor vehicles shall travel slowly and with caution within the Community.

- Such speed shall be slower than any speed limits specified within the Community.
- Contractors and service providers shall ensure safe driving by their employees within the Community at all times.
- Vehicles shall not block roads in the Community at any point.
- Loading or unloading of construction materials must be completed within the same day and any materials placed overnight are not permitted.
- Any unloaded construction materials must be placed on plastic sheets and not directly on the road or interlocks.
- Construction vehicles must be parked in designated parking areas and necessary safety precautions should be in place which shall be the responsibility of the Owner and contractor.
- Construction vehicles cannot be washed in the Community or on any Plot.
- Prior notice (48 hours) shall be given to Dubai Holding Community Management for large vehicles such as cement mixers or trailers coming into the Community and all safety precautions shall be taken by the contractor.

8.1.24 All staff performing the works must be dropped off to the particular site by vehicle – staff should not be walking across the Community at any time – only minibuses of a maximum thirty (30)-seat capacity should drop-off staff.

At no point in time (other than when arriving or leaving) shall staff loiter outside of the designated site or squat on any Common Areas or look into other private properties.

For any approved major modification works carried out within a villa, townhouse or apartment, the number of personnel undertaking such works shall not exceed 50 at any given time. Any requirement to exceed this limit shall be subject to prior written approval from Dubai Holding Community Management, supported by a valid justification and any additional documentation or approvals that may be required.

8.1.25 All landscaping and construction waste shall be promptly removed from the site and disposed of at Dubai Municipality-approved disposal areas.

Construction material or debris shall not be placed in Common Areas.

Care should be taken to avoid construction materials and debris falling onto roads and Common Areas during transportation.

If required, any clean-up of roads shall occur within one (1) hour.

8.1.26 The contractor shall ensure that its staff do not cause disturbance, speak loudly or misbehave in any way within the Community.

8.1.27 Installation of hoardings must take place as per Dubai Holding Community Management guidelines stipulated from time to time before commencing any works on site and shall be maintained to high standards and in good condition at all times.

Hoardings and signs shall be promptly removed when works have been completed and approved by Dubai Holding Community Management.

8.1.28 No labour camp and/or any sort of accommodation shall be provided inside the Unit or Plot or any other area within the Community.

8.1.29 The contractor shall provide all the necessary welfare facilities for the workers within the Plot boundaries.

If use of another area is required, prior approval from Dubai Holding Community Management shall be obtained.





8.1.30 The relevant service provider or contractor shall adequately insure its personnel against personal accident or death while rendering services.

The relevant service provider or contractor should also supervise workers adequately (with a qualified engineer/supervisor), to ensure the proper rendering of Works and services.

8.1.31 The contractor shall ensure minimum interaction between the labourers and the Community Users at all times.

8.1.32 Construction Site Requirements and Compliance

8.1.32.1 The site must feature all necessary health and safety signboards along with contact details of the Project Engineer in case of an emergency.

8.1.32.2 An escalation matrix must be submitted to Dubai Holding Community Management for approval.

8.1.32.3 Provision for water, food and other necessities is to be made directly at the works site – this is to avoid work people moving around the Community.

8.1.32.4 Portable toilets must be placed inside the particular Work site and these must be kept clean at all times.

8.1.32.5 Any staff member found urinating/defecating in Common Areas/garbage rooms will be deemed to be in violation of the Community Rules.

8.1.32.6 Polyshade or other effective protection is to be arranged to ensure dust, noise or other pollution does not enter neighbouring properties.



8.1.33 The contractor/service provider shall take full responsibility for any third-party liability on account of loss of life or property damage as a result of any Works.

8.1.34 Safety precautions must be in place by the contractor or service provider during the offloading of materials to include safety cones, reflective tapes, security staff wearing safety jackets, helmets, goggles and masks and cautioning motorists and the public in a safe manner.

8.1.35 All staff performing Works must be in uniform (as per Dubai Municipality norms) and must be trained personnel for the works, with proper IDs displayed, as may be necessary.

8.1.36 The contractor shall not bring into the Community any personnel not holding a valid employment visa. The contractor/service provider is to submit copies of labour cards for all staff entering the site. All landscaping contractors must be licensed by Dubai Municipality's Horticulture Services.

All contractors operating inside the Community must have a valid trade licence to provide services in the Emirate of Dubai or the UAE (as applicable).

8.1.37 Signage must be immediately removed upon completion of works.



8.1.38 Service providers and building contractors are permitted to enter the Community only from the designated service entrance(s) and only with approved documents, permits and security gate passes issued or approved by Dubai Holding Community Management.

8.1.39 No electrical device that creates electrical overload on standard circuits may be used without Dubai Holding Community Management's approval.

8.1.40 The Owner/Resident shall notify Dubai Holding Community Management when the works are completed and provide plans to reflect the completed works to include details of the building(s), landscaping and irrigation and details of the location of all new services installed as part of the building Works, such as storm water, sewerage, mains water, electricity cables, telecommunications and data lines and gas lines.

Within a reasonable timeframe of approximately twenty-one (21) days of receiving the notice, Dubai Holding Community Management must inspect the works and, if the works have not been completed in accordance with Dubai Holding Community Management's approval, Dubai Holding Community Management will notify the Owner/Resident in writing of the non-compliance, specifying the particulars of the non-compliance and the Owner/Resident must remedy the non-compliance within thirty (30) days (or sooner if required).

8.1.41 If the Owner or Resident does not remedy the non-compliance within the period specified in the notice, Dubai Holding Community Management may require the Owner or Resident to undertake the necessary corrective measures. Except in cases of emergency, access to any Unit, Plot or property for the purpose of remedying the non-compliance shall be subject to the consent of the Owner or Occupier, or as otherwise permitted under Applicable Laws or pursuant to an order, direction or requirement of a competent authority. Any costs properly incurred in connection with the remediation of the non-compliance may be recovered from the Owner or Resident to the extent permitted under Applicable Laws.



8.1.41.1 Any penalties, fines or charges imposed in connection with a breach of these Rules shall apply only to the extent permitted under Applicable Laws and any applicable DLD, RERA or other competent authority approved schedule.

8.1.41.2 Dubai Holding Community Management may require works to cease or may restrict access of the Owner, Resident, their agents, employees or contractors to the relevant Plot or Unit, to the extent permitted under Applicable Laws and the governing documents, until the relevant breach has been remedied.

8.2 Minor Home Modifications

8.2.1 General Requirements

8.2.1.1 Minor home modifications shall refer to non-structural works carried out within a unit that do not impact the building's structural integrity, external façade or common areas.

8.2.1.2 All such works shall be carried out strictly in accordance with the approval processes and requirements set out in this section.

8.2.1.3 Residents shall ensure that all contractors, service providers and personnel engaged by them fully comply with the community rules and regulations at all times.

8.2.1.4 No works shall be carried out within any unit or common area without obtaining the appropriate access permissions or permits, as applicable.

8.2.1.5 Dubai Holding Community Management reserves the right to deny access, suspend works or revoke permits in the event of any non-compliance with these regulations.



8.2.2 Categories of Access

8.2.2.1 Short-Term Access (Same-Day Access)

- Same-day access may be granted for routine, non-technical visits and for minor repair, maintenance or installation works, provided that all activities are completed within a single day.
- Same-day access shall not be used for any works that extend beyond one (1) day or that require repeated access over multiple days.
- Any works that are continuous in nature or that extend beyond a single day shall require a valid permit prior to commencement.

8.2.2.2 Contractors for Longer Works (Permit Required)

- A Minor Modifications Permit is required for all works that extend beyond one (1) day or require repeated access.
- Such works may include activities involving tools, materials, equipment or ongoing modifications carried out over multiple days.
- The permit shall be valid for a maximum period of seven (7) days, unless otherwise approved in writing by Dubai Holding Community Management.

8.2.3 Scope of Works

8.2.3.1 Works Permitted Under Same-Day Access

The following services may be carried out under same-day access, provided that all works are completed within the same day:

- Emergency services, including police, ambulance and fire services, may be carried out under same-day access.
- Urgent maintenance works, including electrical, plumbing and air conditioning servicing, may be carried out under same-day access.
- Internet and telecommunications installations or servicing may be carried out under same-day access.
- General handyman services may be carried out under same-day access.
- Pest control services may be carried out under same-day access.
- Cleaning services may be carried out under same-day access.
- Removal of junk or bulk items may be carried out under same-day access.



8.2.4 Prohibited Works

The following works shall be strictly prohibited unless prior written approval has been obtained from Dubai Holding Community Management.

- The installation of balcony enclosures shall not be permitted without prior approval.
- Any modifications to the external façade of the property shall not be permitted without prior approval.
- The installation of satellite dishes shall not be permitted without prior approval.
- The installation of rooftop pools, jacuzzis or pergolas shall not be permitted without prior approval.
- The installation of external air conditioning units shall not be permitted without prior approval.
- The installation of external CCTV systems without prior approval shall not be permitted.
- The placement or installation of heavy planters on balconies or rooftops shall not be permitted without prior approval.
- Any unauthorised works may be stopped immediately and access may be withdrawn until the required approvals are obtained.

8.2.5 Working Hours

8.2.5.1 All works shall be carried out strictly within the permitted hours of Monday to Saturday from 8 AM to 6 PM.

8.2.5.2 Noisy works shall only be conducted between 9 AM to 1 PM and from 3 PM to 5 PM.

8.2.5.3 No works shall be permitted on Sundays or public holidays, except in cases of emergency and subject to prior approval from Dubai Holding Community Management.

8.2.6 Permits and Approvals

8.2.6.1 Residents shall obtain a Minor Modifications Permit for any works extending beyond one (1) day.

8.2.6.2 All permit applications shall be submitted through the relevant community mobile application.

8.2.6.3 Separate permits shall be required for movers and personal trainers and such permits must be obtained prior to access.

8.2.6.4 Emergency works may be registered with community security on the same day; however, if such works extend beyond the same day, a permit must be obtained.

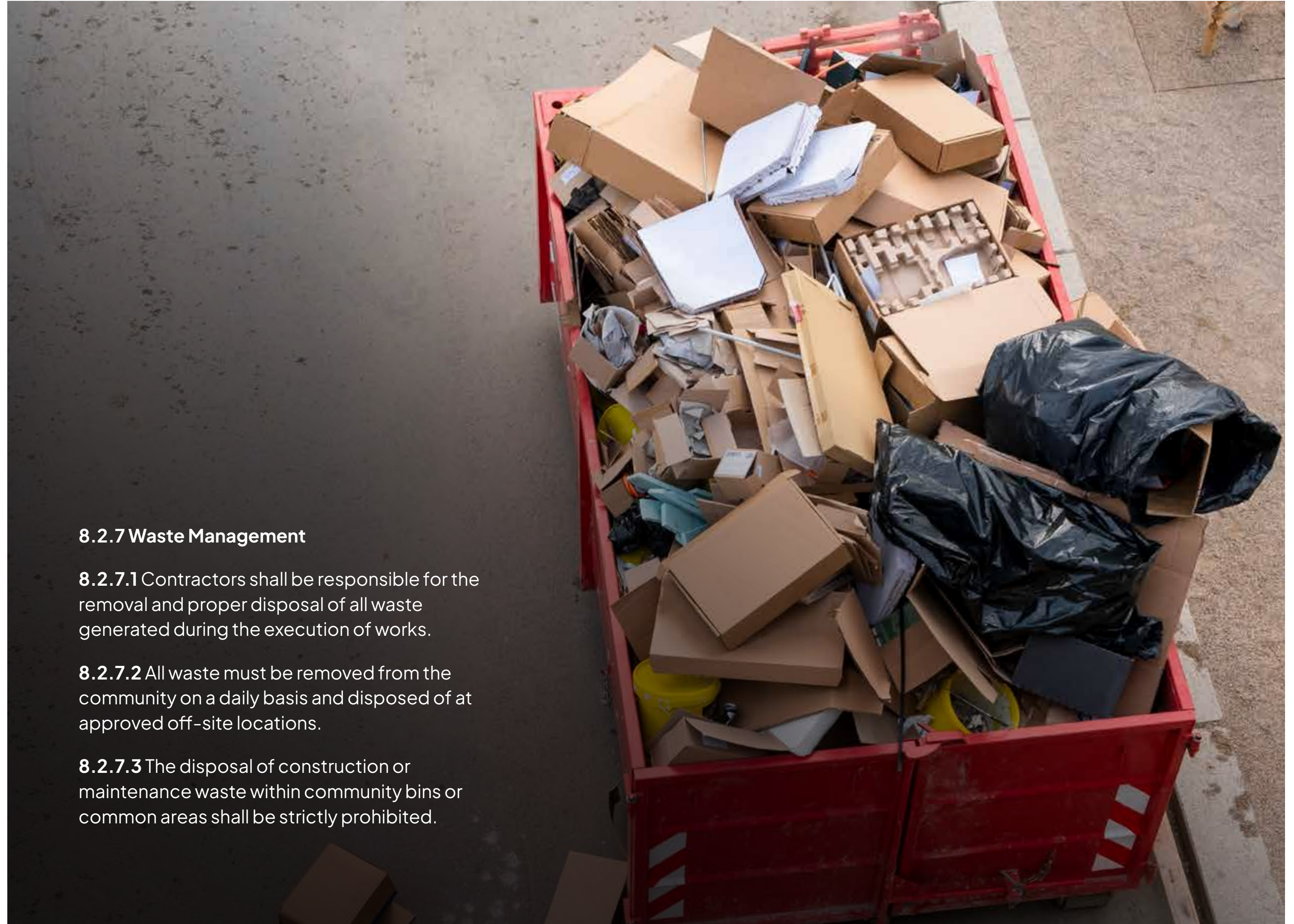
8.2.6.5 Dubai Holding Community Management reserves the right to request additional documentation, method statements or approvals where deemed necessary.

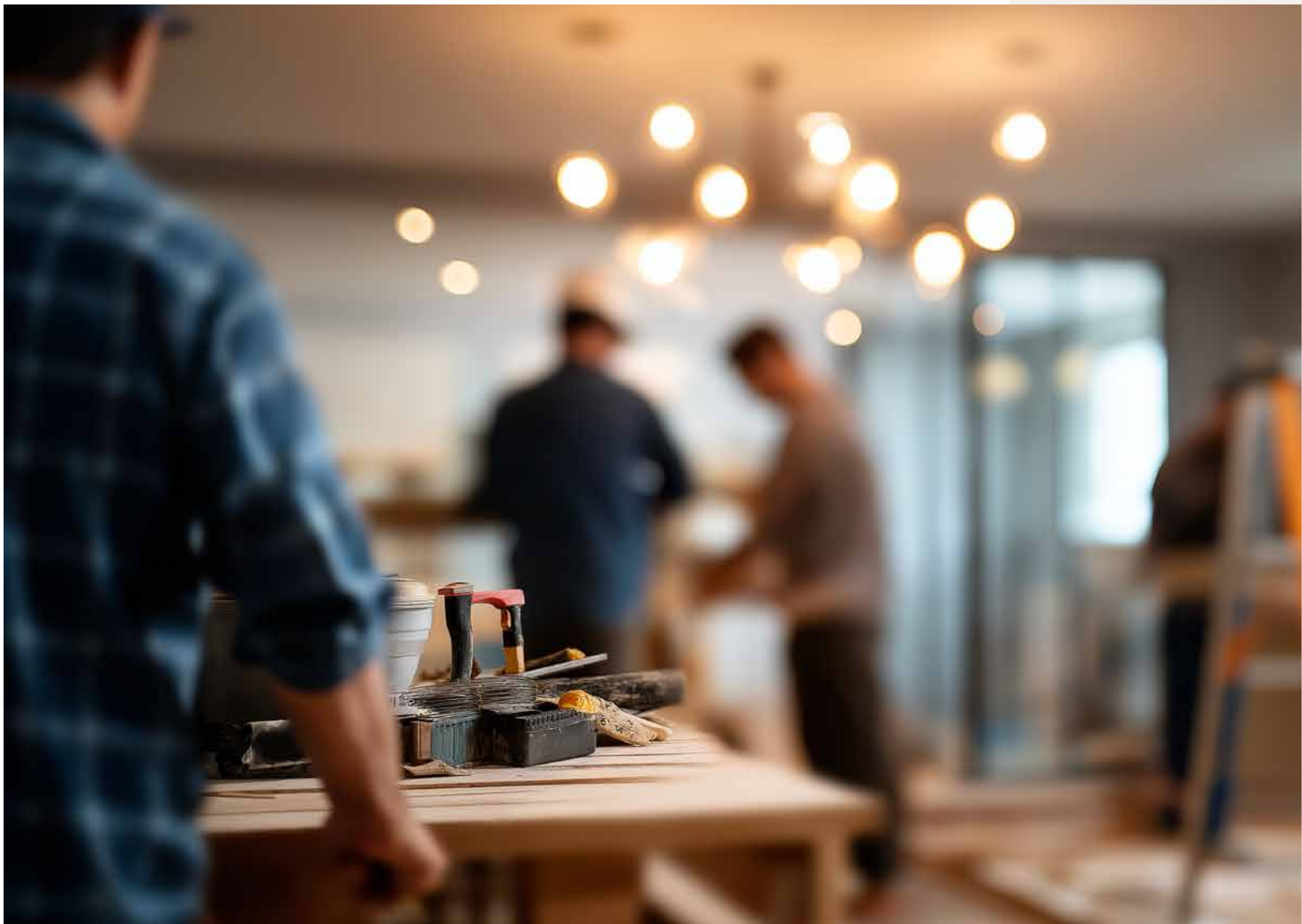
8.2.7 Waste Management

8.2.7.1 Contractors shall be responsible for the removal and proper disposal of all waste generated during the execution of works.

8.2.7.2 All waste must be removed from the community on a daily basis and disposed of at approved off-site locations.

8.2.7.3 The disposal of construction or maintenance waste within community bins or common areas shall be strictly prohibited.





8.2.8 Compliance and Liability

- 8.2.8.1** All contractors, service providers and personnel shall comply with community rules and applicable regulations at all times.
- 8.2.8.2** Valid identification must be presented upon entry and carried at all times within the community.
- 8.2.8.3** Residents shall be fully responsible for the conduct, safety and compliance of their contractors.
- 8.2.8.4** Any damage caused to common areas, infrastructure or neighbouring properties shall be the responsibility of the resident and/or contractor.
- 8.2.8.5** The use or storage of hazardous or flammable materials within the community shall be strictly prohibited.
- 8.2.8.6** Parking shall only be permitted in designated areas and must not obstruct roads, access points or emergency routes.
- 8.2.8.7** Photography or videography within community amenities or common areas shall not be permitted without prior approval from Dubai Holding Community Management.
- 8.2.8.8** Non-compliance with the above regulations may result in penalties, suspension of works, denial of access or further action as deemed appropriate by Dubai Holding Community Management.



09

VISITORS

VISITORS

9.1 General Principles

9.1.1 Visitor access to the community shall be subject to registration, verification and security protocols established by Dubai Holding Community Management.

9.1.2 Residents shall be responsible for ensuring that all visitors invited by them comply with the community rules and regulations at all times.

9.1.3 Dubai Holding Community Management reserves the right to deny or restrict access to any visitor who does not comply with the applicable requirements or whose entry may pose a risk to the safety, security or wellbeing of the community.



9.1.4 For gated communities, Community Users shall follow the security requirements where applicable to allow entry of their visitors, contractors and service providers.

9.1.5 The Community User is solely responsible for any activities, behaviour, loss, damage or accidents carried out by his/her visitors, domestic staff, maintenance staff and service providers. Owners shall ensure that their visitors adhere to these Rules.

9.2 Visitor Access

9.2.1 Visitors may be granted access to the community, subject to registration and security clearance at the entrance gate.

- Family members and friends
- Housemaids and domestic staff
- Babysitters, nannies and caregivers
- Household staff, including nurses and caregivers
- Holiday home guests
- Real estate agents
- Valuation inspectors and insurance assessors
- Delivery personnel, including food delivery, courier services, furniture and appliance deliveries



9.3 Visitor Registration

9.3.1 All visitors must be registered through the approved community access system or with community security prior to entry.

9.3.2 Visitors may be required to present valid identification upon entry and, where applicable, during their stay within the community.

9.3.3 Access shall be limited to the specific unit or area for which the visitor has been registered.

9.3.4 Security personnel may refuse entry to any visitor who is not properly registered or fails to comply with identification or security requirements.

9.4 Conduct of Visitors

9.4.1 All visitors shall conduct themselves in a manner that respects the privacy, safety and comfort of other residents.

9.4.2 Visitors shall comply with all applicable community rules, including those relating to noise, parking, use of common areas and general conduct.

9.4.3 Visitors shall not cause any disturbance, nuisance or damage to community property or facilities.

9.5 Resident Responsibility

9.5.1 Residents shall be responsible for the behaviour and actions of their visitors at all times.

9.5.2 Any violations of community rules by visitors shall be deemed to be the responsibility of the resident who has granted access.



9.6 Delivery and Service Access

9.6.1 Delivery personnel shall be granted access for the purpose of completing deliveries only and shall not remain within the community beyond the required time.

9.6.2 Deliveries shall be carried out in accordance with community guidelines and designated access routes, where applicable.

9.6.3 Residents shall ensure that delivery activities do not obstruct common areas, access roads or other residents.

9.7 Non-Compliance

9.7.1 Dubai Holding Community Management reserves the right to deny, suspend or restrict visitor access in the event of non-compliance with these regulations.

9.7.2 Repeated violations may result in further action, including restrictions on future visitor access or other measures deemed appropriate.



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RESIDENT CODE OF CONDUCT

RESIDENT CODE OF CONDUCT

10.1 Owners must not behave in a manner that is likely to interfere with the peaceful enjoyment of other Owners or any person lawfully using the Community.

10.2 Owners must not cause any undue disturbance or nuisance to other Owners, or any person lawfully using the Community or undertake any obnoxious, immoral, indecent, or offensive activities in their property, Common Areas, or any part of the Community.

10.3 Whenever the Community Manager believes that an Owner's behaviour constitutes a nuisance to any other person or may be detrimental to the amenities of the Community, the Community Manager may call upon such Owner to cease such behaviour.

10.4 Owners must not use any electronic equipment, including any televisions, loudspeakers or other noise-generating equipment that can be heard from outside their property.

10.5 Owners must treat all Community staff members in a respectful manner.

Verbal, vexatious or physical abuse will not be tolerated and will be treated as a serious violation of these Community Rules.

10.6 If an Owner fails to maintain their property and such failure causes, or is reasonably likely to cause, a nuisance, risk or damage to other properties, the Common Areas or any person, Dubai Holding Community Management may issue a notice requiring the Owner to undertake the necessary remedial works within a specified period. Except in cases of emergency, access to the property for the purpose of carrying out or assessing such works shall be subject to the consent of the Owner or Occupier, or as otherwise permitted under Applicable Laws or pursuant to an order, direction or requirement of a competent authority.

Any costs properly incurred in remedying the non-compliance may be recovered from the Owner to the extent permitted under Applicable Laws.

10.7 Owners must stay within the approved structural loading capacity of their property.

10.8 No private parties or events are allowed in the Common Areas or the Common Use Facilities without the approval of Dubai Holding Community Management.





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PRIVACY



PRIVACY

11.1 All actions and activities performed within a property should not disrupt another individual's right to privacy.

11.2 Owners must refrain from looking into other properties or through the windows of neighbouring structures.

11.3 Owners should implement reasonable measures to preserve their privacy through window coverings and landscaping design, always adhering to the established Architectural Codes.





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SECURITY

SECURITY

12.1 Owners are responsible for keeping their properties secure against theft, unauthorised access and damage. Where Dubai Holding Community Management becomes aware that a property appears to be unsecured and such condition presents a reasonable risk to the safety of persons, property or the Community, Dubai Holding Community Management may take reasonable steps to notify the Owner and, where necessary, take appropriate measures to secure the property in accordance with Applicable Laws. Except in cases of emergency, any access to the property shall be subject to the consent of the Owner or Occupier, or as otherwise permitted under Applicable Laws or pursuant to an order, direction or requirement of a competent authority. Any reasonable costs incurred in securing the property may be recovered from the Owner to the extent permitted under Applicable Laws.

12.2 Owners must comply with all Community Rules and directions of Dubai Holding Community Management with respect to any security procedures implemented from time to time by the Community Manager.

Owners must comply with all fire, safety and health regulations as advised from time to time by Dubai Holding Community Management and all relevant authorities.



12.3 Owners must provide Dubai Holding Community Management with a list of entry device holders and their contact details as well as details of emergency contact numbers and addresses for the Owner.

Owners must notify Dubai Holding Community Management of any change in the entry device holder's information, whether permanent or temporary.

12.4 Visitor Access in the Absence of Owner

12.4.1 Owners that are not present but wish to allow visitors must comply with the visitors' registration procedure.

12.4.2 If security has not been advised of the arrival of any visitor as per the provisions of this clause, the security team may prevent access to such visitors.

12.4.3 Any visitor must comply with Community Rules and relevant security procedures and present identification at the Residential Component reception area.

12.4.4 Dubai Holding Community Management may hold a photocopy for security purposes and in accordance with its privacy policy.

12.5 No vehicle shall enter the Community or property unless admitted by the security guard on duty at the entrance gate, except where Dubai Holding Community Management has issued authorisation allowing the driver to operate the vehicle entrance gate himself.



13

NON-COMPLIANCE

NON-COMPLIANCE

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Any penalties, fines or charges referenced in this Section shall apply only to the extent permitted under Applicable Laws and any applicable DLD, RERA or other competent authority approved schedule. In the event of any inconsistency between this Section and Applicable Laws or the requirements of a competent authority, Applicable Laws and the requirements of the competent authority shall prevail.

All violation penalties collected are credited to the respective community service charges fund as community income.

VIOLATION DESCRIPTION	Classification	Violation Penalty (₹)	First Violation	Second Violation	Final Violation
Distorting the public appearance and sustainability of Jointly Owned Property					
Installing a cooking gas cylinder within a property	Community Rule Violation	1,000	Warning	Warning	Fine
Storing or placing materials in common areas without prior approval from Management	Illegal Practice	150	Warning	Warning	Fine
Disposing of items in common areas or common use facilities without approval from Management, DLD or the competent authority	Illegal Practice	2,000	Warning	Fine	Double the fine
Discharging cooking smoke, tampering with fire safety devices or negligence resulting in the activation of fire alarms	Illegal Practice	1,000	Warning	Fine	Double the fine
Placing objects on any part of a unit that distort the public appearance	Community Rule Violation	500	Warning	Warning	Fine
Barbecuing, using hookah or storing gas cylinders on balconies	Illegal Practice	2,000	Fine	Double the fine	Double the fine
Non-compliance with environmental, health and safety standards	Illegal Practice	2,000	Warning	Fine	Double the fine
Neglect of abandoned real estate units resulting in the distortion of the public appearance	Illegal Practice	2,000	Fine	Double the fine	Double the fine
Placing private assets in common areas or common use facilities without approval	Community Rule Violation	500	Warning	Warning	Fine
Violation of public parking rules	Illegal Practice	500	Warning	Fine	Double the fine
Causing noise or disturbance	Community Rule Violation	500	Warning	Warning	Fine
Misbehaviour or unethical conduct towards staff during the performance of duties	Illegal Practice	1,000	Warning	Fine	Double the fine
Overcrowding within a property	Illegal Practice	500	Warning	Fine	Double the fine

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VIOLATION DESCRIPTION	Classification	Violation Penalty (₹)	First Violation	Second Violation	Final Violation
Destroying Jointly Owned Property Assets					
Improper use or damage to electrical power sockets, equipment or firefighting equipment	Illegal Practice	1,000	Fine	Double the fine	Double the fine
Use of jointly owned real estate assets without prior Dubai Holding Community Management approval	Community Rule Violation	500	Warning	Fine	Double the fine
Failure to protect the assets of the jointly owned real estate during and after fit-out works	Illegal Practice	500	Warning	Fine	Double the fine
Use of elevators for residents of the common property to transport items/materials	Community Rule Violation	500	Attention	Warning	Fine
Using designated areas for loading or transporting materials without obtaining prior Dubai Holding Community Management approval	Community Rule Violation	500	Attention	Warning	Fine
Vandalism/graffiti in common areas	Illegal Practice	500	Fine	Double the fine	Double the fine
Placement of billboards and banners in common areas and common use facilities without obtaining prior approval from competent authorities and Dubai Holding Community Management	Community Rule Violation	500	Warning	Fine	Double the fine
Waste Mismanagement					
Disposing of waste in non-designated areas	Illegal Practice	500	Warning	Fine	Double the fine
Disposal of used oils or chemicals in drains	Illegal Practice	1,000	Warning	Fine	Double the fine
Non-compliance with recycling instructions and dumping waste in undesignated areas	Community Rule Violation	500	Warning	Warning	Fine
Disposal of furniture, electronic supplies, demolition and construction waste in common areas, private common areas, common use facilities	Community Rule Violation	1,000	Warning	Fine	Double the fine
Storing waste and garbage bags in common areas, private common areas, common facilities	Illegal Practice	500	Fine	Double the fine	Double the fine
Disposing of flammable materials or throwing cigarettes, coal or any other flammable material from a balcony, causing immediate threat	Illegal Practice	2,000	Fine	Double the fine	Double the fine

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VIOLATION DESCRIPTION	Classification	Violation Penalty (₹)	First Violation	Second Violation	Final Violation
Misuse of Recreational or Sports Facilities					
Use of recreational facilities by unaccompanied children or by persons below the permitted age category	Illegal Practice	250	Warning	Warning	Fine
Consumption of alcohol/smoking/hookah in recreational or sports facilities	Illegal Practice	2,000	Fine	Double the fine	Double the fine
Use of facilities for training purposes without obtaining prior approval from Dubai Holding Community Management	Community Rule Violation	500	Warning	Warning	Fine
Use of hazardous materials	Illegal Practice	1,000	Warning	Fine	Double the fine
Unlawful use of facilities outside working hours	Community Rule Violation	2,000	Warning	Fine	Double the fine
Pet Mismanagement					
Sheltering pets without registration with Dubai Municipality	Illegal Practice	500	Warning	Fine	Double the fine
Leaving pets unsupervised in common areas/common use facilities	Illegal Practice	250	Warning	Fine	Double the fine
Feeding non-domesticated or stray animals in shared spaces	Illegal Practice	250	Warning	Warning	Fine
Walking pets without a leash	Illegal Practice	250	Warning	Fine	Double the fine
Failure to clean up and dispose of pet excrement in shared spaces	Community Rule Violation	250	Warning	Fine	Double the fine
Violations of Pest Control					
Preventing Dubai Holding Community Management or authorised personnel from carrying out pest control work	Illegal Practice	500	Warning	Fine	Double the fine
Non-compliance with taking necessary measures to control insects within a property	Illegal Practice	1,000	Warning	Fine	Double the fine

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VIOLATION DESCRIPTION	Classification	Violation Penalty (₹)	First Violation	Second Violation	Final Violation
Repair and Maintenance Works					
Random movement of workers in Jointly Owned Property or unauthorised entry into common use facilities	Illegal Practice	2,000	Warning	Fine	Double the fine
Non-compliance with environmental, health and safety standards and procedures during and after construction/repair/maintenance works	Community Rule Violation	500	Warning	Warning	Fine
Carrying out modifications, renovations, other works of the external façade or within the real estate unit without prior approval from DLD, the competent authorities and Dubai Holding Community Management	Community Rule Violation	2,000	Warning	Fine	Double the fine
Non-compliance with the terms and conditions contained in the No Objection Certificate issued by Dubai Holding Community Management	Community Rule Violation	2,000	Warning	Fine	Double the fine
Non-compliance with repairs within the property resulting in damage to adjacent properties, other units or shared spaces	Community Rule Violation	2,000	Warning	Fine	Double the fine
Entry and Security Regulations					
Sabotaging entry and security systems in the common property	Illegal Practice	1,000	Fine	Double the fine	Double the fine
Forging and tampering with authorised access cards	Illegal Practice	2,000	Fine	Double the fine	Double the fine
Entry to unauthorised places	Illegal Practice	2,000	Warning	Fine	Double the fine
Installing private security systems without prior approval from Dubai Holding Community Management	Illegal Practice	500	Warning	Fine	Double the fine

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VIOLATION DESCRIPTION	Classification	Violation Penalty (₹)	First Violation	Second Violation	Final Violation
Public Parking Rules					
Illegal entry into the car park area	Illegal Practice	1,000	Warning	Fine	Double the fine
Illegal parking	Illegal Practice	1,000	Warning	Fine	Double the fine
Parking in People of Determination parking bay	Illegal Practice	1,000	Warning	Fine	Double the fine
Parking in unauthorised areas	Illegal Practice	1,000	Warning	Fine	Double the fine
Under the Jurisdiction of Other Government Agencies					
Using property for a purpose other than its designated purpose	Illegal Practice	The system informs government agencies according to their jurisdiction with an explanation of the violation.			
Overcrowding in property	Illegal Practice				
Short-term rental of a property without the approval of the competent authorities	Illegal Practice				
Violation of public morals and engagement in unethical practices	Illegal Practice				
Parking behind a vehicle and causing obstruction to movement	Illegal Practice				
Causing traffic accident in a shared space without informing Dubai Holding Community Management	Illegal Practice				
Use of unauthorised pest control materials (not approved by Dubai Municipality)	Illegal Practice				
Causing obstruction to roadways	Illegal Practice				
Causing noise and disturbance on roads	Illegal Practice				

NON-COMPLIANCE

The Community Rules are for the benefit of owners and occupants and are designed to create an environment in which all owners and occupants can maximise the enjoyment of their community and amenities. It is also the intent of these rules to create a serene, attractive and safe environment for the families, children, neighbours and visitors of the community. Adherence to these rules will maintain, preserve, enhance and protect the property value and assets of the community.

Any penalties, fines or charges referenced in this Section shall apply only to the extent permitted under Applicable Laws and any applicable DLD, RERA or other competent authority approved schedule. In the event of any inconsistency between this Section and Applicable Laws or the requirements of a competent authority, Applicable Laws and the requirements of the competent authority shall prevail.

All violation penalties collected are credited to the respective community service charges fund as community income.

VIOLATION DESCRIPTION	Classification	Violation Penalty (₹)	First Violation	Second Violation	Final Violation
Use of Balconies in Properties					
Hanging or placing laundry on balconies or property façades, thus distorting the appearance of the city at large	Illegal Practice	1,000	Warning	Fine	Double the fine
Feeding birds	Community Rule Violation	250	Warning	Fine	Double the fine
Draining stagnant water (resulting from cleaning balconies, rainwater, or the use of water pressure or irrigation devices) onto another balcony or through the balcony of another property	Community Rule Violation	500	Warning	Fine	Double the fine
Disposing of cigarette butts, food and waste from balconies	Illegal Practice	500	Warning	Fine	Double the fine
Disposal of sharp/dangerous materials from balconies	Illegal Practice	500	Warning	Fine	Double the fine
Installing aerial dishes on balconies without proper approvals	Community Rule Violation	500	Warning	Fine	Double the fine
Using balconies for cooking, lighting fires or lighting charcoal or shisha	Illegal Practice	1,000	Warning	Fine	Double the fine
Modifying balcony dimensions, constructing additions or demolishing balcony structures without a permit	Illegal Practice	2,000	Fine	Double the fine	Double the fine
Installing structures of additions outside the balcony	Community Rule Violation	500	Warning	Fine	Double the fine
Placement of advertisements (For Sale/Rent/Real Estate advertisements) without approvals	Illegal Practice	1,000	Warning	Fine	Double the fine
Leaving children or People of Determination unattended on balconies	Illegal Practice	1,000	Warning	Fine	Double the fine
Storing furniture that presents a climbing risk or distorts the general appearance of the property or community	Illegal Practice	1,000	Warning	Fine	Double the fine
Failure to properly secure doors and exits leading to balconies	Illegal Practice	2,000	Warning	Fine	Double the fine



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