

HOMEOWNER'S
MANUAL



MOHAMMED BIN RASHID
AL MAKTOUM CITY

DISTRICT ONE

NAKHEEL



Community Rules



PRECINCT COMMON AREAS POLICY

There are a number of areas within each Precinct that have been designated by the District One Master Developer as Precinct Common Areas. These areas include the neighbourhood roads, street furniture and the landscaped areas between residences.

The Community Manager shall be responsible for the day to day operation and management of such facilities on behalf of the Precinct Owners' Committee.

Access to the Precinct Common Areas may be restricted if a homeowner or resident has not paid his/her Precinct Service Charge (or any other monies due and payable under this Manual or the Governance Documents) when due and payable.

If there is a conflict between a community rule and a provision in the Jointly Owned Property Declaration, the provision in the Jointly Owned Property Declaration prevails to the extent of any such inconsistency.

10.1 GENERAL USE RULES FOR THE PRECINCT COMMON AREAS

The Precinct Common Areas may be used by all residents (and their guests) in accordance with provisions of the Governance Documents, this Manual and any additional rules and regulations posted in various locations throughout the Precincts.

A Use of the Precinct Common Areas is strictly at the user's own risk and all users of the Precinct Common Areas indemnify and hold the Community Manager harmless against any loss or injury that may occur as a result of their use. The Community Manager accepts no responsibility for injuries, however caused, nor for loss nor damage of personal property.

B Any damage to property or amenities in the Precinct Common Areas will be chargeable to the adult resident who caused the damage or who is responsible for the guest or minor who caused the damage.

C Residents are not allowed to connect any equipment or devices to any of the Precinct Common Areas power outlets. Generators are prohibited from being used to power any equipment.

D Pedestrians have right of way on the footpaths.

E All children below the age of fourteen (14) years old must be supervised at all times by a parent or guardian aged eighteen (18) years or older when utilising the Precinct Common Areas and elevators.

F Residents may not hold private functions in any park in the Precinct Common Areas.

G All furniture and equipment located on the Precinct Common Areas has been provided for the safety, comfort and convenience of the residents and is owned by the Precinct Owners' Association as part of the Precinct Common Areas and must not be damaged or removed by a resident.

H Users must be appropriately and modestly dressed when using the Precinct Common Areas in consideration of other residents.

I Stereo equipment of any type (unless fitted with headphones) is not permitted within the Precinct Common Areas.

J Homeowners and residents must not tamper with or damage the Precinct Common Areas in any manner, for example, by removing, trimming or cutting trees or giving instructions to any service providers appointed by the Community Manager to maintain the Precinct Common Areas.

K Homeowners and residents must not tamper with or connect to the irrigation network.



10.2 GENERAL RESTRICTIONS

USE

The residence should be used for residential purpose only. No business or commercial activity should be conducted within the residences in any part of the community.

Owners must not engage in any activity within the community that is in violation of any laws, ordinance, statutes, rules or regulations of Dubai or of the United Arab Emirates.

There shall be no solicitation permitted by any person anywhere in or about the community for any cause, charity or any other purpose whatsoever.

NOISE AND NUISANCE ACTIVITIES

No nuisance, obnoxious or offensive activities may be carried out in any part of the community, nor may anything be done or maintained in any part of the community including in an owner's or tenant's residence which, may be or may become an annoyance or nuisance to the neighbourhood or interfere with the quiet enjoyment of any owner or resident.

Such nuisances include but are not limited to odours, smoke, vibrations, and obstruction of views. Offensive noises include but are not limited to those that are caused by pets, televisions, stereos, musical instruments, revving car engines, revving motorcycles, and car stereos. Noise is considered to be too loud if it can be heard by an adjacent neighbour when inside their residence with their windows and doors closed.

PRIVACY

No activities may be carried out in any part of the community that may unreasonably interfere with an owner or resident's right of privacy within their residence.

Owners and residents are to avoid any attempt to look into a neighbouring residence.

Owners and residents bear the responsibility to take reasonable measures to protect their own privacy through

the treatment and design of their windows as long as they comply with this declaration and any architectural, Residence Appearance, Maintenance and Alterations Policy, landscaping and alterations policy.

ABUSE OF COMMUNITY STAFF

Owners and residents are to treat each other and all service providers engaged by the Community Manager (and their staff) in a cordial manner. Verbal or physical abuse will be treated as a serious violation of the community rules. Complaints regarding the mistreatment of others should be presented in writing to the Community Manager and, if necessary, to the Board.

ANIMALS

Refer to Section 10.5 on Pet Registration and Approval Policy within this Manual for detailed information and guidelines.

Owners and residents may contact the Dubai Municipality (Tel: 800 900) if there is a serious incident involving an animal within the community. This includes lost animals, abandoned animals, inhumane treatment of an animal, disturbance by a neighbour's animal within the community and/or an attack by an animal.

LITTERING AND VANDALISM

The act of littering, graffiti or vandalism is expressly prohibited within the community. An owner or resident shall be held liable for the cost of any cleaning, repair or replacement work required because of any such prohibited activity being carried out by the owner or resident (or their visitors or invitees). All incidents of serious vandalism will be reported to Dubai Municipality or Dubai Police for further action.

All costs associated with the reinstatement of the item or area that has been vandalised shall be charged to those individuals found to be causing the vandalism. In the event that the individual(s) causing the vandalism cannot be found, the costs to reinstate shall be included as a cost that will be recovered from service charges.

All owners shall promote, to the fullest extent possible, the security of the community, for his/her residence and the common areas. All residents shall report all incidents of theft, vandalism and breaches of peace to the security officer immediately and, if the case is of a serious nature, then to the Dubai Police directly.

SIGNAGE

No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed on any part of the common areas including at the entrance of the residences.

10.3 RECREATIONAL FACILITIES

Owners and residents (and other permitted users) must strictly comply (and ensure their visitors comply) with any rules, directions and instructions displayed in the common areas relating to the use and enjoyment of the recreational facilities.

If any of these rules are not observed, the Precinct Owners' Association or the Community Manager reserves the right to require the users of a recreational facility to leave the recreational facility. The users must ensure the recreational facility they are using is left in a clean and tidy state promptly after such a direction from the Precinct Owners' Association or Community Manager.

RISK

The use of a recreational facility is at the sole risk of each user. Neither District One, the Community Manager nor the service providers are liable for any injury or damage caused when using a recreational facility unless such injury or damage results from the Developer's, Community Manager's or service provider's negligence.

MAINTENANCE

The Community Manager may close a recreational facility, or change the operating hours, from time to time to attend to essential maintenance and shall provide advance notice except in case of emergencies.

VISITORS

Residents (and other permitted users) may permit their visitors to use a recreational facility only if they obtain approval or if it's in accordance with the direction of the Community Manager or other rules/guidelines published from time to time.

Owners and residents (and other permitted users) who use the recreational facilities may only invite a reasonable number of visitors to use them at any given time. If the Community Manager determines that the number of visitors using a recreational facility is unreasonable, or unreasonably interferes with the peaceful enjoyment of a recreational facility by other users, the Community Manager may require visitors to leave a

recreational facility. The owner or resident (or other permitted user) who invited the visitors must comply with the Community Manager's request that their visitors leave the recreational facility.

SUPERVISING CHILDREN

Children under the age of fourteen (14) must not use the recreational facilities unless an adult exercising effective control is with them at all times.

DAMAGE

If an owner, resident or other permitted user (or their visitors) cause damage to the recreational facilities (or any item of furniture or equipment within a recreational facility) when they use it, they must pay the Community Manager (acting on behalf of the community) the cost of repairing the damage. This cost is recoverable by the owners as a debt.

CHANGES TO RULES

The Community Manager may, in consultation with the Developer or other recognised authority, change a rule or rules that apply to any of the recreational facilities. If a rule changes, the Community Manager must promptly display the amended rules in the common areas relating to the use and enjoyment of the relevant recreational facility.

CONFLICT OR INCONSISTENCY

If there is a conflict or inconsistency between a rule displayed in the common areas and a rule in this declaration, the rule displayed in the common areas prevails to the extent of the conflict or inconsistency. The Community Manager must take all reasonable steps to amend this declaration to take into account any such conflicts or inconsistencies from time to time.

USING THE LAGOON

The following rules apply when using the Lagoon, in addition to any other rules displayed in the common areas near or in the vicinity of the Lagoon:

- The Lagoon may only be used between the hours of 07:00am and 07:00pm daily (or as otherwise directed

by the Community Manager) by residents and their visitors according to these rules.

- Access to Lagoon is only permitted from designated areas of the beach. It is not permitted to enter from other areas including walkways.
- Running, jumping and pushing is prohibited anywhere in or near the vicinity of the Lagoon. Diving or acrobatics is prohibited anywhere in or near the vicinity of the Lagoon.
- Activities that affect or interrupt the peaceful enjoyment of the Lagoon by other owners or residents are prohibited.
- In the interests of hygiene, persons using the Lagoon must shower prior to and after using the Lagoon.
- Users of the Lagoon must comply with the directions, instructions and decisions of the lifeguard on duty or the "lagoon supervisor" regarding "lagoon" safety and disturbance..
- Users of the Lagoon must not bring or consume food or drinks (except water) anywhere in or near the vicinity of the Lagoon without approval.
- A person that is under the influence of alcohol or drugs may not use the Lagoon.
- Smoking anywhere in or near the vicinity of the Lagoon is prohibited.
- Users of the Lagoon may not play music anywhere in or near the vicinity of the Lagoon (unless played through the use of a headset).
- Owners and residents may not hold functions, parties or events anywhere in or near the Lagoon without the express permission of the Developer/Community Manager.
- Users of the Lagoon must not use, interfere or tamper with any safety or lifeguard equipment unless in case of an emergency.
- Users of the Lagoon must be appropriately dressed and respectful of the standards of behaviour expected in the UAE when they are anywhere in or near the vicinity of the Lagoon.
- Indecent exposure (including nudity) anywhere in or near the vicinity of the Lagoon is prohibited.
- Balls, snorkels, fins or any other equipment that may endanger or cause annoyance to other users of the Lagoon are prohibited.



- Residents may permit their visitors to use the Lagoon only if that use is in accordance with the direction of the Precinct Owners' Association or the Community Manager.
- Residents may only use the Lagoon and surrounding common area and must not access or use gardens that belong to the adjoining properties without the permission of the relevant residence owner or resident.
- The use of motorised boats or crafts and vehicles, including but not limited to speedboats, jet skis etc. are strictly prohibited.

Users must ensure that the following Children's Safety Code is observed:

- No child under the age of fourteen shall enter the Lagoon unaccompanied;
 - Children shall be supervised at all times;
 - No child shall be in the water without being accompanied by an adult;
 - Any child under the age of fourteen shall wear a float or safety armbands etc.; and
 - Small children shall stay within the shallow parts of the Lagoon
-
- Pets/animals are not allowed in the Lagoon

USING THE CHANGING ROOMS

The following rules apply to the changing rooms, in addition to any other rules displayed anywhere in or near the vicinity of the changing rooms:

- Only boys and men may use the male changing room and only girls and women may use the female changing room.
- A changing room may only be used between the hours of 6:00am and 10:00pm daily by residents, invitees and their visitors according to these community rules.
- Smoking in or near the vicinity of a changing room is prohibited.
- A person that is under the influence of alcohol or drugs may not use the changing rooms.
- The Community Manager may impose restricted operating hours from time to time on individual changing rooms.

USING THE LANDSCAPED AREA

The following rules apply when using the landscaped areas, in addition to any other rules displayed in the common areas anywhere in or near the vicinity of the landscaped area:

- The landscaped area may be used for informal and casual purposes including the gathering of people provided such gatherings are not for illegal purposes.
- Users of the landscaped area must ensure the landscaped area is left in a clean and tidy state after they use it (including by removing all litter from food, drinks and cigarettes consumed while using the landscaped area).

ADDITIONAL RULES

In addition to the duties and obligations imposed by these Community Rules, all homeowners, residents and others shall observe and are equally bound by any duties and obligations imposed by:

- The Master Developer and any rules and regulations imposed in accordance with the Master Community Declaration and any other requirements of the Master Developer;
- Any and all other relevant government agencies;
- Applicable laws; and
- The Master Community Declaration, Jointly Owned Property Declaration and/or other requirements.

10.4 TRAFFIC, PARKING AND VEHICLE REGISTRATION POLICY

10.4.1 COMPLIANCE WITH RULES

All homeowners, residents and visitors must adhere to this Traffic, Parking and Vehicle Registration Policy (the "TPVR Policy") including all of the procedures, rules and regulations set out below which govern vehicle registration, parking, use of the road network and the use of motor vehicles within your Precinct.

Residents are responsible to ensure that their guests, families, and employees obey the TPVR Policy.

Any violation of the TPVR Policy may result in a penalty fine in accordance with the Table of Fines implemented and published from time to time and/or the immediate towing of the vehicle at the vehicle owner's expense and/or the reporting of the violation to the relevant authorities.

10.4.2 VEHICLE REGISTRATION AND ACCESS PASSES

Only residents and their family's domestic employees and guests are allowed in their Precinct. Delivery personnel, taxis and school bus drivers are also allowed into the Precinct for the express purpose of delivering to, dropping off or picking up residents. Service providers, building contractors and handymen are permitted to enter into the community only with approved entry permits and Temporary Vehicle Access Passes issued by the Community Manager (see below).

All motor vehicles (including motorbikes and other motorised forms of transport) that are to be used and located within your Precinct must be registered with the Community Manager using the Vehicle Registration Form or the Temporary Vehicle Access Pass Registration Form (a copy of which is available at the end of this Manual). Vehicle Access Passes must be promptly returned to the Community Manager once the registered owner transfers their vehicle or vacates their

residence. There will be a charge for the replacement of Vehicle Access Passes (at an amount determined from time to time by the Community Manager).

Vehicle Access Passes for Residents Each residence will be entitled to access cards for the security gate of the Precinct. The number of access cards that a residence is allocated shall correspond to (and be capped at) the number of car parking spaces in the residence.

TEMPORARY VEHICLE ACCESS PASSES FOR CONTRACTORS

All contractors are required to display a Temporary Vehicle Access Pass on their vehicles. An application for a Temporary Vehicle Access Pass must be made to the Community Manager for each contractor vehicle which is to be registered with the following required documents:

completed Temporary Vehicle Access Pass Registration Form (For Contractors);

- Trade License copy;
- request letter from the registered owner or registered tenant of the residence;
- completed Service Provider/Contractor Approval and Registration Form, (attached in this Manual)
- Once the application is accepted, the contractor shall be issued a 'Daily Access Vehicle Pass' for the registered vehicle and the registered individuals.

There will be a penalty charge for the relevant owner (at an amount determined from time to time by the Community Manager) for any nuisance or damage caused by the registered vehicle and for any vehicle which does not display an appropriate access pass.

10.4.3 COMMERCIAL VEHICLES

Commercial vehicles may not be visibly parked or stored within the community except temporarily for a maximum of two (2) hours while providing a delivery or service to an owner, resident, the Precinct Owners' Association or the Community Manager.

10.4.4 PARKING RULES

A Allocated parking bays are provided for each apartment owner and these are located outside each apartment building. Community Manager shall advise the apartment owner of their allocated parking bay space. Apartment owner allocated parking bays may also be used by apartment owner visitors.

B Any public/visitor parking available in the community is for the invitees and guests of the residents and must not be used by residents as additional parking for their motor vehicles. No resident may use any visitor parking for his/her personal use and the security team may clamp, or have violating vehicles towed away at the vehicle owner's expense and/or issue a fine to the offending resident.

C No resident may cordon off any access to the metering within their residence and all residents must ensure they strictly comply with this parking rule in order to ensure that DEWA may access the metering at all times.

D Parking on the pavements, gardens or any lawn area is strictly prohibited. Community security may clamp, or have violating vehicles towed away at the vehicle owner's expense and/or issue a fine to the offending resident.

- Neither the Master Developer, nor any of its Authorized Entities (including Community Manager) are responsible for any loss or damage of any vehicles within the Car Park areas.
- Parking Bays must be kept clean and tidy and free from any rubbish or debris and must not be used for storage. No vehicles shall be abandoned in any Parking Bay.

Vehicles parked in any Parking Bay should be parked within its boundaries and not overlap in any way.

- No boats or trailers of any kind may be parked in any Common Area Parking Bay and may only be parked in private Parking Bays, provided they remain within the boundaries of the Parking Bay and otherwise does not

interfere with the use and enjoyment of any adjacent Parking Bay or the Car Park area in general.

- Oversized vehicles may not be parked within the community with the exception of delivery and/or removal/mover vehicles that are offering services to the homeowner or resident in accordance with the directions of the Community Manager.
- No dune buggy, water craft, water craft trailer, truck, recreational vehicle, mobile home, motor home, van or camper shell which is detached from a vehicle shall be parked within the Precinct, unless for a temporary period and in accordance with the directions of the Community Manager.
- An oversized vehicle is deemed to be any vehicle that does not fit into the parking bay or driveway of the residence. No dismantled or wrecked vehicle, or equipment shall be parked, stored or deposited within the community.
- No dormant vehicles may be parked so that they will be visible from a neighbouring property or from the road.
- No motor vehicle or trailer of any type shall be constructed, reconstructed or repaired in the community in such a manner as to be visible from a neighbouring property.
- No trailer, truck, boat or recreational vehicle shall be used as a living area within the Precinct.
- In addition to any penalty charged by the Community Manager for a violation of the Parking Rules; community security or the Community Manager may report violators to the relevant authorities at their discretion.

10.4.5 ROAD USAGE AND SAFETY RULES

A The maximum speed limit within the Precinct is 40 kilometres per hour. However, in all instances, the posted speed limit signs will apply.

B No motorised vehicle of any kind may be operated in any manner which is dangerous, noisy or which creates a nuisance. Any violation of the speed limit or driving considered being dangerous by the Community Manager shall be deemed a serious violation of these Road Usage and Safety Rules and shall be dealt with accordingly.



C _____
The use of dirt bikes, trail bikes, sand buggies, off-road vehicles and non-licensed motorised vehicles is not permitted anywhere in the community.

D _____
Motor vehicles that drip fluids or damage the streets are to be removed or repaired and the relevant owner will be responsible for the clean-up and/or repair or will have to pay reimbursement to the Precinct Owners' Association for the clean-up and/or repair.

E _____
Pedestrians always have the right of way on walkways, footpaths and road crossings.

F _____
No parts of the streets, walkways and footpaths shall be used for the storage of personal items.

G _____
The provisions of these rules shall not prevent any reasonable emergency vehicle repairs or operation of any emergency vehicle, ambulance, etc., within the community.

H _____
Advertising vehicles are not allowed to be driven around the community unless the requisite approvals have been received from the Community Manager.

10.4.6 BARBEQUE

A _____
No BBQs or open fires are permitted on terraces or balconies of apartments. The Board or the Association Manager may impose a fine of AED 2000 to any Owner or Occupier in breach of this Community Rule.

B _____
Owners and residents must comply with all Community Rules and the terms and conditions of the Jointly-owned Property Declaration (JOPD). Ignorance of the terms and conditions set down in the JOPD or Community Rules shall be no defense

to any claim arising out of an Owner's or resident's breach of the same and the Community Rules enforcement procedures shall apply equally to a breach of the Community Rules and the JOPD.

C _____
In particular, Owners must comply with the following obligations, the full detail of which is set out in more detail in the JOPD.

10.4.7 OWNERS MUST

A _____
Maintain and keep clean their apartment to a high standard;

B _____
Comply with all health, safety, security, fire and Civil Defense requirements;

C _____
Allow access to approved Utility Service providers pursuant to any Easements and Covenants;

D _____
Not lease or part with possession of their apartment unless Occupiers are aware of and agree to be bound by the terms of the JOPD and Community Rules and the Owners' Association is provided with full details of the Occupiers

E _____
Ensure that the apartment, including Parking Bays and Storage Areas, are used strictly for the purposes designed and not overloaded or overcrowded;

F _____
Ensure that Storage Areas and Parking Bays are not transferred other than in accordance with the provisions of the JOPD;

G _____
Observe the Applicable Laws and take all steps warranted in the circumstances to ensure that Occupiers also observe the same;

H _____
Except as otherwise permitted under the JOPD or Community Rules, ensure no inflammable or dangerous substances shall be stored in any Units, Common Areas, Storage Areas or Parking Bays without the consent of the Board.

I _____
Ensure Common Areas or Utility Services are not obstructed without lawful excuse;

J _____
Ensure Common Areas set aside for safety or management purposes are not used for any other purpose;

K _____
Abide by the relevant terms of the Apartment and Building Insurance Policies;

L _____
Follow the lawful directions of any Authorized Entities and not obstruct them in the course of their duties;

M _____
Comply with the terms of all Easements and Covenants and allow access to their apartments by the Community Manager, other Authorized Entities and relevant Authorities for repairs, maintenance and other works related to the Common Areas and related services, facilities and Utility Services.

10.4.8 APPEARANCE OF APARTMENT IN THE BUILDING, THE CONDUCT OF WORKS AND THE ARCHITECTURAL AND LANDSCAPING CODE

A _____
Owners and Occupiers must not maintain in their apartment anything which may be viewed from the exterior unless the same has been approved by the Architectural and Landscaping Standards Committee in accordance with the Architectural and Landscaping Code. In particular antennae, satellite dishes, flags, displays, signs, billboards, messages, awnings, clotheslines, gardens and shrubs, statues and water features will be regulated by the Architectural and Landscaping

Standards Committee in accordance with the Architectural and Landscaping Code and must not be installed unless in accordance with guidelines set out for such purposes or pursuant to a specific request and approval.

B _____
Owners or Occupiers shall not undertake any works (as defined in the Architectural Code) to their Units without the approval of the Standards Committee and in accordance with the Architectural Code.

C _____
No Contractors or Service Providers shall be allowed access to any apartment (other than in relation to usual domestic repairs, activities or decorations) without the approval of the Architectural Standards Committee.

D _____
Community Rules Enforcement Notices, Penalties and Sanctions

E _____
Owners must promptly pay Service Charges, and the Community Manager pursuant to the directions has the power to enforce these Community Rules or to enforce payment of Service Charges or any other sums properly payable by Owners through the use of the Community Rules Enforcement Notice Procedure and procedures set down in the JOPD Law and RERA requirements.

F _____
In any case of default, or alleged default, the Community Manager shall investigate and consider the surrounding circumstances pertaining to the default. If, in the Community Manager's reasonable opinion a default has committed, they may authorize the Community Manager to serve a Community Rules Enforcement Notice.

G _____
The Community Rules Enforcement Notice will:

- clearly identify the default;
- where capable of remedy state what is required to remedy;
- where capable of remedy specify by when the default is required to be remedied;

- specify the consequences of not remedying any default, which consequences may include enforcement through the courts, a penalty of not more than AED 2000 or such greater sum as any Applicable Laws, the Land Department or RERA may specify from time-to-time and the costs of any enforcement action.

H _____
Subject to the Rules in the event the Community Rules Enforcement Notice is not complied with, the Community Manager may by further notice levy the monetary penalty and commence any enforcement action.

I _____
The Community Manager is empowered to set down a Violation Penalty Schedule for breaches of these Community Rules whereby instant fines will apply for certain breaches of these Community Rules. As at the date of registration, the Violation Penalty Schedule shall be as set out in the Annexure to these Community Rules. A violation penalty will apply upon service of a Community Rules Enforcement Notice referencing the Violation Penalty Notice ("Violation Notice").

J _____
The Community Manager shall be entitled to settle all disputes as to the interpretation of the Community Rules and the Jointly Owned Property Declaration.

K _____
Any monetary penalty recovered shall be applied to the "General Fund" (as that term is defined in the Directions) of the Owners' Association.

L _____
In any event where an Owner (or their Occupier in possession of the Unit) fails to pay:

- Cooling charges;
- Other Utility charges;

M _____
the Owner (and their Occupier) acknowledge and accept that (subject to the relevant laws) the cooling services or other Utility Services may be shut off and the Community Manager and/or Utility Provider bears no responsibility for any damage,

loss or suffering that may be incurred in such circumstances.

N _____
Every Owner acknowledges and agrees that prompt payment of Service Charges is necessary for the proper management, repair and maintenance of the property. Subject to the Applicable Laws and RERA guidelines, the Owners' Association shall be entitled to restrict or prevent access to Common Areas, shared services and Utility Services for non-payment, having first provided notice that such sanctions will apply for non-payment.

10.4.9 COMPLAINTS

A _____
All complaints should be directed to the Community Manager who shall evaluate and/or investigate the same in an appropriate manner and make recommendations to the Community Manager Team.

B _____
The Community Manager shall be entitled to make binding determinations as to complaints where consistent with the JOPD or Community Rules.

C _____
Nothing shall prevent any party from having a decision of the Community Manager reviewed by RERA or other relevant Authorities.

10.4.10 ADDITIONAL USE PROVISIONS

A _____
Residential units may not be used for bachelor accommodation purposes, nor sub-divided into multiple units for use by more than one (1) family.

B _____
Residential units may not be used for any commercial business activities. No short term letting of less than six (6) months shall be permitted.



C _____
Common Areas

D _____
Except as provided in the JOPD or the Community Rules, Owners and Occupiers may not place or store any other item on any part of the Common Areas and/or outside their Unit without the prior written consent of the Community Manager and, where applicable, consent from the Higher Community Owners' Association.

E _____
Damage to and obstruction of Common Areas and Utility Services infrastructure

F _____
An Owner or Occupier must not mark, paint, drive nails/screws or the like into, or otherwise damage or deface any structure that forms part of the Common Areas without the prior written approval of the Community Manager.

G _____
Drains, toilets and other Common Areas must be used strictly for the purpose designed and no waste of any kind other than that for which designed shall be deposited in the same.

H _____
Where any damage is caused by an Owner or Occupier the damage must be rectified by that Owner or Occupier and in accordance with the directions of any Authorized Entity. Where the Owner or Occupier is in default, then the Community Manager may rectify the same and claim from the Owner or Occupier on a full indemnity basis the cost of any associated works.

I _____
Owners and Occupiers must not obstruct the lawful use of the Common Areas or related facilities or services or interfere with the Utility Services infrastructure or the supply of Utility Services other than on a temporary basis brought about in the exercise of its rights or obligations under the Applicable Laws, this JOPD or the Community Rules, and in all cases with prior written notification to and consent of the Community Manager.

J _____
Vehicular access ways, roads and loading areas should be kept clear and the Community Manager will be entitled to have offending vehicles towed at the Owner's or Occupier's expense. Furniture and equipment and other goods must be transported appropriately and in accordance with any directions of the Community Manager or other relevant Authorized Entity dealing with operational matters.

10.4.11 **BEHAVIOR OF OWNERS AND OCCUPIERS**

A _____
Owners and Occupiers must not without lawful excuse:

- create any noise in their apartment or Common Areas that is likely to interfere with the peaceful enjoyment of other Owners or Occupiers. Private functions are allowed in the apartments provided noise levels are kept to a reasonable level and do not continue beyond 10.00 PM where associated noise levels are likely to be disruptive to Owners or Occupiers of adjacent Units;
- carry out any annoying, obnoxious or offensive activities in the apartment or Common Areas;
- do or allow to be done or maintained on any part of their apartment or the Common Areas any activity which may be or may become an annoyance or nuisance to other Owners or their Occupiers;
- wear inappropriate clothing when in the Common Areas or use language or behave in a manner likely to cause offence or embarrassment to other Owners or their Occupiers;
- behave in a way that objectively speaking is offensive or dangerous;
- drive, rollerblade, cycle or skateboard or conduct other similar activities in the Common Areas or play any ball games or activities except in any areas set out for such activities;
- other than in relation to the Party Hall, hold any party or public function on any of the Common Areas except where authorized by the Board, and in accordance with any directions as they may specify;
- drive at excessive speeds or in a discourteous or dangerous manner in any Common Area. Signs stating speed limits must strictly be complied with;

- clean any car or other item in a manner that may cause any dust, fumes or water to flow from one area to another causing a nuisance;
- operate any equipment or machinery that may cause interference with reception or operation of the machinery or equipment of others.

B _____
Owners and Occupiers must at all times treat the staff of the Community Manager and any other staff of Authorized Entities with dignity and respect. Persons other than the Community Manager must not instruct staff in relation to their own personal business and must direct all requests or complaints through the representative of the Community Manager appointed for that purpose.



10.5 PET APPROVAL AND REGISTRATION POLICY

10.5.1 PERMITTED PETS

A Domestic dogs, cats, birds, fish & reptiles are welcome in the Precinct and may be kept as household pets, provided they are not kept, bred or raised for commercial purposes. The number of animals considered reasonable within a residence is determined at the Community Manager's sole discretion.

B Breeding of domestic (or any other) animals is prohibited (including any accidental or non-commercial breeding).

C No poultry, fowl, wild animals, horses, cattle, sheep, goats or any other type of animals not considered domestic household pets shall be brought into or kept within the Precinct.

D Upon the written request of any resident, the Community Manager shall conclusively determine whether an animal is a domestic household pet. The decision of the Community Manager shall be final and conclusive.

10.5.2 TREATMENT OF PETS

If you do have a pet, it must be housed and cared for in a humane manner, and in accordance with the best practices on the care of such animals. You must also comply with the following rules:

A Cats and dogs must be micro-chipped, vaccinated and registered with the Dubai Municipality. They must also wear appropriate identification at all times.

B No animal shall be allowed to make an unreasonable amount of noise or to become a nuisance to other residents. The Community Manager shall conclusively determine whether an animal is being a nuisance to other residents. The decision of the Community Manager shall be final and conclusive.

C No animal is to be neglected or abused.

D All dogs shall be kept on a leash within the Precinct Common Areas.

E Any dog feces or wastes deposited upon any portion of the Precinct Common Areas and within a residential plot must be promptly removed and properly disposed of in a sanitary manner. All pet owners are fully responsible for the actions/damage caused by their pets including damage to landscaping by digging, defecation, urination or personal injury to any resident or to any other member of the public.

F The owner of the pet is liable to all other residents and invitees for the actions of any pet he/she has brought into or kept in the Precinct.

G The Community Manager may contact the Dubai Municipality if there is a serious incident involving an animal within the Precinct. This includes lost pets, abandoned pets, inhumane treatment of a pet, disturbance by a neighbour's pet within the community and/or an attack by a pet.

H Pet food of any kind should not be left in the Precinct Common Areas, or near any structures, including front porches, decks and/or balconies.

I All pet owners must strictly comply with any and all the regulations issued by the Dubai Municipality at all times (including, but not limited to, restrictions on breeding).

