



**JUMEIRAH**  
GOLF ESTATES



# **COMMUNITY RULES AND REGULATIONS**



# INTRODUCTION

We wish to extend our warmest welcome to you as a proud resident of this world-class residential golf destination. Jumeirah Golf Estates offers luxury homes and leisure facilities amidst two internationally acclaimed championship golf courses. Set across 1,119 hectares of lush green landscape, the development is an unrivaled destination, offering attractive investment opportunities and world-class amenities. With 700 families and more than 1,835 homes, Jumeirah Golf Estates currently comprises of 16 unique communities, which overlook two of the world's finest golf courses, Earth and Fire.

As the host of the annual DP World Tour Championship until 2020, and home to the Middle East's only European Tour Performance Institute, Jumeirah Golf Estates rivals the best golfing destinations in the world.

The community rules and regulations are implemented to create an environment in which every individual can maximise enjoyment of their homes and the various common area facilities. These rules are also established to create a beautiful, peaceful and safe environment for everyone in the community.

Adherence to the community rules will not only protect all those who reside here, but also property values and community assets. The community rules will be uniformly enforced, and those in breach will be issued with a notice of violation and an applicable violation penalty.

The rules and regulations may be updated from time to time, and any handbook or additional guideline that may be presented will be superseded by any amendments or changes to the rules and regulation of the master community.

The rules and regulations support other legal documents of the community and do not cover the entirety of the documents; they are an addition to and not a substitute for either the master community declaration or the co-Owner's constitution. The rules and regulations were developed to provide each member with the greatest enjoyment in the community without infringing on other members and their right to peace and quiet at their home and community.

# DEFINITIONS

**1. Master Community Rules/Community Rules** - means the Jumeirah Golf Estates Community Rules as set out in this document and such further rules and regulations that the management may make from time to time pursuant to the Declaration.

**2. Master Community Declaration/Declaration** - means the governing documents of the community, including this document with the schedules thereto as may be amended from time to time.

**3. Master Developer/Developer** - means Jumeirah Golf Estates in Dubai or any of its subsidiaries, nominees, assigns, successors, or successors-in-title.

**4. Owner** - means a unit, villa, or plot owner, including an owner whose title registration is pending as well as their heirs, successors-in-title, and permitted successors and assigns.

**5. Tenant/Lessee** - means a person or corporate body renting a property from an owner.

**6. Resident/Occupier/Occupant** - means any person occupying or visiting a unit owned by an owner, including owner's lessees, tenants, visitors, domestic workers, agents, employees, guests, family members, clients, customers, patients or business associates.

**7. Lot/Plot** - means the extent of a plot of land on which an individual property is built.

**8. Unit Property/Home/Household** - means common property unit or units, such as any apartment, townhouse, floor, part of a land, house (including villa), office, shop, etc., with or without a dedicated parking space, located in a common property and owned by an owner or by the developer.

**9. Common Area** - means all open areas, services, facilities, roads, pavements, water features, gardens, utility and administrative buildings or areas, installations, improvements, and common assets in the Master Community and/or in each common property, as indicated in the attached master plan, which are intended for use by all owners and the Developer and that do not form part of the title of any unit.

**10. Common Property** - means the entire building or any part thereof and/or the plot of land in the master community, which is divided into common areas and units allocated for freehold ownership, and in respect of which a separate Owners Association is established.

**11. Master Community** - master community known as Jumeirah Golf Estates, which is divided into common properties and common areas in accordance with the master plan (or any amendment thereof) and includes any/and all extensions of the master community from time to time. For the avoidance of doubt, each common property includes units and common areas.

**12. Community** - means the residential community known as Jumeirah Golf Estates comprising individual residential dwellings plus common areas including roads, parks, golf courses, lakes, playgrounds, paths, and other facilities.

**13. Community Manager** - means the manager appointed to maintain and manage the community.

**14. Management** - community manager and/or any of assignees appointed to administer community management services to the community.

**15. Service Fees/Service Charges** - means the fees for the programme of maintenance, management, security, upkeep, renewal, repair, and replacement of roads, landscaped areas, boulevard facilities, and all other areas constituting the Common Property of the Development, including, without limiting, the generality of the foregoing, the costs of water, electricity, equipment, landscaping, security, and other expenses as well as the employment of contractors, employees, managers, and workers associated with these tasks plus the costs of administration.

**16. Special Levy** - means a one-time levy to cover a major expense that was not included in the annual budget or capital reserve fund. Special levies may apply to construction of new structure or facilities requested by the majority of owners and approved by the committee/management.

**17. Master Community Levy** - means the fees for the programme of maintenance, management, security, upkeep, renewal, repair, and replacement of the roads, landscaped areas, walkways, lakes and all other areas constituting the Common Property of the Master Community, including, without limiting the generality of the foregoing, the costs of water, electricity, equipment, and other expenses as well as the employment of contractors, employees, managers and workmen associated with these tasks, plus the costs of administration.

**18. Capital Reserve Fund/Sinking Fund** - means a separate annual fee for capital replacements, kept in reserve for any emergencies as well as for investing in improvements and additional facilities for the Community at the discretion of the committee/management

**19. Notice of Violation** - means a formal citation that informs an individual (or entity) that a community rule or a permit condition has been violated. The purpose of the Notice of Violation is to initiate corrective action that will stop the violations. A notice of violation may also result in violation penalties.

**20. Violation Penalty** - a violation penalty is the result of a notice of violation where corrective action has not taken place. Violation penalties are often monetary fines but may include reporting of the violation to the local authorities.

**21. Architectural Guidelines** - mean and refer to those certain architectural standards, landscape standards and other general policies, procedures and criteria, with respect to home improvement which may be adopted by the committee/management.

**22. Local Authority** - means the governing authorities of of Dubai, including but not limited, to police, immigration, Trakhees, RERA, DLD, RTA, DEM, civil defense, and municipality. In short, any government body that has jurisdiction over the Master Community.

# TABLE OF CONTENTS

## 06 GENERAL RESTRICTIONS

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• Noise and nuisance	06
• Privacy	06
• Abuse of staff	06
• Pets and pet management	07
• Hazardous activities	07
• Waste management	08
• Littering and vandalism	08
• Use restrictions	09
• Domestic workers	09

## 10 USE OF FACILITIES AND ACCESS REGULATIONS

---

• Recreation areas and shared facilities	11
• Sports areas	12
• Swimming pools	12
• Service plant, filtration and telephone rooms/structures	13
• Golf course	13

## 14 VEHICLES AND PARKING RESTRICTIONS

---

• Access control	15
• Parking	15
• Road usage and road safety	16
• Commercial vehicles	17
• Golf carts	17
• Emergency or temporary maintenance and construction vehicles	17

## 18 MAINTENANCE AND AESTHETICS

---

• Gardens and landscaping	19
• Pest control	19

## 20 HOME APPEARANCE

---

• Windows	21
• Exterior attachment	21
• Laundry	21
• Holiday/celebration decorative lighting	21
• Signage	22
• Patios and balconies	22
• Home improvement	23
• Improper home maintenance	23

## 24 VIOLATION FINE POLICY

---

• Responsibility	25
------------------	----

## 27 INSPECTION AND ACTION

---

## 29 ISSUANCE OF FINES

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• Violation of Community Rules	30
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# **GENERAL** RESTRICTIONS





# GENERAL RESTRICTIONS



## Noise and Nuisance

- a. No nuisance or offensive activities shall be carried out on any part of the Master Community, nor shall anything be done or maintained on any part of the community, including a resident's premises, which may be or may become an aggravation or nuisance to the neighbourhood or interfere with the quiet enjoyment by any owner or resident.
- b. Such nuisances may include (but are not limited to) odours, smoke, vibrations, noise and obstruction of views. Offensive noises may include (but are not limited to) those that are caused by pets, televisions, stereos, musical instruments, vehicles and machinery. Noise is considered to be too loud if it can be heard by a neighbouring resident when inside their house with their windows and doors closed.
- c. Noise from garden equipment and power tools is only allowed between 8 a.m. and 6 p.m.



## Privacy

- a. No activities shall be carried out in any part of the Master Community that may unreasonably interfere with a resident's right of privacy within their residence.
- b. Owners and residents are to avoid any attempt to look into a neighbouring lot (or unit) or into the windows of neighbouring structures.
- c. Owners and residents bear the responsibility to take reasonable measures to protect their own privacy through the design of their windows and property landscaping as long as it conforms to the community's Architectural Guidelines.



## Abuse of Staff

- a. Owners and residents are to treat all staff members of the community and structures therein in a cordial manner. Verbal or physical abuse will not be tolerated and will be treated as a serious violation of the rules. Complaints regarding the mistreatment of employees (and or service providers/vendors) should be presented in writing to the community management team.



## **Pets & Pet Management**

- a. No animal shall be brought into or kept within the Master Community, except that of domestic dogs, cats, birds, fish and reptiles classed as household pets. If they are kept, bred, abused or raised for commercial purposes this would be escalated to the relevant authorities.
- b. Pets must be housed and cared for in a humane manner and in accordance with best international practices on animal care.
- c. Household pets should not be allowed to make an unreasonable amount of noise or to become a nuisance to neighbors.
- d. All dogs shall be kept on a leash when in the Master Community or Common Area and any faeces or waste caused by the animal must be promptly disposed of in a sanitary manner. Dog handlers are deemed to include residents, guests, domestic workers and any employees that exercise the pet.
- e. All pets must always wear appropriate identification when outdoors.
- f. Pet food of any kind should not be left on common areas, or near any structures, including front porches, decks and/or balconies as this could result in unwanted pest infestations.
- g. Owners or residents may contact the Dubai Municipality if there is a serious incident involving a pet within the community. This includes lost pets, abandoned pets, inhumane treatment of pets, disturbances by a neighbour's pet within the community, or being attacked by a pet.



## **Hazardous Activities**

- a. Hunting, fishing, trapping or the discharge of firearms and the use of toy guns, air guns, or paintball guns, which can inflict damage on persons or property, are explicitly prohibited within the Master Community.
- b. No open fires shall be lit or permitted within the Master Community or Common Area, except in a contained barbecue (or assigned areas) while attended and in use for cooking purposes.
- c. Activities or conditions which endanger the health and/or safety of others are prohibited.
- d. Nothing shall be done or kept in any unit, plot, or Common Areas which may increase the community's rate of insurance or cause it to be cancelled.





## Waste Management

- a. Discarding of ashes, waste, construction debris, rocks, furniture, grass and landscape cuttings (including but not limited to solid waste and any type of refuse) or other unsightly or offensive materials is expressly prohibited within the Community.
- b. Owners and residents must make separate arrangements (at their own cost) for the disposal of large and/or heavy items, aside from household waste and garden refuse packed in waste bags specific to this purpose and removed by the waste removal contractors.
- c. All garbage for collection is to be placed inside garbage containers provided with each lot. Garden waste will only be collected by the garbage disposal contractor if placed in the appropriate waste bag.
- d. Owners and residents shall regularly remove all weeds, garbage, debris, refuse and unsightly objects (or materials of any kind) from their lot and shall not allow such items to accumulate and become an eyesore to the Community. Owners and residents may be issued a notice of violation by the Community Manager for any violation to the above rules. penalty may also be levied on the offending party.
- e. No incinerator shall be kept or maintained on any lot for safety reasons.



## Littering and Vandalism

- a. The acts of littering, graffiti or vandalism are strictly prohibited within the Master Community and the Owner or Resident shall be held liable for the cost of cleaning, repairing or replacing resulting from any such activity. All incidents of serious vandalism will be reported to Dubai Police for further escalation.
- b. All owners are to note that the cost of reinstatement of an item or area that has been vandalised shall be directly charged to individuals found to be causing the vandalism. If the individual(s) causing the vandalism cannot be found, reinstating costs shall be included as a cost that will be recovered from the annual service fees.



## Use Restrictions

- a. Unless otherwise stated, properties in the Master Community are designated as residential units for the use of single families. As such, only the Owners and Tenants and their direct family members, guests and domestic employees may occupy a residence within the Community.

b. Companies may not accommodate bachelor employees in the Community if the premises are to be shared with other bachelors.

c. No business or commercial activity to which the general public is invited shall be conducted within any unit designated as residential within the Community without written permission from the Developer and Community Management.

d. All Owners must ensure that the Community Rules shall be strictly adhered to by the Lessee. However, in all cases, the landlord or Owner shall be liable to the Community for breaches of their residents and should ensure they are covered within their tenancy contracts.

e. No short-term letting or letting to other than single families shall be permitted. Short-term letting is defined as 'leases that are less than six (6) months in validity'. Permission will only be granted should the applicant have approvals from the relevant authorities and permits copies shared to the community management team. Strict compliance must be adhered to for security and safety.

f. No partitioning of the Unit for the purposes of letting out individual rooms will be permitted. The Owner is responsible for ensuring that all occupants comply with all the requirements of these Rules strictly.

g. No Owner or resident shall engage in any activity upon the property that is in violation of any law, ordinance, statute, rule or regulation of Dubai or of United Arab Emirates. Owners shall strictly adhere to the terms of easements and restrictions benefiting or burdening the Lot or Unit. The Owner is responsible for ensuring that all occupants strictly comply with all the requirements of these rules.

h. Owners shall carry property insurance for the full replacement cost of all insurable improvements and contents in their lots or units. Owners agree that in the event of damage or destruction of structure on or comprising their lot or unit, the Owner shall promptly proceed to repair or reconstruct in a manner consistent with the original construction or such other plans as are approved by the Developer or Management. Owners shall settle all costs that are not covered by insurance proceeds.



### **Domestic Workers**

a. Domestic workers including (but not limited to) housemaids, nannies, drivers, cooks, pool cleaners and gardeners should hold a valid residence visa issued by the Dubai Immigration Department.

b. Owners and tenants are fully responsible if they are found accommodating household staff not directly sponsored by them. Owners and tenants are liable for criminal prosecution by the appropriate authorities as per the dictates of the law.



USE OF **FACILITIES**  
**AND ACCESS**  
REGULATIONS



# USE OF FACILITIES AND ACCESS REGULATIONS



## Recreation Areas and Shared Facilities

a. The Common Areas and facilities are for the exclusive use of owners and residents and their direct family members and guests. Owners and residents shall limit the number of guests using the facilities to ensure access for other residents is always maintained. The Community Manager reserves the right to assess whether the number of guests accompanying the Resident is indeed reasonable or not.

b. 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. Pedestrians shall have right of way on footpaths surrounding ornamental lakes. Golf buggies, joggers, cyclists, rollerbladers or persons using any other recreational means shall give way to pedestrians on the footpath.

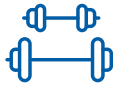
c. Failure to comply with the Rules may result in the Owner or Resident being suspended or prohibited from using the facilities.

d. All children below the age of fourteen (14) years old must always be supervised by a parent or guardian aged eighteen (18) years or older.

e. Pets are strictly prohibited within sports areas and indicated restricted areas. Pets must be kept on a leash in other common areas

f. Owners and residents wishing to hold private functions in any park (or open area) within the Master Community must obtain prior permission from community management and shall limit the number of guests to no more than ten persons (unless prior permission for a larger number has been obtained from the Community Manager), in order to ensure that access for other residents is not hindered. Residents are permitted to hold such functions in the closest available park in the housing area in which their residence is located and will be required to adhere strictly to the hours of operation. The community management team may require the payment of a deposit and the Resident will be responsible for any damage or cleaning costs arising from the function.

g. Any damage to property or amenities in the Common Areas will be chargeable to the individual responsible for causing the damage or, if they are a minor, their parent or legal guardian or the Owner of the property in which they are a resident or guest. Any serious damages that may result in subsequent death or injury of users will be promptly reported to the local law enforcement and authorities.



## Sports Areas

Owners, residents and guests must adhere to the following rules while using the sports areas of the Community.

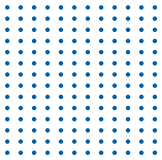
- a. Skates, skateboards, bicycles, tricycles, and other wheeled toys are not allowed on basketball or tennis courts.
- b. Stereo equipment of any type (unless fitted with headphones) are not permitted within sports areas.
- c. Suitable attire must always be worn in and around sports areas.
- d. Only basketballs and netballs are permitted on the basketball courts. Only tennis or badminton is permitted to be played on the tennis courts.
- e. Only trainers or all-court shoes are allowed on basketball and tennis courts. Leather-soled shoes or shoes with cleats are strictly not allowed.
- f. An individual playing basketball or tennis is to limit their playing time to 60 minutes while others are waiting.
- g. Three (3) or more people playing basketball are to limit their playing time from one to one-and-a-half (1 – 1.5)
- h. A pair of individuals practising tennis are to limit their playing time to 45 minutes while others are waiting.
- i. Individuals playing doubles tennis are to limit their playing time to two hours while others are waiting.
- j. The Community Manager reserves the right to close any of the facilities for maintenance or for special community functions, tournaments or events.



## Swimming Pools

In applicable districts of Jumeirah Golf Estates.

- a. Running, jumping or pushing is not allowed anywhere within the pool areas.
- b. No diving or acrobatics are permitted by or in the pool.

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- c. No activities are to be undertaken that would affect the peaceful use of the facilities by other residents including excessive noise.
  - d. Children under the age of 14 years must always be under the supervision of an adult.
  - e. In the interest of hygiene, all persons are required to shower prior to using the pool or jacuzzi.
  - f. All rules and regulations posted at the pools by the Community Management must be adhered to.
  - g. The decision of the lifeguard and/or pool supervisor regarding pool safety and what is disturbing to other residents is to be respected.



### **Service Plant, Filtration and Telephone Rooms/Structures**

- a. The service plant filtration, telephone rooms and all such utilities contained within the Master Community and buildings are strictly out of bounds to unauthorised persons.



### **Golf Course**

- a. Please diligently follow the guidelines and regulations from the golf club and golf course teams.
- b. The golf courses should not be accessed for non-golf leisure purposes in order to ensure the safety of our residents.
- c. The use of the golf courses for any non-golf activity between 7 a.m. and 6 p.m. is strictly prohibited, and these activities include (but are not limited to) dog walking, jogging, walking, cycling, driving personal golf carts, and playing children.
- d. Access times for the walking trails that pass through the native and mulch areas around the courses are 7 a.m. till 6 p.m. Roaming around the course before or after these times is not permitted. Kindly note that this does not include the manicured grass or sand bunker areas and is restricted solely to the walking trails.
- e. Adherence to course safety is important and will help ensure our residents are not in danger of being injured by a stray golf ball.
- f. No littering or vandalism around the golf course area; violators may be fined and reported to the authorities.
- g. Golf carts are not to access course areas or be abandoned there.



## Vehicles and parking restrictions

a. All owners and residents are required to adhere to the rules regarding road safety and parking. There is strictly no speeding in the ring-roads or any part of the Community. Any violations of speeding or parking (in areas not designated for parking) may result in the immediate escalation to the traffic police and could result in the towing of the vehicle at the vehicle owner's expense.



## Access control

a. Only owners, residents and their families, domestic workers, and guests are allowed into the Community. Delivery personnel, taxis and school bus drivers are also allowed into the Community for the express purpose of delivering to, dropping-off or picking-up residents.

b. Service providers, building contractors and handymen are permitted to enter the Community only with approved entry permits and documents issued by the Community Manager.



## Parking

a. Residents and their guests must use their car ports (garages) as the primary location for parking their vehicles. Car ports shall not be used for storage of any goods and/or materials therein, nor be used as a workshop or other reasons that would prevent the homeowner from parking the required number of vehicles that the car port was intended for.

b. If necessary, vehicles may be temporarily parked for a maximum of four hours on the curb side of the street but shall not block access to a neighbour's residence. Violators will be cited, fined, or escalated and their vehicle will be towed away at the vehicle owners' expense

c. Parking on the pavements, gardens, or any lawn area is strictly prohibited. Violating vehicles will be escalated and towed away at the vehicle owner's expense.

d. No overnight parking of any unauthorised motor vehicle (as defined by Dubai Police as fit for use on the public roads) shall be allowed on any street within the Master Community unless approved in advance by the community management.

e. Oversized vehicles may not be parked on a street apart from delivery and removal vehicles while performing services for residents. An oversized vehicle is deemed to be any vehicle that does not fit into a residential unit's carport or driveway.

f. No dune buggies, watercrafts, watercraft trailers, trucks, recreational vehicle caravans, vans or camper shells which are detached from a vehicle shall be parked within any private street or alley or anywhere else within the Master Community common areas, unless for a temporary period and upon express approval from community management.

g. No inoperative vehicles may visibly parked from a neighbouring property or from streets or access roads.

h. No motor vehicle or trailer of any type shall be constructed, reconstructed or repaired in the Master Community in such a manner as to be visible from a neighbouring property.

i. Owners and residents are responsible to see that their guests, families, and employees abide by the below parking rules.

- Vehicles are not to be parked in a handicapped parking spaces without a handicap placard or similar authorisation.
- Vehicles are not to be parked in a manner which interferes with any entrance to or exit from either the Community or any residence therein.
- Street parking spaces and any unassigned parking spaces are not reserved by any particular unit.

j. No dismantled or wrecked vehicles or equipment shall be parked, stored or deposited within the Community.

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

l. Violations to parking rules will be reported to the local authorities at the discretion of community management.



### **Road Usage and Road Safety**

a. The maximum speed limit on community streets is 50 km/hr on main roads and 25 km/hr on neighbourhood roads. However, in all instances, posted speed limit signs will apply.

b. No motorised vehicle of any kind may be operated in any manner that is dangerous, noisy or which creates a nuisance. Any violation of the speed limit or driving considered to be dangerous by the Management shall be deemed to be a serious violation of the Rules and shall be escalated to the relevant authorities.

c. The operation of dirt bikes, trail bikes, ATVs, and off-road and non-licensed motorised vehicles is not permitted anywhere in the Master Community or on the roads within the community.

d. Vehicles that drip fluids or that damage the streets are to be removed or repaired. The Owner will be responsible for the cleanup and/or repair or the reimbursement to community management for the cleanup and/or repair.

e. Car stickers and/or access cards provided at the time of a property's handover may only be used by owners and their tenants and promptly returned once an owner or tenant transfers/vacates the property.



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

g. No parts of the streets, walkways or footpaths shall be used for the storage of personal items or material.



### **Commercial Vehicles**

Commercial vehicles may not be visibly parked or stored within the Master Community except temporarily for a maximum of four hours while providing a delivery or service to the Management or to a resident.



### **Golf Carts**

Golf Carts are not to be driven by minors under the age of 18. Any damage to property or amenities in the Common Areas will be chargeable to the individual responsible for causing the damage or, if they are a minor, their parent or legal guardian or the Owner of the property in which they are a resident or guest. Any serious damages that may result in subsequent death or injury of users will be promptly reported to local law enforcement and authorities.



### **Emergency or Temporary Maintenance and Construction Vehicles**

a. The provisions of these rules shall not prevent any reasonable emergency vehicle repairs or operation of any emergency vehicle, ambulance, etc. within the Master Community.

b. The provisions of these rules shall also not prevent the reasonable operation or temporary use of construction trailers, vans or other trucks, machinery/equipment, construction shelters or facilities maintained during and used exclusively in connection with the construction of any improvement approved in writing by the Management.

c. Major repairs shall not be conducted to any vehicle of any kind in carports or in common areas except for emergency repairs to the extent necessary to enable the vehicle to be moved to a proper repair facility.

d. Changing vehicle oil or other automotive fluid is prohibited in the Common Areas.

A close-up photograph of several large, vibrant green leaves. The leaves are layered, with some in the foreground and others receding into the background. The lighting is soft, highlighting the texture and veins of the leaves. The overall color palette is various shades of green, from light lime to deep forest green.

# **MAINTENANCE AND AESTHETICS**





## Gardens and Landscaping

- a. It is the duty of each owner, at their sole expense, to keep landscaping, including shrubs, trees, grass and other plantings, neatly trimmed and properly cultivated and maintained, as well as keep their lot free of debris and maintained in such a manner as to enhance its appearance. This responsibility applies until the date upon which the Owner sells the property and such sale is registered and title deed transferred to the new owner.
- b. The community management, at their sole discretion, shall determine an acceptable condition of maintenance.
- c. Major landscape improvements may not be implemented without the prior approval of the NOC/community management team. Failure to obtain prior approval could result in removal (at the Owner's or Resident's cost) of the unapproved enhancements. Enhancements shall be deemed to include Irrigation systems, sheds, pergolas, swimming pools, shade structures, gates etc., whether temporary or permanent.
- d. Residents are not permitted to remove any trees that would be detrimental to the overall appearance of the an HSE risk and would require logistical coordination to do so. Permission is obtained to do so as it may be an HSE risk and would require logistical coordination to do so.
- e. Owners and residents are not permitted to sink water wells/bore wells, perform reverse osmosis or plant desalination anywhere on the property.
- f. Dewatering of private swimming pools into the sewer network is strictly prohibited and will be met with a notice of violation and severe penalties, including those determined by Dubai Municipality.
- g. Discharge of wastewater or dumping of waste onto adjacent plots or directly into the lake is strictly prohibited.



## Pest Control

- a. Each Unit should be routinely controlled for pests prior to the occupancy of the property by the resident. This shall include the regular cleaning of any water feature on the Owner's Plot (fountain, pond, etc.) to ensure that mosquitos or other pests do not breed in the water feature.
- b. Owners and residents will be responsible (at their own expense) for any further pest control required within the boundaries (both internal and external) of their own property. Owners and Residents are asked to inform the Community Manager of any pests other than ants, non-poisonous spiders, bees and wasps found on their property.
- c. The community management team will be responsible (on an on-going basis) for pest control of all the Common Areas of the Community.



**HOME**  
APPEARANCE





## Windows

- a. Windows are not to be covered by paper, paint, tints, sheets or similar items.
- b. Window screens must be maintained in good condition. Damaged screens are to be repaired or replaced by the Resident or Owner.
- c. The installation of safety screening at the windows or balconies must be of a translucent material and requires the approval of community management prior to installation.



## Exterior Attachments

- a. Outside television, radio, satellite or similar types of antennas may only be located on the properties if they are not visible from the street, common areas and neighbouring lots and balconies. The cabling for such antennas must be neatly channeled in appropriate conduit or ducting such that they are not visible from the common areas or neighbouring lots and balconies.
- b. Nothing may be attached to the exterior of the building or carport (where relevant) without the approval of community management. Such items may include tents, gazebos, pergolas, cloth shades or protective sheeting.



## Laundry

Hanging of laundry outside on clothes lines, balconies, or other apparatus visible to other residents from the street or the ground level of a neighbouring lot or the external common area is not permitted.



## Holiday/Celebration Decorative Lighting

Temporary holiday or festival lighting is permitted in individual households during Eid and other festive and national holidays.

- a. Flashing decorative lights or lighting that creates glare visible from outside the property is not permitted. White color string lights are preferred. Clarification on the appropriateness of decorative lighting will be determined by the Community Manager.

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

c. Lighting decorations causing complaints from neighbouring residents must be turned off or removed upon request 8.4.5. No private parties/get-togethers are allowed in common areas without the explicit prior approval of the Community Manager.



### Signage

a. 'For Sale', 'Lease' or 'Rent' signs: One (1) sign per unit may be posted and placed in the ground, near the garage or near the front door within the Lot subject to specifications as stated below.

- Maximum size of the signage: POCM x 55 CM .
- Maximum height of the sign from ground level: 170CM.
- Maximum height of the sign from compound wall = 120CM, whichever is higher.

b. Commercial signage installed by contractors, such as landscaping, pool, and civil contractors, while working on an individual property, may be displayed for the duration of the civil works and must be removed once the work is completed. The entire period must not exceed four weeks. The design of the signage must meet the specifications stated above and be approved by community management.

c. No sign or advertising device of any character may be erected, maintained or displayed upon any portion of the common areas or in common areas overlooking private properties unless and until the same has been approved by community management and should be of standard approved size and quality.

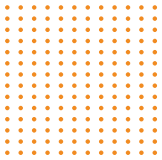
d. No signs, including banners and flags, are to be placed on balconies, roofs or windows.

e. Any sign that does not adhere to the above standards will be removed from the site at the Resident's or Owner's expense in addition to the issuance of a notice of violation.



### Patios and Balconies

a. Balconies and patios may not be used for the storage of personal items that are visible to other residents from the street or the ground level of a neighbouring lot.



b. Rugs, drapes, towels or other articles of clothing shall not be draped or hung on balcony railings, patio walls, from windows or from clothes lines which are visible to other residents from the street or the ground level of a neighbouring lot.

c. No items on the balcony may extend higher than the balcony wall, including personal items. Exceptions may include the following if they are kept in good condition and are aesthetically agreeable: hanging or potted plants, patio tables, umbrellas, wind chimes and bird feeders. Any damage caused to the exterior of the residence caused by the installation of hooks or attachments for the purpose of hanging decorative items is the responsibility of the Owner of the Unit.

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

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

f. No owners or residents shall make any improvements to a balcony, entry or patio or similar area unless and until the plans are approved in advance by community management.



### **Home Improvement**

a. All requests for construction/alterations or improvements within the Community or Owner's property should be documented. Accordingly, no owner or resident shall build, construct, erect or install any structures or preform major works on their lot without complying with the Architectural Guidelines and regulations set forth by the JGE projects team.

b. Any approval for home improvement should have the no-objection certificate or approval documents displayed prominently at the site during the period of the construction or alteration work and kept on file to validate for future property owners that the alteration was approved by the Owners' Association.



### **Improper Home Maintenance**

a. All properties and plots should be maintained in a good state and should not be an eyesore for the Community. Those not maintained appropriately will receive a notice of violation followed by a penalty. In situations where a neighbouring unit or plot is being damaged, or where the community assets are being damaged, the community management team will rectify and the Owner of the Unit/Plot will be liable for the rectification costs.



**VIOLATION**  
FINE POLICY







## **Responsibility**

a. As stated in the Master Community Declaration and re-confirmed in these Rules and Regulations, each unit owner and single ownership plot owner is responsible for ensuring that all occupiers comply with all the requirements of the Master Community Documents including the Master Community Declaration and these Rules and Regulations.

b. Owners/Occupiers shall be responsible for the acts of their family members, guests, domestic workers, house movers, agents or contractors and have to make good to any damages caused to the common use facilities or any structures and equipment's that belong to the common use facilities to the satisfaction of community management.

c. In the event that a violation/infracton occurs, communication and enforcement procedures will be implemented against the relevant unit owner or plot owner. The Owner may in turn make use of either the governing documents, leasing agreement, DLD Dispute Committee or other internal governing documents to enforce compliance and remedy a violation/infracton.

d. Unit Owners and Plot Owners are responsible to acquaint their members, tenants and guests with the Rules and Regulations of the Master Community and the other master community documents.



# INSPECTION AND ACTION





## **Inspection and Action**

a. The community management team may also defer monitoring of rules and inspection to the appointed security service provider of the common Use facilities to assist in this regard. In all cases the security service provider will act immediately if a violation/infraction is witnessed taking place and:

- Request the transgressor to remedy the failure, seize the action or leave a restricted area.
- Issue a warning to the transgressor and/or inform the master community management of the violation in order to take the necessary follow-up action.



**ISSUANCE  
OF FINES**





## Issuance of Fines

- a. Fines will precede the issuance of a non-rectified violation notice (warning letter). The notice will inform those in breach to remedy the violation within a stipulated time frame. If not adhered to, the monetary penalty amount will be mentioned and added to the service charge of that property.
- b. If a violation is a risk to health and safety or damage to the common use facilities/common property, it may result in an immediate fine and the relevant authorities need to be notified.
- c. Unless a specific fine amount is assigned against a violation (in the below 'Fine Schedule'), a standard fine of AED 500 will be imposed for any violation not remedied within the stipulated time frame.
- d. Should the violation continue past the time frame stipulated in the violation notice, additional fines may be issued until such time as the violation(s) are remedied.
- e. The master developer and/or the community management reserve the right, at any time during the enforcement process, to turn the violation matter over to the Master Developer or the master community management's legal counsel for enforcement via alternative dispute resolution and/or litigation.



## Violation of Community Rules

VIOLATION OF COMMUNITY RULES	CODE	REMEDIAL PERIOD	PENALTY IN AED
<b>GENERAL RESTRICTIONS</b>	<b>2</b>		
NOISE AND NUISANCE	2.1	Immediate	500
PRIVACY	2.2	Immediate	500
ABUSE OF COMMUNITY STAFF	2.3	Immediate	1,000
PETS AND PET MANAGMENT	2.4	Immediate	250
HAZARDOUS ACTIVITIES	2.5	Immediate	500
WASTE MANAGEMENT	2.6	Immediate	500
LITTERING AND VANDALISM	2.7	Immediate	500
USE RESTRICTIONS	2.8	7 days	1,000
DOMESTIC WORKERS	2.9	Immediate	500
<b>USE OF FACILITIES AND ACCESS REGULATIONS</b>	<b>3</b>		
RECREATOIN AREAS AND SHARED FACILITIES	3.1	Immediate	500
SPORTS AREAS	3.2	Immediate	500
SWIMMING POOLS	3.3	Immediate	500
SEWAGE PLANT, FILTRATION AND TELEPHONE ROOMS/STRUCTURES	3.4	Immediate	500
GOLF COURSE	3.5	Immediate	500
<b>VEHICALS AND PARKING RESTRICTIONS</b>	<b>4</b>		
ACCESS CONTROL	4.1	Immediate	1 <sup>ST</sup> notice no fine. 500 if repeated
PARKING	4.2	Immediate	
ROAD USAGE AND ROAD SAFTEY	4.3	Immediate	
COMMERICAL VEHICLES	4.4	Immediate	
GOLF CARTS	4.5	Immediate	1,000
EMERGENCY OR TEMORORY MAINTANCE AND CONSTRUCTION VEHICLES	4.6	3 days	500
<b>MAINTENANCE AND AESTHETICS</b>	<b>5</b>		
GARDENS AND LANDSCAPING	5.1	15 days	500
PEST CONTROL	5.2	Immediate	500
<b>HOME APPERANCE</b>	<b>6</b>		
WINDOWS	6.1	3 days	500
EXTERNAL ATTACHMENTS	6.2	15 days	750
LAUNDRY	6.3	Immediate	500
HOLIDAY / CELEBRATION DECORATIVE LIGHTING	6.4	Immediate	500
SIGNAGE	6.5	Immediate	500
PATIOS AND BALCONIES	6.6	3 days	250
HOME IMPROVEMENT	6.7	3 days	750
IMPROPER HOME MAINTENANCE	6.8	15 days	750