



al barari
dubai

COMMUNITY RULES

COMMUNITY RULE 1: PRELIMINARY

1.1 Citation

These Community Rules may be cited as the Al Barari Community Rules (“**Al Barari Community Rules**”).

1.2 Introduction

The Rules outlined herein are established to serve the collective interests of all property owners and residents, promoting a sustainable environment that enhances the enjoyment of Residents’ homes, as well as the shared common areas and facilities. These Rules aim to ensure a harmonious, aesthetically pleasing, sustainable and secure living environment for families, children, neighbours, and guests within the Community and the broader Master Community.

Adherence to these Rules is essential to maintaining and protecting the property values and shared assets of the Community and in promoting sustainability throughout the Community.

Residents must ensure that their Invitees abide by the Rules.

If an issue arises concerning discrepancies, inconsistencies or ambiguities with these Rules, the Community Manager will interpret these Rules and clarify the issue.

Any violation of these rules may result in a **Notice of Violation** and a penalty through the Mollak System.

1.3 Severability

If any Community Rule or part of a Community Rule is or becomes void or unenforceable then that Community Rule or part will be severed from these Community Rules to the intent that all parts of these Community Rules that are not or do not become void or unenforceable will remain in full force and effect unaffected by any severance.

1.4 Interpretation

(a) In these Community Rules, except to the extent that the context otherwise requires:

- words importing the singular include the plural and vice versa and words importing any gender include the other genders.
- reference to any person includes reference to any individual, company, owners’ association, association, partnership, firm, joint venture, trust and governmental agency.
- reference to a law or to any regulation will be read as if the words “and any legislative modification or re-enactment of it or substitution for it” were added to the reference.

(b) Headings will be disregarded in the interpretation of these Community Rules.

1.5 Authority to Issue Community Rules

The Declarant may at its sole and absolute discretion issue and or amend the Community Rules) to ensure the reservation, maintenance and harmonization of all Members to the Development. The Declarant may from time to time amend or vary the Community Rules and placing ^{update} **Community Rules on the Al Barari Community Website**, whereby all Owners or Occupiers hereby acknowledge and agree as sufficient notice for and to be bound by the same.

1.6 Definitions

In these Community Rules:

- **“Association”** has the same meaning as set out in the Master Community Declaration.
- **“Architectural Guidelines”** - Refers to the standards and policies concerning home improvements, landscaping, and general property aesthetics.
- **“Building”** means any fixed structure that is wholly or partly enclosed by walls and is roofed and includes any part of such a structure.
- **“Common Area”** – Refers to all shared spaces, services, and facilities within the Community, such as roads, gardens, pavements, water features, and other amenities designated for communal use as per the Community Plan.
- **“Community”** – Refers to the collectively managed residential / commercial development, including all common areas, shared facilities, and jointly owned property.
- **“Community Facilities”** has the same meaning as set out in the Master Community Declaration.
- **“Community Manager”** has the same meaning as set out in the Master Community Declaration.
- **“Community Rules”** means the community rules as set out in this document and such further rules and regulations the Master Developer may make from time to time.
- **“Company”** means Abwab Real Estate Limited Co. LLC, its successors, assigns and nominees and includes where the context allows, the servants and agents of that company (the developer of Al Barari Firm Management LLC);
- **“Contractor”** means any contractor engaged from time to time by the Master Developer, including (without limitation) the person engaged to collect and dispose of garbage;
- **“Jointly Owned Building”** has the same meaning as set out in the Master Community Declaration;
- **“Landscape”** means hard and soft landscaping.
- **“Landscape & Architectural Code”** means the landscape and architectural code adopted by the Master Developer;
- **“Local Authority”** - Includes government entities in Dubai, such as Police, Immigration, RTA, DEWA, Civil Defence, Municipality, RERA, and other regulatory bodies with jurisdiction over the Community and Master Community.
- **“Master Community”** means the entire Master Community Known as Al Barari Shown in the Master Plan and developed or to be developed in Dubai land, Dubai, United Arab Emirates (UAE), including without limitation any extension of the Master Community,
- **“Master Community Declaration”** means the contractual scheme adopted by the Company for the management, administration, maintenance, service provision and control of the Master Community as defined by the Master Developer from time to time;
- **“Master Developer”** means the Company;

- **“Mollak System”** – Refers to the Dubai Land Department’s online platform for regulating and managing Jointly Owned Properties.
- **“Notice of Violation”** - Refers to a formal notification issued to a violator of the Rules (either through the Mollak System, or directly by the Community Manager) intended to prompt corrective action and prevent recurrence.
- **“Occupier”** has the same meaning as set out in the Master Community Declaration.
- **“Owner”** has the same meaning as set out in the Master Community Declaration.
- **“Vehicle”** includes a car, motorcycle and all other forms of transportation.
- **“Violation Penalty”** - Refers to penalties imposed (either through the Mollak System or by the Community Manager directly) for non-compliance with a Notice of Violation or verbal. These may include monetary fines or reporting to Local Authorities.
- **“Unit”** has the same meaning as set out in the Master Community Declaration; and
- **“You” or “you”** means an Owner and an Occupier. A reference to **“your”** has a corresponding meaning.

COMMUNITY RULE 2: GENERAL

2.1 Amendments

These Community Rules may be amended by the Master Developer from time to time. Amendments will come into effect at the date of adoption and from that date will form part of these Community Rules.

2.2 Public Liability

Use of and presence on the Community Facilities is entirely at the risk of each and every Owner and Occupier. The Master Developer 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 Master Community by Owners and Occupiers.

2.3 Enforcement

(a) Awareness

Owners and Occupiers are encouraged to regularly view the surrounding neighborhood to familiarize themselves with the existing structures, design intent and natural beauty of the Master Community and to maintain awareness of any breach of these Community Rules.

(b) Complaints

Where any Owner or Occupier breaches these Community Rules or otherwise inconveniences another Owner or Occupier, the injured party is encouraged to notify the offending party of the breach or inconvenience in a polite and honest manner.

Where any Owner or Occupier is unable to resolve disputes or complaints directly between themselves, they may refer them in writing to the Community Manager. The forum to receive complaints or suggestions will be determined by the Community Manager.

The Community Manager is authorized to take action to remedy any matter that is the subject of a complaint or dispute under these Community Rules in any manner it deems appropriate in the circumstances or refer such a matter to arbitration under the Master Community Declaration. Such referral will be at the sole expense of either the referring or offending Owner or Occupier.

(c) Review

The Community Manager will review all complaints, and its staff will visit the area of an alleged breach. If possible, videotapes and/or photographs will be created to document alleged non-compliance with these Community Rules. The Community Manager will meet to review the facts and determine what breach(s) exists, if any, and what specific section(s) of the Community Rules have been breached.

(d) Immediate Action

If, in the opinion of the Community Manager, a breach of these Community Rules or the Master Community Declaration exists, which threatens persons or property, or, in the reasonable opinion of the Community Manager, is likely to cause damage to the Master Community in any way, the Community Manager is authorized to immediately enforce these Community Rules.

The Community Manager is authorized to pursue any breaches of these Community Rules immediately until such breaches have been corrected. This includes, but is not limited to, levying on individual Owners and Occupiers such penalties as the Community Manager, acting reasonably, sees fit in the circumstances.

COMMUNITY RULE 3: POWERS AND DUTIES OF THE COMMUNITY MANAGER

- (a) The Community Manager is authorised to administer and enforce these Rules.
- (b) The Community Manager will be responsible for receiving complaints, enforcing compliance with these Rules and the general administration of these Rules.
- (c) The Community Manager is authorised to take action to remedy any matter that is the subject of a complaint or dispute under these Rules in any manner it deems appropriate in the circumstances or refer such a matter to a Local Authority.
- (d) If, in the opinion of the Community Manager, a breach of these Rules exists, which threatens persons or property, or is likely to cause damage to the Community in any way, the Community Manager is authorised to immediately enforce these Rules.
- (e) The Community Manager is authorised to pursue any breaches of the Rules immediately until such breaches have been corrected. This includes, taking enforcement actions, and initiating legal proceedings or other remedies as permitted under applicable laws and the Governance Documents.

COMMUNITY RULE 4: USE OF UNITS

4.1 Residential Use Only

Subject to Community Rule 4.2, a Unit may only be used for residential purposes. In accordance with Dubai Municipality standards, the maximum allowable occupancy is one person per 220 square feet of livable space within a residential unit.

4.2 Company Exemption

- (a) While the Company is the Owner of a Unit, the Company:
 - (i) is entitled to use the Unit for display purposes;
 - (ii) may allow prospective purchasers of the Unit to inspect it; and
 - (iii) may use such signs, advertising or display material in or about the Unit as it thinks fit.
- (b) Any signs erected pursuant to this Community Rule must be attractive and tasteful having regard to the general aesthetics and amenity of the Master Community and must not at any time be more, in number and size, than is reasonably necessary.

4.3 Short-Term Rental Policy (For Villas)

To preserve the privacy, security, and residential character of Al Barari Villa Community, the use of villas for short-term rental accommodation is strictly prohibited.

Al Barari Villa Community has been carefully designed as a low-density, family-oriented residential neighbourhood that promotes a peaceful lifestyle, secure surroundings, and a strong sense of community. The frequent turnover of occupants associated with short-term rentals is inconsistent with these objectives and may adversely affect residents' safety, privacy, and overall quality of life.

- (a) Subject to Community Rule 4.1, villas within Al Barari are intended exclusively for private residential use and long-term occupancy. Commercial accommodation activities that involve frequent guest turnover are not permitted.
- (b) The use of any villa for short-term rental, holiday home accommodation, serviced accommodation, or any similar transient occupancy is strictly prohibited.
- (c) This prohibition includes, but is not limited to, properties advertised or rented through platforms such as Airbnb, Booking.com, Vrbo, Expedia, Agoda, HomeAway, Holiday Homes, or any other short-term accommodation platform.

Purpose of restriction:

- (d) Safeguard the security of all residents by ensuring predictable and controlled access to the community.
- (e) Preserve the quiet, peaceful, and family-oriented residential environment.
- (f) Protect the privacy of residents and minimise disruption caused by transient occupancy.
- (g) Maintain a consistent standard of behaviour, respect, and accountability among all occupants.
- (h) Promote long-term residency, positive neighbourly relationships, and community harmony.

Owner responsibility:

- (i) Property owners are responsible for ensuring that their villa is not used for any prohibited short-term rental activity.
- (j) Owners remain fully responsible for the conduct of their tenants, occupants, visitors, agents, and property managers, and for ensuring compliance with all Community Rules.

Compliance & enforcement:

- (k) Community Management reserves the right to investigate suspected violations of this policy.
- (l) Any breach of these guidelines may result in enforcement action in accordance with the Community Declaration, Community Rules, and applicable laws, including the recovery of any costs incurred as a result of non-compliance.

Important note:

The prohibition of short-term rentals is intended to protect the unique character, security, and quality of life enjoyed by all residents of Al Barari Villa Community. All property owners, tenants, and occupants are expected to comply with this policy and contribute to maintaining a safe, stable, and harmonious residential environment.

COMMUNITY RULE 5: VEGETATION ETC.

5.1 Prohibition Against Destruction

You must not:

- a) willfully injure, ring bark, cut down, top, lop, remove or destroy any trees, plants or other growing thing or landscaping (collectively "Landscape") in the Master Community.
- b) damage any of the Landscape on the Community Facilities or a Unit; or
- c) Otherwise partially or totally remove any of the Landscape except with the prior written approval of the Community Manager given in accordance with these Community Rules or the Master Community Declaration and, if applicable, the Landscape & Architectural Code.

5.2 Unit Vegetation

You must, at your sole expense keep your Unit free of debris and maintained in such a manner as to enhance its appearance and ensure that the Unit is in accordance with the original design. In relation to Owners, this responsibility applies until the date upon which the Owner sells the Unit and such sale is registered and the title deed is transferred to the new Owner.

Major improvements which may affect the original design or appearance may not be implemented without the prior written approval of the Community Manager or as may otherwise be required under the Architectural **Guidelines**. Failure to obtain prior approval could result in removal, at the Owner's or Occupier's cost, of the unapproved improvements.

5.3 Exemption - Staged Development Works

Community Rules 5.1 to 5.2 do not apply to the Company while the Company is developing a Unit or Units in stages.

COMMUNITY RULE 6: REPAIRS, MAINTENANCE AND ALTERATIONS

6.1 Owner to Maintain etc.

You must:

- (a) Maintain the interior of your Unit in a clean condition and take all practicable steps to prevent infestation by vermin or insects; and
- (b) Keep all windows in your Unit clean and promptly replace them with fresh glass of the same kind, color and weight if broken or cracked.

6.2 Consent Required

You must not, without the prior written consent of the Community Manager:

- (a) carry out alterations to your Unit.
- (b) alter gas, water, drainage, sewerage or electrical connections and services on or to your Unit.
- (c) in any way attempt to enclose or partially enclose any balcony or other open structure which forms part of your Unit.
- (d) alter the external color scheme or other improvements upon your Unit; or
- (e) alter in any way the external appearance of your Unit except in the ordinary course of maintenance and upkeep of the Unit and in compliance with any other relevant Community Rules.

The Community Manager is entitled to charge an application fee or consultation fee to process any modification or construction proposals submitted by Owners. As a condition of approval to any applications, the Community Manager may also require the Owner to provide a security bond to the Community Management Department to ensure compliance with all development conditions included in any approval granted by the Community Manager. The terms for the provision of the security bond will be determined by the Community Manager on a case-by-case basis.

COMMUNITY RULE 7: WATER APPARATUS

7.1 Taps to be Turned Off

You must ensure that all water taps in your Unit are properly turned off after use.

7.2 Use of Water Closets

The water closets, conveniences and other water apparatus (including water pipes and drains) in each Unit must not be used for any purpose other than those for which they were constructed, and no sweepings, rubbish or other unsuitable substances may be deposited in such apparatus.

COMMUNITY RULE 8: USE LIMITATIONS

8.1 Limitations

You must not:

- (a) obstruct any lift lobby/staircase provided for the access of Residents within the Community to prevent passage of any passenger in the common areas;
- (b) permit any clothing, bedding or other articles to be hung:
 - (i) subject to any consent given under Community Rule 8.1 (c) in any external areas of your Unit; or
 - (ii) from the windows of your Unit; or
 - (iii) in any part of the Community Facilities.
- (c) An Owner or Occupier must not, without the written consent of the Community Manager, erect any clothesline or apparatus on his Unit for a similar purpose (either permanently or temporarily) in their Unit that may be visible from the Community Facilities.

8.2 Signs Prohibited

- (a) You must not paint or affix any sign, advertisement, notice or poster to or on any part of your Unit or the Community Facilities, nor do anything to vary the external appearance of your Unit or the Community Facilities, without the prior written consent of the Community Manager. This Community Rule does not apply to the Company where the Company is using a Unit (of which it is an Owner or Occupier) for display purposes.
- (b) Subject to Community Rule 8.2 (a), an Owner is not permitted to place any 'For Sale', 'Lease' or 'Rent' sign at any given time within their Unit without the prior consent of the Community Manager.

8.3 Noise and Nuisance

Nuisances include, but are not limited to, odours, smoke, vibrations, or obstruction of views.

Offensive noises include, without limitation, those caused by pets, televisions, stereos, musical instruments, revving car or motorcycle engines, and car stereos. Noise is deemed excessive if it can be heard by a neighbouring Resident within their home with all windows and doors closed.

- (a) You must not carry out any noxious or offensive trade or activity on any Unit nor do or permit to be done on it anything which:
 - (i) may be or become an annoyance or nuisance to the Community or any other Owner or Occupier; or
 - (ii) may in any way interfere with the quiet enjoyment of another Unit by its Owner or Occupier or
 - (iii) in any way increases the rate of insurance in respect of the Master Community (or any part of it).

- (b) Without limiting the generality of Community Rule 8.3(a), you must ensure that:
- (i) no auction sale is conducted in relation to your Unit without the prior written consent of the Community Manager;
 - (ii) no sound device (except security or warning devices used exclusively for such purposes) power equipment, power tool or any item which may unreasonably interfere with television or radio reception to any Unit within the Community, is used on the Community without the prior written consent of the Community Manager;
 - (iii) no noisy or smoky vehicle or unlicensed off-road vehicle is used or parked on the Community, or exposed to the view of any other Owner or Occupier, without the prior written consent of the Community Manager;
 - (iv) musical instruments, radio receivers, record, cassette or disc players, television sets and the like are controlled so that the sound emanating from them is at a reasonable level and will not cause annoyance or disruption to Owners and Occupiers of other Units;
 - (v) guests leaving after 11.00 pm are requested to leave quietly.
 - (vi) You are quiet when returning to your Unit late at night or in the early morning hours;
 - (vii) if noise within your Unit is unavoidable, take all practical measures (including closing all doors, windows and curtains to your Unit) to minimize annoyance or disruptions to other Owners and Occupiers; and
 - (viii) unless otherwise specified in another Community Rule or a rule properly made by the Master Developer, the outdoor recreational areas in the Community are not used (whether by you or your guests or invitees) between the hours of 10:00pm and 07:00am.
 - (ix) Use of personal equipment is permitted only between 8:00 a.m. and 8:00 p.m.; however, noisy work, including the use of power tools, garden blowers, or any equipment generating high noise levels, is not permitted between 8:00 a.m. to 10:00 a.m., 1:00 p.m. to 3:00 p.m., and after 5:00 p.m.
- (c) Solicitation by any person in, on or about a Unit for any cause, charity or any other purpose whatsoever is strictly prohibited.

If Residents experience noise disturbances caused by neighbouring Units and the concerned Resident fails to take corrective action after intervention by Community Security, the affected party should escalate the matter to the Community Manager. If no resolution is found, the matter will be escalated to the Local Authorities. If no resolution is achieved in terms of adherence by the causing Unit, the affected party should approach the Local Authorities directly. Noise issues originating outside the Community shall also be addressed by the Local Authorities, and prompt reporting is essential to ensure appropriate resolution in compliance with applicable laws.

8.4 Display Unit

Community Rule 8.3 does not prevent the Master Developer from using any Unit of which it is an Owner or Occupier for display purposes.

8.5 Vehicles & Parking

- (a) You and your visitors must ensure that vehicles are parked entirely within the designated parking spaces.
- (b) The operation, use, or riding of recreational and non-roadworthy vehicles—including but not limited to dirt bikes, trail bikes, sand buggies, off-road vehicles, skateboards, electric scooters (e-scooters), and other similar motorized or non-motorized devices—is strictly prohibited within all Community Facilities, including internal roads, pathways, and landscaped areas. E-scooters may only be used in authorized areas as designated by the relevant transport authorities (RTA).
- (c) The Community Manager may from time-to-time issue written directions for parking of vehicles on the Community Facilities. You must observe and comply with any such direction.
- (d) The Master Developer may delegate the function of enforcement of the rules and regulations or directions given by the Master Developer pursuant to Community Rule 8.5 (b) to the Community Manager or other service provider duly appointed by the Master Developer to maintain the Community Facilities and, where so delegated, the delegate has all the powers and duties of the Master Developer with respect to parking vehicles as the Master Developer has under these Community Rules.
- (e) Dune buggies, kayaks, boats, watercraft, watercraft trailers, semi-trucks, recreational vehicles, mobile homes, motorhomes, golf buggies and unauthorised electric vehicles or camper shells that are detached from a vehicle shall not be permitted into the community and garage spaces.
- (f) Vehicles may not be parked in a manner that obstructs entrances or exits to the Community, access to service rooms, or other essential areas.
- (g) Parking on pavements, gardens, footpaths, road verges, landscaped areas, lawn areas or in front of entrances, fire hydrants or any areas/structures related to the provision of emergency services is strictly prohibited. Violating vehicles will be towed at the vehicle owner's expense, and any damages will be charged to the vehicle owner for rectification.
- (h) Any charges incurred by the Community Manager due to a Resident's breach of the Rules regarding car parking will be charged to the responsible Owner.
- (i) Vehicles are parked in the car park at the sole risk of the Resident or vehicle owner. The Community Manager shall not be held liable for theft, vandalism, damage, or any other incidents involving vehicles or their contents. In the event of an accident or damage occurring within a designated parking slot or any part of the parking area, the vehicle owner must report the incident to the relevant Local Authorities and insurer. The Community Manager shall bear no responsibility for any such incidents, associated costs, or claims arising from vandalism, negligence, or failure to follow proper reporting and insurance procedures.
- (j) Unauthorized use of EV charging stations, including parking non-electric vehicles in these spaces, is strictly prohibited and may result in penalties, such as towing at the Owner's expense and a Notice of Violation.
- (k) You must not conduct repairs or restorations to any Vehicle, boat, trailer or other vehicle on Community Facilities. Such activity including but not limited to oil changes, engine diagnostics, battery charging, bodywork, paint touch-ups, washing, or tire replacement on any part of the Community Facilities, including driveways, common parking areas, or roads within the community.

8.6 E-scooters

- (a) Riders must be 16 years or older and hold a valid permit to use an e-scooter within the Community. If a rider does not have a permit, a Notice of Violation may be issued, and any parents or guardians of underage riders will be informed. Repeated violations may lead to further escalation to the Local Authorities.
- (b) All riders must wear a safety helmet, bike lights and wear reflective vests when riding an e-scooter and must adhere to all rules and guidelines issued by the RTA in relation to e-scooters.
- (c) The maximum speed limit is 20 km/h. Exceeding this limit may result in a Notice of Violation as a warning.
- (d) Only one person is permitted per scooter. In the event of an accident involving an e-scooter that results in injury or property damage, the affected Resident may report the incident to the relevant Local Authorities for appropriate action. The Community Manager shall not be held responsible for any consequences arising from such incidents.
- (e) Riders must give way to pedestrians, dismount at pedestrian crossings, follow all Community traffic laws, and maintain a safe distance from other riders and must park respectfully in designated parking areas.
- (f) Three-wheeled scooters are strictly prohibited within the community at all times. Furthermore, the use of electric club carts is not permitted unless they have been expressly authorized for use by the Community Manager for designated maintenance personnel or for official community management purposes.

8.7 Deliveries & Removals

- (a) Residents must follow the directions of the Community Manager with respect to the delivery or removal of furniture and large items. The vehicle must not unreasonably block the road or pathway.
- (b) Residents must obtain permission from the Community Manager at least forty-eight (48) hours in advance for bulk deliveries and removals of construction materials and large items and must ensure that such deliveries and removals are carried out in accordance with the Community Manager's instructions. Residents acknowledge that the Community Manager may deny entry for bulk deliveries and removals if this provision is breached.
- (c) Residents must ensure that packing and crating materials are removed and disposed of in an appropriate manner on the same day they are brought in and must ensure that any materials used during their move in or move out are adequately disposed of promptly on the same day. If a Resident fails to comply, the Community Manager shall have the right to dispose of such items at the Owner's sole liability, cost, and expense.
- (d) Bulk deliveries and removals are permitted only on Monday to Saturday, between 10:00 a.m. and 1:00 p.m. (except on public holidays when they are not permitted at any time). These activities are not permitted at any other times.

8.8 Speed Limit

Residents, contractors, service providers, and visitors must respect the posted speed limits within the community, as designated and updated from time to time by the Community Manager. These limits

apply to all types of vehicles, including light and heavy vehicles, and are enforced to ensure the safety and wellbeing of residents, pedestrians, and property.

8.9 Animals & Pets Management

- (a) No animals, including poultry, fowl, wild animals, horses, cattle, sheep, goats, swine or any other type of animal not considered to be a domestic household pet may be brought into or kept within the Community. However domestic dogs, cats, birds (excluding pigeons) and fish may be kept as household pets within the Unit, provided that they are not bred or raised for commercial purposes, nor, as determined by the Community Manager, kept in unreasonable quantities.
- (b) Pets must be housed and cared for in a humane manner and in accordance with best international practices on animal care.
- (c) All pets must, at all times while on Community Facilities, must wear appropriate identification tags.
- (d) All pets must be kept on a secure leash or in an appropriate carrier while in any common or shared areas of the community.
- (e) No animal shall be allowed to make an unreasonable amount of noise or become a nuisance.
- (f) You are liable to each other Owner and Occupier and their respective guests and invitees, for any unreasonable nuisance noise or injury to any person or damage to property caused by any animal brought or kept upon the Community by that Owner or Occupier or by his invitees.
- (g) You are responsible to clean up after any animal brought or kept upon the Community by you or your invitees.
- (h) Pet food of any kind must not be left out on Community Facilities or near any structures, including porches, decks and/or balconies.
- (i) Residents are strictly prohibited from abandoning pets in Common Areas, lakes, or amenities, and from feeding stray animals and birds, as such actions contribute to pest infestations and other issues.
- (j) No posters are to be installed within the Community in case of a lost pet. Residents should instead contact the relevant Local Authority.
- (k) No community groups are to be created to manage strays and/or pets. This falls solely under the remit of Dubai Municipality and the Community Manager.
- (l) Residents shall not introduce, release, or relocate any fish, turtles, birds, or other animals into the community waterways, lakes, or ponds without prior written approval from the Community Management.
- (m) Feeding fish, ducks, birds, turtles, or any other wildlife within the community waterways and lakes is strictly prohibited, as it may negatively affect water quality, ecosystem balance, and animal health.
- (n) Residents shall not remove, capture, disturb, or interfere with the existing aquatic life or wildlife inhabiting the community waterways and lakes.
- (o) Any unauthorized introduction of aquatic species or wildlife that results in environmental damage or additional maintenance costs shall be the responsibility of the resident.

- (p) If you become aware that an Owner or Occupier breaches this Community Rule, you may contact either the Community Manager or Dubai Municipality

8.10 Responsibility for Invitees

You:

- (a) must take all reasonable steps to ensure that your invitees comply with the Community Rules. If you are unable for any reason to ensure such compliance, or your invitees do not comply, you must ensure that such invitees leave the Community immediately;
- (b) must take all reasonable steps to ensure that your invitees do not behave in a way likely to interfere with the quiet enjoyment of other Units or Community Facilities by the Owners and Occupiers of the other Units or any other person lawfully using the Community Facilities; and
- (c) are liable to compensate the Community Manager and any other relevant person (including other Owners and Occupiers) for all damage or injury caused by you or your invitees.

8.11 TV

- (a) You must not allow any television, radio or other electronic antenna or dish device to be erected, constructed or placed, or permit it to remain on your Unit or on the Community Facilities unless and until it has been approved in writing by the Community Manager.
- (b) Approval will not be given by the Community Manager unless the antenna or device is contained wholly within the Unit and is not visible from outside the Unit, any other Unit or the Community Facilities.

8.12 Security and Privacy

You:

- (a) are permitted to install a security system, including CCTV cameras, within the interior of your Unit, provided such systems are used solely for personal security and do not capture, record, or monitor any portion of the Community Facilities or common areas; and Installation of any security or surveillance equipment that overlooks or records common areas is strictly prohibited.
- (b) must securely fasten on all occasions all doors and windows to your Unit when the Unit is left unoccupied.
- (c) must not conduct activities within any part of the Community or the Master Community that unreasonably interfere with a Resident's right to privacy within their Unit.
- (d) and your Invitees must refrain from any actions that compromise the comfort, safety, or peaceful enjoyment of others within the Community. This includes, but is not limited to attempts to observe or look into neighbouring Units or through the windows of neighbouring structures, creating disturbances, operating drones, engaging in disruptive behaviour, or violating any rules that affect the well-being of other Residents.
- (e) are responsible for implementing reasonable measures to safeguard their privacy. This may include the use of window treatments or landscaping, provided such modifications comply with the Architectural Guidelines, applicable law and Local Authority guidelines.

- (f) are strictly prohibited from installing lighting, light fixtures or floodlights that face neighbouring Units or which may otherwise adversely affect the privacy of neighbouring Units or Common Areas.

8.13 Temporary Buildings

You may not place on your Unit or Community Facilities (or permit to be placed) any structure for the improvement of the Unit without the prior written consent of the Community Manager.

8.14 Leasing

- (a) An Owner may let his Unit but only:
- (i) by means of a written lease or tenancy agreement; and
 - (ii) if that lease or agreement obliges the lessee or tenant to comply with these Community Rules.
- (b) Each Owner who lets his Unit is to be responsible for ensuring compliance with the lease or tenancy agreement generally, but particularly as it relates to compliance with these Community Rules and will provide a copy of such lease or tenancy agreement to the Community Manager on request.
- (c) The Owner, at the time of leasing the Unit, will need to provide Move In forms. At the time of the lease expiry, the Owner must ask his tenant to sign a Move Out form. All the forms are to be submitted to the Community Management Department for record keeping.
- (d) The Community Manager may access the Unit in case they feel that the Unit is being used for a purpose other than family residential dwelling. In case of such violation, the Community Manager will inform the Unit Owner and will reserve the right to block access of the tenant to the Unit until the Owner rectifies the violation.

COMMUNITY RULE 9: VISUAL APPEARANCE & MAINTENANCE RESPONSIBILITIES

9.1 Obligation to Maintain Unit

- (a) A Resident shall, at their own expense, maintain, repair, and keep the entirety of their Unit in good and substantial repair, working order, and condition, including but not limited to all doors, windows, machinery, plant, equipment, fixtures, and fittings installed within the Unit.
- (b) Without limiting the general obligation outlined above, a Resident must, at their own expense:
- Ensure that their Unit, including all interior and exterior glass that is readily accessible from within the Unit or from its balcony or terrace (as per the Unit's title or exclusive use rights), is cleaned regularly, thoroughly, and professionally. The cleaning must meet or exceed the standard of cleanliness maintained in the Common Areas, ensuring that the Unit remains free from dirt, refuse, and rodent or vermin infestations.

- Maintain all fittings, plants, furnishings, and equipment within the Unit in a clean condition and in good order, repair and condition. Promptly repair any broken glass with glass of equivalent quality, as well as any damaged or broken lighting, electrical equipment (such as light globes and fluorescent tubes), and plumbing within the Unit.

(c) If a Resident fails to carry out repairs or maintain their Unit as required by these Rules and such failure is causing - or has the potential to cause - damage to other properties, Common Areas, or poses a risk to personal safety, the Owner must grant access to a representative of the Community Manager. This access may also extend to contractors, subcontractors, workmen, or any other authorized personnel, for the purpose of carrying out the required works or repairs. Access shall be granted following reasonable notice issued by the Community Manager (except in an emergency where no notice is required). All costs associated with such repairs - including, but not limited to, the appointment of vendors, third-party assessors, and any legal proceedings - shall be borne entirely by the responsible Owner or Resident. Failure to settle these costs will result in the charges being applied to the Owner's service fee account.

9.2 Garden and Landscaping

- (a) Each Resident shall, at their own expense, maintain all landscaping within their Plot (if any), including shrubs, trees, grass, and other plantings, ensuring they are neatly trimmed, properly cultivated, and maintained. The garden, balcony terrace, or courtyard must remain free of debris and maintained in a manner that enhances its appearance. This responsibility applies until the Unit is sold, the sale is registered, and the title deed is transferred to the new Owner.
- (b) The Community Manager may establish reasonable standards for acceptable maintenance conditions and shall have sole discretion in determining compliance with such standards. All improvements shall comply with the Community Architectural Guidelines.
- (c) Residents shall not undertake major landscaping improvements, including planting, irrigation systems, sheds, pergolas, swimming pools, shade structures, fences, gates, or similar additions (whether temporary or permanent) without prior written approval from the Community Manager. Failure to obtain prior written approval may result in the removal of unapproved improvements at the Resident's expense.
- (d) No Resident shall remove any trees from their property that may impact the overall appearance of the Community, whether located in front or rear gardens, regardless of whether the Owner, Resident, Community Manager or the Master Developer was responsible for the original planting. Permission to remove such plantings must be obtained in writing from the Community Manager.
- (e) Residents are strictly prohibited from installing sink water wells, bore wells, reverse osmosis, desalination plants, or any similar infrastructure on the property.
- (f) Dewatering or similar activities into the sewer network are strictly prohibited and will be enforced through a Notice of Violation, including severe penalties as determined by Dubai Municipality.
- (g) Discharging wastewater or disposing of waste onto adjacent Plots, Common Areas, or directly into the lake is strictly prohibited.
- (h) Residents shall ensure that their Plots are free of materials, including but not limited to dry leaves, withered flowers, and twigs, that could block the drainage system. Periodic cleaning,

at the Resident's cost, within the Plot, is mandatory to prevent drainage blockages.

- (i) Residents must promptly remove any invasive plants with roots that may pose a risk of damaging their Unit or the Community infrastructure.
- (j) Residents must ensure that their garden is free from any stagnant water. This includes water in swimming pool and water features in the garden.
- (k) All Residents must ensure that any swimming pool forming part of their Plot is regularly maintained and treated.

9.3 Common Areas

- (a) Residents, and their Invitees using the Common Areas must be appropriately clothed and must not use language or engage in behaviour that could reasonably cause offense, embarrassment, or discomfort to other Residents or individuals lawfully utilizing the Common Areas.
- (b) Any works or maintenance undertaken within a Unit must be conducted with minimal impact on neighbouring properties and the Common Areas. Any damage caused to neighbouring properties and / or Common Areas as a result of such works shall be the responsibility of the offending Owner or Resident to rectify and reinstate to its original condition at their own expense.
- (c) Any modification, alteration, addition, removal, or occupation of common areas, including but not limited to pathways, driveways, planting areas, boundary interfaces, utilities, street furniture, and other community assets, shall strictly comply with the **Community Architectural Guidelines** and require prior written approval from the Community Management and/or Master Developer.

9.4 Pest Control

- (a) Owners shall ensure that unoccupied units are regularly inspected and treated for pests. This includes routine cleaning of drains, water features, fountains, and similar areas to prevent the breeding of mosquitoes or other pests.
- (b) Residents must, at their own expense, implement adequate pest control measures within the boundaries (both internal and external) of their Plot. Residents are requested to inform the Community Manager of any pests, excluding ants, non-poisonous spiders, bees, and wasps, found on their Plot.
- (c) The Community Manager will be responsible for ongoing pest control in all Common Areas of the Community.
- (d) Pest control may only be carried out by companies qualified and authorized by Dubai Municipality Public Health & Pest Control Department and following all authority approved methods and guidelines.
- (e) Residents are prohibited from using chemical fertilizers, herbicides, or pest control sprays that could negatively impact the environment. Only environmentally friendly and non-toxic alternatives are permitted for landscaping and pest control within the Community.
- (f) Unit owners shall inform and obtain approval from Community Manager before application of any pesticide to outdoor areas within the plots where neighbors & common areas may be affected.

- (g) Failure to comply with these rules may result in the issuance of a **Notice of Violation** and the imposition of applicable fines.

9.5 Drainage & Gutters

- (a) Each Owner shall, at their sole expense, be responsible for the proper maintenance, cleaning, and upkeep of the drainage systems and gutters within their Unit. This includes, but is not limited to, the regular removal of debris to prevent blockages and ensure the efficient functioning of the drainage system.
- (b) Any substantial alterations, modifications, or improvements to the drainage systems or gutters, including, but not limited to, the installation of additional drainage pipes, gutter extensions, or similar alterations, shall require the prior written approval of the Community Manager.
- (c) Residents are prohibited from obstructing, altering, or tampering with any drainage systems or gutters in any manner that may impede their intended function, cause damage, or disrupt the proper flow of water.
- (d) It is recommended that Owners conduct regular inspections of their drainage systems and gutters, at a minimum twice annually, particularly prior to anticipated rainfall or after heavy storms, to promptly identify and address any issues that may arise.
- (e) Residents are prohibited from disposing of any grease, oil, food scraps, hygiene products, or other non-biodegradable items into drains or drainage systems. Such materials may cause blockages and require proper disposal in designated waste bins.
- (f) In the event that Residents fail to maintain their drainage systems and gutters in good condition, they may be subject to penalties or enforcement action by the Community Manager, which may include the requirement to bear the cost of necessary repairs, cleaning, or rectification.
- (g) Residents shall not connect any additional drains or drainage systems to the main storm or sewerage network without the prior written approval of the Community Manager. Unauthorized modifications shall be subject to penalties and shall be reinstated at the Resident's sole cost.

9.6 Ceilings, Doors and Windows

- (a) Owners shall be responsible for the maintenance, repair, and upkeep of the ceilings and windows within their properties, ensuring they remain in good condition and weatherproofed, at their sole expense.
- (b) Owners of attached and semi-attached townhouses shall also be responsible for the maintenance, repair, and upkeep of the roofs of their properties, ensuring they remain in good condition and weatherproofed, at their sole expense.
- (c) The Community Manager reserves the authority to establish acceptable maintenance standards for ceilings and windows within the villas, including but not limited to weatherproofing requirements. Owners must comply with these standards.
- (d) Any significant alterations, improvements, or modifications to the ceilings, doors or windows, including but not limited to replacements or structural modifications aimed at enhancing weatherproofing, shall require the prior written approval of the Community Manager.

- (e) Residents shall refrain from damaging or obstructing the ceilings and windows in any manner that may compromise their structural integrity, weatherproofing, or safety.
- (f) Residents must conduct regular inspections of the ceilings and windows to ensure they remain structurally sound and weatherproof. Any signs of damage or deterioration, such as cracks, leaks, or discoloration, should be promptly addressed and repaired to prevent further damage.
- (g) Residents shall take immediate action to repair or replace any damaged or deteriorating ceilings, roofs, windows, or seals, including broken tiles or shingles, to prevent water penetration or other structural issues.
- (h) Windows within the Unit shall be maintained in a neat and presentable condition. The use of paper, paint, aluminum foil, sheets, or similar materials as window coverings is prohibited where they are visible from neighboring properties or common areas, as they create an unsightly appearance and detract from the overall character of the community.
- (i) The installation of safety screening on windows or balconies must be made from translucent material and requires prior written approval from the Community Manager before installation.
- (j) All modifications, improvements, alteration & the like shall obtain prior approval from Community Manager and comply with the Community Architectural Guidelines.
- (k) Failure to maintain ceilings and windows in good condition, in accordance with the established standards, may result in penalties or enforcement actions by the Community Manager. The responsible Owner will bear the cost of necessary repairs or maintenance.

9.7 Laundry

- (a) The hanging of laundry, including clothing and other personal items, on clotheslines, balconies, or any other apparatus visible to other Residents from the street, neighbouring Plots, or Common Areas is strictly prohibited.

9.8 Patios & Balconies

- (a) Balconies and patios shall not be used for the storage of any items that are visible to other Residents from the street, neighbouring Plots, or Common Areas. This includes, but is not limited to, storage units, boxes, refuse, unused furniture, cabinets, cartons, automobile parts, recyclable materials, storage and/or recycling containers, woodpiles, clotheslines, clothes drying racks, barbecue grills, bicycles, children's tricycles, wagons, strollers, skateboards, scooters, slides, or playhouses.
- (b) Rugs, drapes, towels, or any other articles shall not be draped or hung on balcony railings, patio walls, windows, or clotheslines in a manner that is visible above the patio walls.
- (c) Personal items must not extend higher than the balcony wall, except for the following: hanging or potted plants, patio tables, umbrellas, wind chimes, and bird feeders. All items must be kept in good condition and aesthetically pleasing. The Resident of the Unit shall be fully responsible for any damage to the exterior of the residence caused by the installation of hooks or attachments for hanging decorative items.

- (d) The storage of any combustible or flammable materials, including but not limited to charcoal lighters or other flammable items, on patios, balconies, or hot water heater closets is strictly prohibited.
- (e) Residents must obtain prior written approval from the Community Manager before making any improvements or modifications to a balcony or terrace. This includes the attachment of items such as awnings, pergolas, shade cloth, or protective sheeting to the exterior of the building. All modifications, improvements, alteration & the like pertaining to balconies & patios shall obtain prior approval from Community Manager & compliance with the Community Architectural Guidelines.

9.9 Exterior Attachments

- (a) The installation of exterior television, radio, satellite, or similar types of antennae is permitted only in locations where they are not visible from the street, Common Areas, or neighbouring Plots and balconies. The cabling for such antennae must be neatly enclosed in appropriate conduit or ducting, ensuring that the cables are not visible from the Common Areas or neighbouring Plots and balconies.
- (b) All exterior modifications, improvements, alteration & the like shall obtain prior approval from Community Manager and comply with the Community Architectural Guidelines.

COMMUNITY RULE 10: USE OF FACILITIES AND ACCESS

- (a) The Community Facilities are for the exclusive use of Owners, Occupiers and their guests. You must limit the number of guests using the facilities to ensure access for other Owners and Occupiers is maintained at all times.
- (b) All people using shared facilities and equipment do so at their own risk and must adhere to the rules and regulations posted in various locations throughout the Community. Specifically, pedestrians have a right of way on footpaths, joggers, cyclists, roller-bladers or people using any other recreational means must give way to pedestrians on the pathways.
- (c) All children below the age of fourteen (14) years old must be always supervised by a parent or guardian aged eighteen (18) years or older.
- (d) If you wish to hold a private function within any part of the Community Facilities, you must obtain the prior written consent of the Community Manager to ensure that adequate access for other Owners and Occupiers is still reasonably maintained.
- (e) The operating hours of the Shared Facilities will be determined and clearly displayed by the Community Manager. Access outside these hours is prohibited.
- (f) A Resident may bring up to three (3) Invitees into Shared Facilities at any given time unless the Community Manager specifies otherwise. Restrictions may include limiting the number of Invitees or their access to certain areas.
- (g) If the Community Manager provides its consent for you to hold the function, the Community Manager may require payment of a security deposit from you. You will be responsible for all damage, liability, injury and costs (including cleaning costs) arising from the function. Without limiting the Community Manager's rights in this regard, the Community Manager may apply the security deposit towards the payment of any such costs or expenses that arise and demand payment of any shortfall from you.



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- (h) You may not swim in any water feature, waterway, lake & any water body at any time.
- (i) No barbeques, grills or other cooking devices of any kind may be used within 15 meters of a Building and such use is subject to the directions of the Community Manager from time to time.
- (j) Barbeques, or electrical grills of any kind are prohibited to be used in the apartment terraces or the common facilities of the building.
- (k) Skates, skateboards, bicycles, tricycles, and other wheeled toys are strictly prohibited on the basketball, padel and tennis courts, jogging tracks, football fields, parks, and lawns.
- (l) The use of all community facilities is subject to the rules and regulations displayed at each facility. Residents and their guests are responsible for reviewing and complying with these requirements before and during use to ensure a safe, respectful, and enjoyable environment for all users.
- (m) Any damage to Common Areas or amenities caused by an Invitee of a Resident will be charged to the person responsible. In cases where the Invitee fails, refuses, or is unavailable to pay, the costs relating to such damages shall be charged to the Resident who invited the responsible Invitee. In cases of serious damage resulting in injury or death, the incident will be reported to the relevant Local Authorities. The Community Manager reserves the right to take appropriate action to recover costs and ensure accountability. In the case of a minor, liability will fall to their parent or legal guardian.
- (n) The Community Manager reserves the right to temporarily close or restrict access to any Shared Facilities or amenities for the purpose of maintenance, repairs, to address safety concerns, upgrades, or improvements. Such closures will be communicated to Residents in advance, specifying the expected duration (unless the closure is unplanned or an emergency, in which case no notice shall be required).

COMMUNITY RULE 11: SECURITY CONTROLS

- (a) You must ensure your guests and invitees comply with all security arrangements that are in place for the Master Community.
 - (i) The security arrangements may, at the discretion of the Community Manager, include (without limitation) the following:
 - (ii) the issue of a security gate controller;
 - (iii) the right to ask the identity of any person who is not an Owner or Occupier of a Unit; and
 - (iv) the right to remove any person from the Community who is causing a nuisance.

COMMUNITY RULE 12: GENERAL WASTE DISPOSAL AND COLLECTION

- (a) You are required to "recycle" waste materials wherever possible in line with international best practices and community sustainability standards. Waste must be sorted at the source within each Unit into general waste, plastics, paper and cardboard, and green waste (organic), and disposed of in the designated chutes or bins provided within the Community Facilities. For health and fire safety reasons, storing waste particularly combustible materials such as paper and cardboard inside Units or in common areas is strictly prohibited. Additionally,

residents must not dispose of flammable, hazardous, or oversized items through the garbage chutes, as such actions pose significant fire and safety risks. Non-compliance may result in fines, service restrictions, or legal action in accordance with UAE municipal and civil defense regulations.

(b) You must:

- (i) except where the Community Manager provides some other means of disposal of garbage, maintain on your Unit or on such part of the Community Facilities the Master Developer designates, a receptacle for garbage and its separated waste streams in a clean condition;
- (ii) comply with the Community Rules and ordinances relating to the disposal of garbage; and ensure that the health, hygiene and comfort of the Owner or Occupier of any other Unit is not adversely affected by the disposal of your garbage.

(c) You must not:

- (i) deposit or throw upon the Community Facilities any rubbish, dirt, dust, landfill, rocks, landscape cuttings, solid waste or any type of refuse or other material on the Community Facilities;
- (ii) accumulate anywhere on the Community Facilities any rubbish, refuse, garbage or other waste material, even if the waste is to be collected at your expense. You are responsible at your own cost for the removal of such material from the Community other than household waste which is to be deposited in garbage chutes for collection by the contractor engaged by the Community Manager;
- (iii) store within your Unit any rubbish, refuse, garbage or other waste material except in containers located in appropriate areas screened and concealed from view within a Unit and maintained so that odors do not emanate from such containers and they do not render any of the Community unsanitary, unsightly, offensive or detrimental to any other property within the Community;
- (iv) bring upon, grow or maintain upon any part of the Community any plant or seed infected with noxious insects or plant disease; or
- (v) cause to be lit or light fires anywhere on the Community for incinerator purposes. The only open flame fires accepted are for barbecues within the confines of suitable barbecue receptacles so as not to create a fire hazard.
- (vi) discharge any waste effluent, car cleaning run-off, chemicals and detergents or any other harmful substances into the basement drainage areas, any Unit, or onto the roads as these will drain into and pollute the water features or any sewerage treatment facility.
- (vii) discharge into any drains, pipes, gullies, gutters, sewers, ducts, mains, channels, wires, cables, flues and any other conducting media of whatsoever nature any oil or grease or any noxious or deleterious effluent or substance that may cause an obstruction.

(d) Any damage imposed, costs for cleaning or repair resulting from a breach of this Community Rule, or additional recycling costs imposed due to waste stream contamination are to be borne by the Owner or Occupier responsible for the breach.

- (e) The Community Manager may issue a Notice of Violation to any Resident breaching these Rules. A Violation Penalty may be imposed, and the Community Manager reserves the right to remove any garbage, waste, or recyclable materials at the offending party's sole expense in cases of non-compliance.

COMMUNITY RULE 13: NOTICE OF ACCIDENTS / DAMAGE TO PROPERTY

11.1 Notification of Accidents, Repair

- (a) You must notify the Community Manager promptly of any accident or defect in any part of the Community Facilities' water pipes, gas pipes, electric installations or fixtures that you become aware of.
- (b) The Community Manager may, at any time, examine the defective item and make such repairs or renovations as they consider necessary, and seek access to your Unit if reasonably required, for the safety and preservation of any Building in the Master Community as often as may be necessary.

11.2 Damage to the Community Facilities

You must not mark, paint, drive nails or screw or the like into, or otherwise damage or deface, any structure that forms part of the Community Facilities, except with the written consent of the Community Manager.

11.3 Littering and Vandalism

The act of littering, graffiti or vandalism is prohibited anywhere within the Community. If you breach this Community Rule, you will be held liable for the cost of cleaning, repair or replacement resulting from any such activity. All incidents of serious vandalism will be reported by the Master Developer to Dubai Police for their further action.

COMMUNITY RULE 14: RECOVERY FOR REPAIRS BY THE MASTER DEVELOPER

If the Master Developer expends money to make good damage caused by a breach of these Community Rules by an Owner or Occupier or the guests, servants, employees, agents, invitees of an Owner or Occupier the Master Developer is entitled to recover the amount expended.

COMMUNITY RULE 15: HOME IMPROVEMENT

- (a) The Master Developer exercises full control and regulation over the construction, alteration, or improvement of properties within the Master Community. Accordingly, no Resident may build, construct, erect, or install any improvements on their property without adhering to the Architectural Guidelines outlined in these Rules.

- (b) Except for routine maintenance and repair, or where otherwise expressly permitted, no Resident shall undertake any construction, erection, installation, alteration, or improvement without first submitting detailed plans and specifications to the Community Manager and obtaining prior written approval from the Community Manager.
- (c) All approvals for home improvements must be accompanied by a No-Objection Certificate (NOC) or equivalent approval documents. Such documents shall be prominently displayed at the site during construction or alteration work and must be retained as part of the property's records for future reference, particularly for validation by subsequent property Owners.
- (d) Unauthorised home modifications or alterations carried out without an NOC shall result in a Notice of Violation and applicable penalties. Additionally, noisy construction/modification/alterations/renovation activities are permitted only during the following hours:
 - 10:00 a.m. to 1:00 p.m.
 - 3:00 p.m. to 5:00 p.m.
- (e) To ensure minimal disruption to neighbouring properties, noisy work is not permitted between 1:00 p.m. and 3:00 p.m., and after 5:00 p.m. Monday to Saturday, and is not permitted at any time on Sundays, or public holidays, unless there is an emergency. Neighbouring property Owners' NOCs may also be required as part of the approval process for certain types of modifications.
- (f) Adequate measures must be implemented to prevent the spread of dust or dirt from property doors into Common Areas. Common Areas must also be appropriately protected during the transportation of materials or other activities that may impact these areas.
- (g) Fire alarm devices within a Unit must be protected during construction or alteration work to prevent accidental triggering of the fire alarm system.
- (h) Residents are responsible for ensuring that their appointed contractors are informed of and comply with the Rules.
- (i) Residents bear sole responsibility for any violations of these Rules committed by their appointed contractors.
- (j) If a Resident wishes to carry out an extension of its Unit, prior approval must be obtained from the developer of the Community and the developer's charges in connection with the same must be settled.

COMMUNITY RULE 16: CONTRACTORS

- (k) You must not request or instruct any contractors or workmen engaged or otherwise employed by the Master Developer to carry out any work on your behalf unless specifically authorized to do so.
- (l) All requests for the Master Developer to consider giving directions on a particular matter to a contractor or workman must be directed to the Community Manager, who will in turn refer the request to the Master Developer for determination.

COMMUNITY RULE 17: CONSTRUCTION HOARDING AND SITE FENCING

All construction, renovation, and landscape works within the community must be enclosed with an approved temporary construction fence (hoarding) before any work commences.

The following requirements shall apply:

- a) A continuous and secure temporary construction fence shall be installed around the entire work area to ensure public safety and prevent unauthorized access.
- b) The fence shall be structurally stable, well-maintained, and kept in a clean condition throughout the construction period.
- c) No part of the streets, walkways, or footpaths may be used for the storage of personal items or construction materials outside hoarding area.
- d) The external face of the hoarding shall be covered with the official Master Developer-approved printed branding or graphics. Plain, damaged, faded, handwritten, or unapproved signage is not permitted.
- e) The design, dimensions, color, and branding of the construction hoarding shall comply with the Master Developer's approved standards.
- f) Contractor information, emergency contact details, and any mandatory safety signage shall be displayed in the designated locations on the hoarding.
- g) Construction materials, equipment, waste, and machinery shall be contained within the fenced area and shall not encroach onto roads, pathways, landscaped areas, or any common property.
- h) The contractor shall regularly inspect and maintain the hoarding to ensure it remains secure, clean, upright, and free from damage.
- i) Any damaged, leaning, or deteriorated fencing shall be repaired or replaced immediately.
- j) Upon completion of the works, the contractor shall remove the hoarding promptly and restore all affected common areas to the satisfaction of the Community Management and Master Developer.

Non-compliance with these requirements may result in work suspension, fines, rectification at the owner's expense, and other enforcement actions in accordance with the Community Rules and Design Guidelines.

COMMUNITY RULE 18: NOTIFICATION OF INFECTIOUS DISEASES

If an infectious disease, which requires notification by virtue of any legislation, regulation or ordinance, affects any person in any Unit, the Owner or Occupier of such Unit must promptly give notice of that fact, and any other information which may be required in relation to the infectious disease, to the Community Manager.

COMMUNITY RULE 19: RULES RELATING TO THE COMMUNITY FACILITIES

The Community Manager may make rules relating to the Community Facilities not inconsistent with these Community Rules. You must observe and comply with these rules unless and until they are disallowed or revoked by the Community Manager.

COMMUNITY RULE 20: POWER OF MASTER DEVELOPER TO ENTER INTO AGREEMENTS

The Community Manager has the power to enter into agreements for:

- (a) the maintenance of any security systems on or crossing the Community Facilities; and
- (b) management, maintenance and repair of the Community Facilities to ensure that the Community Facilities are maintained to a quality, design and standard consistent and compatible with the quality design and standard generally of the Master Community as a whole.

COMMUNITY RULE 21: STORAGE OF FLAMMABLE LIQUIDS

You must not, except with the prior written consent of the Community Manager, use or store in your Unit or upon the Community Facilities any flammable chemical, liquid, gas or other flammable material, other than:

- (a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; and
- (b) any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

COMMUNITY RULE 22: OBSTRUCTION

You must not obstruct:

- (a) the lawful use of the Community Facilities by any person; or
- (b) the use of pathways and driveways on the Community Facilities, and any easement giving access to the Community Facilities, by others entitled to use them.

COMMUNITY RULE 23: MAINTENANCE AND UPGRADING OF SERVICES

- (a) The Community Manager may from time to time arrange for the maintenance and upgrading of telecommunications services (used for main gate access control and intercom purposes) provided to a Unit or a series of Units.
- (b) The Owner of any Unit that receives the benefit of such services must pay on demand by the Community Manager their proportion of the cost of providing the services and maintenance and upgrade of the services from time to time.
- (c) If the Owner fails to pay, the Community Manager may authorize the disconnection of any or all of the services provided to the Unit and recover the debt from the Owner for the amount of the charges not paid.

COMMUNITY RULE 24: ACCESS FOR MAINTENANCE

- (a) The Residents shall provide reasonable access to their property when maintenance, inspection, repair, or emergency works are required for community infrastructure, utilities, or shared facilities.

- (b) Where practicable, the Community Management will provide prior notice before entering a property for scheduled maintenance or inspections.
- (c) In the event of an emergency that may affect the safety of residents, property, or community assets, the Community Management may access the property without prior notice where permitted by applicable regulations.
- (d) The Community Management and its contractors will take reasonable care while carrying out maintenance works. Any damage directly caused by maintenance activities will be repaired or restored as appropriate.
- (e) Failure to provide reasonable access for required maintenance may result in delays to the work and may be subject to enforcement actions in accordance with the Community Rules and Regulations.

COMMUNITY RULE 25: BREACHES AND PENALTIES

20.1 Breach of Community Rules

A person who contravenes or fails to comply with any provision of these Community Rules or any lawful direction given under them shall be guilty of a breach of these Community Rules.

20.2 Remedy Required

A person guilty of a breach of these Community Rules must remedy that breach immediately they become aware of it and in any event no later than seven days after notice from the Master Developer or Community Manager requiring them to do so.

20.3 Right to Eject

A drunken, idle or disorderly person found in or upon the Community Facilities may be summarily ejected and removed from the Community by a security officer or a member of the police force.

COMMUNITY RULE 26: HOUSEHOLD STAFF

- (a) All household staff, including but not limited to housemaids, drivers, cooks, and gardeners, must possess a valid residence visa issued by the Dubai Immigration Department.
- (b) Residents are fully accountable for accommodating only household staff who are directly sponsored by them. Any violation may result in criminal prosecution by the Local Authorities in accordance with applicable laws.
- (c) Household staff must obtain a valid household staff permit to provide services to villas within the Community. This permit is issued upon submission of the required documentation.

COMMUNITY RULE 27: ABUSE OF COMMUNITY STAFF

You must treat all staff members of the Master Developer and the Community Manager (including appointed contractors and service providers providing services to the Master Developer) in a cordial manner. Verbal and/or physical abuse will not be tolerated and will be treated as a serious violation of the Community Rules. Complaints regarding mistreatment should be presented in writing to the Community Manager.

COMMUNITY RULE 28: DANGEROUS ACTIVITIES

- (a) Hunting, trapping, the discharge of firearms and the use of toy guns, air guns, sling shots or explosives which can inflict damage or harm on persons or property are all unequivocally prohibited within the Community.
- (b) Open fires are not permitted within the Community or Master Community, except for contained barbecue units actively attended and used solely for cooking purposes at designated areas only.
- (c) Activities or conditions that pose a threat to the health or safety of others are strictly prohibited.
- (d) Smoking (including disposing of cigarette butts) is strictly prohibited in Community amenity areas.
- (e) Residents must provide access to the Community Manager or its contractors to their Units for the purposes of inspecting critical life safety systems, such as fire safety systems, upon reasonable notice from the Community Manager or Local Authorities. Failure to comply may result in penalties or other enforcement actions as deemed necessary to ensure the safety and well-being of all residents.
- (f) Residents must not dispose of live coal, lit cigarettes, flammable chemicals, pressurized tin cans, batteries, electrical devices, or any other flammable items improperly within the waste bins or within the Community Common Areas.
- (g) Only an authorized service provider is permitted to activate the central gas connection, where available. No Resident shall attempt to activate the gas connection themselves or appoint a technician to do so (only Local Authority-approved technicians may handle gas connections).
- (h) Any activities or conditions that endanger the health or safety of others within the Community are strictly prohibited.
- (i) Any violation of this section (**28 Dangerous Activities**) will result in the immediate issuance of a Notice of Violation along with an applicable Violation Penalty.

Actual fine amounts are outlined by ABWAB Real Estate Violation and Penalty Framework and will be communicated separately, as applicable.

COMMUNITY RULE 29: COMMUNITY SERVICE CHARGES

- (a) Each Owner is responsible for the timely payment of their Service Charges (which includes a proportion of the Master Community Levy) and any applicable Special Levy in accordance with the JOP Law. Invoices will be issued to Owners via the Mollak System.
- (b) Every Owner must pay the Service Charges applicable to the Community and their Unit in compliance with the Rules, RERA regulations, and the Master Community Declaration.
- (c) Owners or their Tenants may be restricted from accessing the Shared Facilities until all outstanding Service Charges have been fully settled.
- (d) Upon the transfer or sale of a Unit, the new Owner assumes responsibility for any outstanding portion of the Service Charges for that financial year, which, for the avoidance of doubt, includes any outstanding portion of the Master Community Levy.
- (e) Failure to fully settle the Service Charges may result in additional enforcement action in accordance with the relevant JOP Law.

COMMUNITY RULE 30: COMPLIANCE WITH RULES

- (a) Owners, Residents, Holiday Home Operators (For Apartment Unit), and their Invitees must comply with these Rules at all times while within the boundaries of the Community and Master Community.
- (b) Any breach of these Rules will result in the issuance of a Notice of Violation and may involve the intervention of Local Authorities. Repeat violations may be subject to fines as determined by the Community Manager.
- (c) The Community Manager may (at its discretion) issue a verbal and/or written notice to the violator of the Rules allowing them a period of time to rectify the breach of these Rules prior to issuing a Notice of Violation.
- (d) Non-compliance with applicable laws and regulations may also result in fines, intervention by Local Authorities, and, where necessary, legal proceedings initiated by the Community Manager or relevant authorities.
- (e) All penalties and fines arising from violations will be charged directly to the Owner's Service Fee account.
- (f) In cases where legal proceedings are initiated due to non-compliance, the responsible Owner or Resident shall bear all associated legal costs, including but not limited to legal fees, court costs, and administrative expenses.

Note: Upon the resale of a property, all previously issued NOCs shall be deemed null and void.

COMMUNITY RULE 31: INSURANCE

You must carry property insurance for full replacement cost of all insurable improvements and contents for your Units. In the event of damage to or destruction of Buildings or any other structures comprising your Unit, you will promptly proceed to repair or to reconstruct in a manner consistent with the original construction or such other plans as are approved by the Master Developer. You will pay all costs that are not covered by insurance proceeds.

I hereby confirm to have read and understood the above community rules. As owner of the unit mentioned below, I agree to abide by these rules.

Buyer Name: _____ Villa No.: _____

Signature: _____

Date: _____



MOVE IN FORM

Please fill your details below and submit this form at least 3 days prior to moving into Al Barari community. Along with a security deposit of AED 1000 to be submitted at the security gate pass located at seventh heaven A2 building.

The information provided will be strictly confidential and for our records only.

Occupant details		
Occupant name		Owner ☐ Tenant ☐
Building Number		Unit Number
Contact Number		Email Address
Home Details		
P.O. Box		
<u>Please attach the following documents:</u>		
Owner: ☐ Valid passport / ID copy ☐ Title deed / SPA		
Tenant: ☐ Valid passport / ID copy ☐ Title deed copy / SPA ☐ Ejari / Tenancy contract		
Number of family member's		maid(s) nanny (s) driver(s)
Moving company		Contact person
Phone number		Email
Move-in date & time		
For office use only		
Community service fees paid?	☐ Yes ☐ No	
Necessary documents attached?	☐ Yes ☐ No	
Additional comments		
Approved	Rejected	Reason
☐	☐	
Al Barari Firm Management LLC 04 388 6040 reception@albarari.ae		

Modification / Fit-Out Request Form



Please fill this form for any modifications that affects the interior/exterior design of the villa.

REF NO.: RF/VMOD/000

☐ Structural modifications ☐ Non-structural modifications

Villa no.:

Owner's name:

Contact no.:

Email address:

Contractor / Consultant details:

Company name:

Contact person:

Email add.:

Contact no.:

Project estimated start and end dates:

Property Modification Checklist:

- | | |
|---|--------------------------|
| 1. Company Trade license | ☐ |
| 2. Architectural drawings (original & modified) | ☐ |
| 3. Detailed scope of work | ☐ |
| 4. DM Approved consultant | ☐ |
| 5. Logistic plan to start work | ☐ |

Important Note:

All NOC will be Issued if there are no outstanding service Fees.

Owner's name & signature:

Architectural review (for official use):

Date received:

Approved ☐

Rejected ☐

Comments:



al barari
dubai

Al Barari

Customer Service (Community Department)

Email: customerservice@albarari.community

Contact No.: +971 58 297 5486

