

ENFORCEMENT OF COMMUNITY RULES

Violation Penalty Schedule

Purpose

The Community Rules are for the benefit of owners and residents and are designed to create an environment in which all owners and residents can maximize enjoyment of their homes and the various common areas and facilities. It is also the intent of these rules to create a serene, attractive and safe environment for the families, children, neighbours, and guests of the community and master community. Adherence to these rules will maintain, preserve, enhance and protect the property value and assets of the community.

The purpose of the Notice of Violation and related penalties are to enforce these rules and ensure all owners and residents comply with the standards of the community.

<i>Violation of Community Rules</i>	<i>Remedial Period</i>	<i>Penalties applicable on final notice in AED</i>
GENERAL VIOLATIONS		
Noise and nuisance activities *	Immediate	500
Abuse of community staff *	Immediate	1000
Inadequate pet management *	Immediate	500
Hazardous activities *	Immediate	1000
Dumping and poor trash management	3 days	500
Vandalism*	Immediate	1000
Short term letting/Staff accommodation/Commercial activities *	7 days	1000
Illegal household staff *	Immediate	1000
Violation of terms against access control	Immediate	1000
DAMAGE/MISUSE OF COMMUNITY FACILITY OR COMMON AREA		
Damage/Misuse of recreation areas (Eg:- parks and playgrounds)	Immediate	500
Damage/Misuse of other common areas	Immediate	500
Damage/Misuse of sports Areas	Immediate	500
Damage/Misuse of swimming pools	Immediate	500
Damage/Misuse of plants, filtration, telephone rooms/structures *	Immediate	500
VIOLATION OF PARKING AND TRAFFIC RULES		
Violation of parking rules *	Immediate	Violations will be reported to Local Authorities
Violation of terms against road usage and road safety *	Immediate	
Violation of terms against use of commercial vehicles *	Immediate	
POOR HOME MAINTENANCE/APPEARANCE		
Poor maintenance of garden and landscape	15 days	1000
Improper home maintenance/appearance	15 days	1000
Unauthorized exterior attachments/alterations	15 days	1000
Violation of terms against signage use	3 days	500
Misuse of patios and balconies	3 days	500
Inadequate pest control *	3 days	500

* Report to Local Authorities

Violation Penalty Payment Details

- Only cash payments will be accepted
- Payment should be made along with the copy of the Notice of Violation to:
 - Credit Control Department, Emaar Square, Building No.2, Ground floor, Downtown Dubai.
 - 8am – 5:30pm from Sunday to Thursday.
- All violation penalties and costs associated with remedial measures taken by the service provider, must be paid within seven days of the date of the notice or late payment charges of 1% per month will apply.

ALL PENALTIES COLLECTED ARE CREDITED TO THE RESPECTIVE COMMUNITY SERVICE FEE FUND AS INCOME.

For any further clarification or information that you may require regarding the Community Rules(s), kindly refer to a copy of the Community Rules available online on ecm.ae/documents.html