

SCHEDULE A – **COMMUNITY RULES**

Item 1. Introduction

Community Rules are for the benefit of all Tenants and are designed to maximize enjoyment of Units, Common Areas and the Recreational Facilities.

Item 2. General restrictions

2.1. Noise and nuisance activities

- 2.1.1 UAE laws must be observed at all times.
- 2.1.2 No action is to be taken on the Premises which is illegal, disruptive, unsightly, objectionable, detrimental or considered to be a nuisance.
- 2.1.3 No obnoxious or offensive activities may be carried out on any part of the compound, nor may anything be done or maintained on any part of the compound including a Tenant's Unit which may be or may become an annoyance or nuisance to the neighbourhood or interfere with the quiet enjoyment by any Tenant.
- 2.1.4 Such nuisances include but are not limited to odors, smoke, vibrations and obstruction of views. Offensive noises include but are not limited to those are caused by televisions, stereos, musical instruments and revving engines. Noise is considered to be too loud if it can be heard by an adjacent neighbor when inside their Unit with their windows and doors closed.
- 2.1.5 All vehicles in the compound must obey the speed limit. Exceeding the limit directly endangers other residents.

2.2 Maintenance and alterations to units

- 2.2.1 The Tenant shall not interfere in any manner with any aspect of the heating, lighting, or plumbing system as well as equipment or fixtures in or about the unit and throughout the common areas of the building. These systems are exclusively maintained by the FM service provider.
- 2.2.2 No maintenance or repair work of any nature shall be undertaken by the Tenant. The Tenant should notify the Facility Management maintenance call centre provided of any malfunctioning equipment requiring repairs or any other maintenance which may be required.
- 2.2.3 It is prohibited to fit any carpets or any other floor coverings at the Premises without the prior written consent of the Landlord.
- 2.2.4 At the point of termination of a tenancy agreement or earlier determination any items fixed to walls, ceilings, or fitted units at the Premises will be removed by the tenant and returned to the same condition as at the lease commencement of the tenancy agreement in accordance with terms of this Tenancy Contract.
- 2.2.5 The Tenant is permitted to change the paint color of the internal walls within the Premises, provided that the Tenant has obtained written permission from the Landlord, and that the Tenant upon the expiry or earlier determination of this Tenancy Contract shall reinstate all walls to the same color as at the Lease commencement.

**2.2.6 Please note, as stated within your Tenancy Contract, Tenancy terms, Clause 3.
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Tenants responsibility:

Upon the expiry of termination of the Tenancy Contract, deliver possession of the Premises, all the landlord's fixtures therein, and keys thereto, to the landlord in good order and condition including the removal of any light fittings installed by the Tenant and return the Premises and fixtures therein to their condition at the commencement of the Tenancy Agreement.

The unit is required to be handed back to the landlord in the same condition as it was received. This includes but is not limited to filling any holes in the wall or ceiling, a professional deep clean of the unit and re-painting of all walls throughout.

2.3 Abuse of Staff

2.3.1 Tenants are to treat each other and all Service Providers engaged by the management in a cordial manner. Verbal or physical abuse will be treated as a serious violation of the Community rules. Complaints regarding the mistreatment of others should be presented in writing to the Property Manager.

2.4 Littering and vandalism

2.4.1 The act of littering, graffiti or vandalism is expressly prohibited within the compound. A Tenant shall be held liable for the cost of any cleaning, repair or replacement works required as a result of any such prohibited activity being carried out by the Tenant (or their visitors or invitees). All incidents of serious vandalism will be reported to Dubai Creative Clusters Authority (DCCA) or Dubai Police for their further action.

2.4.2 All costs associated with the reinstatement of the item or area that has been vandalized shall be charged to those individuals found to be causing the vandalism.

2.5 Garbage Disposal

2.5.1 All garbage and refuse shall be placed in trash bags and should be tied. All trash bags should be placed in the garbage chute or provided trash bins.

2.5.2 No items or trash bags should be placed outside of the provided container or trash bin. Further, if your unit is serviced by a garbage chute all items should be placed in the chute and not left in the garbage room. Garbage outside of the designated areas are unsightly and attract pests.

2.6 Common Areas

2.6.1 All common areas, including within apartment blocks, must remain clear of items at all times. This includes, but is not limited to, children's toys, bicycles and storage units.

2.6.2 For tenants residing in the apartment blocks, all bicycles are to be stored and locked in the cycle racks provided.

2.7 Balconies and External Facade

2.7.1 Balconies form part of the unit and should be kept clean and uncluttered. The structure and appearance of a balcony must remain in the same condition throughout the lease period. Balconies are not to be used for storage purposes. Any large items of storage furniture are prohibited. Any broken or damaged furniture is to be removed or repaired at the cost of the tenant. Wires on balconies are not permitted due to Dubai Health and Safety Regulations.

2.7.2 If any item is identified on a balcony which, in the Landlord's opinion, is aesthetically displeasing or undesirable it may be requested to be removed at the expense of the tenant.

2.7.3 No television aerials or satellite dishes may be attached to the exterior of the Premises

(including the balcony) without the Landlord's prior written consent and then only upon

the terms and conditions contained in such consent.

2.7.4 It shall not be permissible to place or hang any washing or laundry or any other items on any part of the Premises.

2.7.5 No sign, notice, billboard or advertisement of any kind may be placed on any part of the

external façade including the balcony.

2.7.6 Shisha, Barbecue's or any other potential source of ignition are not permitted on balconies.

2.8 Fire and Safety

2.8.1 Smoking is prohibited at all times in the common areas.

2.8.2 Tenants are prohibited to bring into or near the Premises any explosive, inflammable or dangerous substance which could endanger the Premises, the Landlord's Fixtures, or any occupiers or visitors of the Premises or surrounding common areas. The creation of a fire hazard through hoarding of papers, rags or other materials is prohibited.

2.9.3 In case of fire, the use of lifts is prohibited.

2.9.4 All cases of accidents within the Project should be reported immediately to the Property Manager.

2.9.5 Tenants are required to participate in the Annual DCD fire drill.

2.10 Vehicles and Parking

- 2.10.1 Vehicles may be parked only in such areas as are specifically indicated or approved by the Landlord for that purpose and in such a way that the flow of traffic and access to and from parking bays is not obstructed.
- 2.10.2 One vehicle may not occupy two parking bays.
- 2.10.3 Vehicles must be parked in designated spaces only and not to obstruct any footpath.
- 2.10.3 No trucks, trailers, boats or other heavy vehicles may be parked without the prior written consent of the Landlord and then only in the designated areas.
- 2.10.4 If the Landlord has cause to remove or tow away any vehicle parked or standing abandoned outside its designated parking bay, liability will be at the risk and expense of the owner of the vehicle
- 2.10.5 The parking of vehicles is subject to the express condition that every vehicle is parked at the owner's risk and responsibility and that no liability shall attach to the Landlord, or any of their respective employees or agents for any loss or damage of whatever nature which the Tenant, or any person claiming through or under him, may suffer in consequences of parking his vehicle.
- 2.10.6 All vehicles in the compound must obey the speed limit. Exceeding the limit directly endangers other residents.
- 2.10.7 Carports must remain clear of items aside from the vehicle at all times.

2.11 Pet Policy

Strictly no pets are allowed in Cordoba Residence.

2.12 Management Inspections

- 2.12.1 Periodic inspections in accordance with the terms of this Tenancy Contract may be conducted by the Property Manager from time to time to ensure compliance with the Rental Agreement.

Item 3. Recreational Facilities

3.1 Rules

- 3.1.1 Tenants (and other permitted users) must strictly comply (and ensure their visitors comply) with any rules, directions and instructions displayed on the Common Areas relation to the use and enjoyment of the Recreational Facilities.

3.2 Risk

- 3.2.1 The use of the Recreational Facility is at the sole risk of each user. The management is not liable for any injury or damage caused when using the Recreational Facility unless such injury or damage results from the Landlord's negligence.

3.4 Visitors

- 3.4.1 Tenants (and other permitted users) who use the Recreational Facilities may only invite a reasonable number of visitors using them at any given time. If the Property Manager determines that the number of visitors using the Recreational Facility is unreasonable, or unreasonably interferes with the peaceful enjoyment of the Recreational Facility by other user, the Property Manager may require visitors to leave the Recreational Facility. The Tenants (or other permitted user) who invites visitors must comply with the Property Manager's request that their visitors leave the Recreational Facility.

3.5 Supervising Children

- 3.5.1 Children under the age of 14 must not use the Recreational Facilities unless an adult exercising effective control is with them at all times.

Item 4. Using the Swimming Pool

The following rules apply when using the Swimming Pool, in addition to any other rules displayed in the Common Areas near or in the vicinity of the Swimming Pool:

- (a) The Swimming Pool may only be used between the hours of 7am and 9pm daily by Tenants and their visitors according to these rules.
- (b) Running, or pushing is prohibited anywhere in, near or in the vicinity of the Swimming Pool.
- (c) Diving or acrobatics is prohibited anywhere in near or in, near or in the vicinity of the Swimming Pool.
- (d) Activities that affect or interrupt the peaceful enjoyment of the Swimming Pool by other Tenants are prohibited.
- (e) In the interests of hygiene, persons using the Swimming Pool must shower prior to and after using the Swimming Pool.
- (f) Users of the Swimming Pool must comply with the directions, instructions, and decisions of the on duty lifeguard regarding pool safety and disturbances.
- (g) Users of the Swimming Pool must not bring or consume food or drink (except water) anywhere in, near or in the vicinity of the Swimming Pool without Approval.
- (h) Smoking in, near or in the vicinity of the Swimming Pool is prohibited.
- (i) Users of the Swimming Pool may not play music anywhere in, near or in the vicinity of the Swimming Pool (unless played through the use of a headset).
- (j) Tenants may not hold functions, parties or events anywhere in, near or in the vicinity of the Swimming Pool without approval.
- (k) Users of the Swimming Pool must not use, interfere with or tamper with any safety or lifeguard equipment unless it is an emergency.
- (l) Users of the Swimming Pool must be appropriately clothed and respectful of the standards of behavior expected in the UAE when they are anywhere in, near or in the vicinity of the Swimming Pool.
- (m) Indecent exposure (including nudity) anywhere in, near or in the vicinity of the Swimming Pool is prohibited.

- (n) Balls, floats, snorkels, fins or any other equipment that may endanger or cause annoyance to other users of the Swimming Pool are prohibited.
- (o) The Swimming Pool is for the sole use of residents.
- (p) Management will not be held liable for any injury or death (not as a result of owner's negligence) of any person or employee, or loss and damage of any personal belongings and will hold any person liable for any damage that may be caused to the property or its belongings as a result of misuse or negligence.
- (q) The Management will not be held liable for the theft or damage of any item/personal belongings left in the swimming pool area or any of its divisions.

Item 5. Using the Gym

The following rules apply when using the Gym. Cordoba Residence Management welcomes any comments or suggestions to help develop and improve the Gym. GYM TIMING: 5 AM to 10 PM

- (a) Use of gym equipment is at YOUR OWN RISK. Management assumes no responsibility for any injuries, which may occur.
- (b) Please follow the gym equipment directions carefully and only use gym equipment if you are in a proper health condition to do so.
- (c) Appropriate sports clothes must always be worn and in accordance with the values and customs of the United Arab Emirates.
- (d) Sports shoes must always be worn. No barefoot, sandals, flip-flops or dress shoes are permitted.
- (e) Gym users are to bring and use their own towels.
- (f) Please maintain the cleanliness of equipment and always ensure appropriate personal hygiene.
- (g) Remove all weights from the gym equipment after use and return any free weights to their specified place.
- (h) Wipe down and switch off gym equipment after each use.
- (i) No children under the age of 16 are permitted to access or use the gym. Management assumes no responsibility for any injuries, which may occur.
- (j) Non-residents are not authorized to use the gym.
- (k) No pets are allowed.
- (l) No loud music or filming of any kind is permitted inside the gym.
- (m) No food or smoking is permitted inside the gym.
- (n) Please report faulty or damaged equipment to Management immediately.
- (o) Management reserves the right at their sole discretion to indefinitely deny gym access to any person.

- (p) The Management or the Landlord of Cordoba Residence is not responsible for the loss of any belongings; the resident should be responsible for his or her own valuables.

Item 6. Additional/replacement access cards:

Each application for an additional access card will be reviewed on an individual basis. The specified number of access cards for each unit must not be exceeded.

Details of the vehicle that will use the additional access card must be provided along with a clear indication as to where this vehicle will be parked. The request will be rejected if there is not a parking bay available. Vehicles parked on the curbs or roadsides are not permitted.

If an access card malfunctions on its own accord it will be replaced free of cost

If an access card is lost or damaged by the tenant, a replacement will be charged at **AED 250**. The lost or damaged card will be remotely deactivated.

Item 7. Violation and Enforcement

- 7.1 A single violation of any of these rules and regulations shall be deemed serious violation and material non-compliance with the Tenancy Contract. This violation of the above provisions shall be good cause for termination of this Tenancy Contract in accordance with clause 9 of this Tenancy Contract. The Tenant also understands that material violation constitutes action by the Landlord to recover any damage to the Premises by withholding the Security deposit or judicial action.
- 7.2 The above Tenancy Rules are binding upon all occupiers of the Premises, and the Tenant shall procure that the occupiers of the Premises and their employees, family, guests or invitees are aware of and shall comply with them.
- 7.3 These Tenancy Rules may be changed or additional rules imposed by the Landlord at any time and the Tenant agrees to abide by the same.

Item 8. Move In/Out Procedure

Move-In

DEWA- The Property Management Team will provide a photocopy of the signed agreement plus the final bill from the previous tenant. The new tenant can then proceed to DEWA to complete their application.

Keys and access card/s will only be handed to the tenant once the following has been completed:

- The Tenant provides a copy of the security deposit slip from DEWA.
- A Move-in Snagging Inspection, which will be completed by the Property Management Team alongside the new tenant.

The Tenant can collect the original signed lease contract once the first rental cheque has cleared.

Move-Out

Once the vacating date is confirmed, the Property Management Team will prepare a Vacating Notice, signed by the Property Manager, which will be sent to tenant.

One month prior to the vacating date the Move-out Snagging Inspection will be scheduled. Any defects or damages identified during the inspection will be deducted from the security deposit.

Please note, as stated within your Tenancy Contract, *Tenancy terms, Clause 3. I. I.*

Tenants responsibility:

Upon the expiry of termination of the Tenancy Contract, deliver possession of the Premises, all the landlord's fixtures therein, and keys thereto, to the landlord in good order and condition including the removal of any light fittings installed by the Tenant and return the Premises and fixtures therein to their condition at the commencement of the Tenancy Agreement.

The unit is required to be handed back to the landlord in the same condition as it was received. This includes but is not limited to filling any holes in the wall or ceiling, a professional deep clean of the unit and re-painting of all walls throughout.

A Final inspection will be held on the vacating date. The Tenant is to handover the following:

- Keys
- Access Card/s
- Final Paid DEWA Bill

If the tenant does not provide DEWA clearance certificate within three (3) working days from the vacating date, then the tenant must pay rent calculated on pro rata basis for each day of delay.

Once the tenant has signed an updated Statement of Account, the deposit refund cheque will be requested.