

Building Rules & Regulations

KAIZEN Owners Association Management Services would like to bring your attention to the following residency regulations in The Pulse Community. This has been prepared in the interest of residents, furthermore, it highlights the processes for maintenance, move in/ out and access controls that have been established.

1. Common Area

- Handle the common area property facilities with care. Any act of vandalism in the common area(s) will be reported to Dubai Police and a penalty will be imposed by Kaizen asset management service.
- All residents should not generate loud and/or disturbing noise of any kind, including, but not limited to, noise created by pets, televisions, stereos, musical instruments, private parties, cars and motorcycle engines.
- Owners, Residents and Users must treat all staff of the Development, Community Manager, and any of their service providers, in a cordial and polite manner. Verbal and/or physical abuse will not be tolerated under any circumstances and will be referred to the relevant Local Authorities. The Association/Community Manager is authorized to issue a Notice of Violation with applicable penalties.

2. Safety

- Throwing cigarettes from balconies or placing them in garbage chutes is strictly forbidden. Legal action will be taken in an event of noncompliance causing damage in common area.
- All entrances, exits, halls, service elevator lobbies, stairwells & building common areas must remain clear for passage/doors at all times. Noncompliance is a violation of fire code.
- Do not BBQ on your balcony
- Do not use your balconies for storage
- Do not install satellite dish in your balcony
- Do not throw garbage from your balcony
- Do not Dry/Hang cloths on your balcony

3. Handling of Garbage

- Do not leave or throw any type of rubbish/garbage bags anywhere outside of the designated garbage room. Place all rubbish/garbage inside the garbage chute.
- Avoid using the garbage chute after 09:00 PM and before 07:00 am as a courtesy to other residents.
- Do not throw hazardous/forbidden items in garbage chute. These include furniture, electronics and dangerous liquids.

4. Pets

- Pet owners must clean up after their pet by disposing of pet waste in an appropriate manner.
- Pets must be kept on a leash in all public areas all the time.
- Pets should not cause any type of disturbance to your neighbor.
- Leaving unattended pets, anywhere in building common area(s) is strictly prohibited.

5. Maintenance/ Fit out Works

- Unit fit out works/ Major work should be previously approved by Kaizen asset management service. The scope of work, letter of appointment, contractor's trade license and insurance copy should be submitted on www.kaizenams.com/form and approval for minor works will be approved within 1 working day
- After maintenance, any hazardous material/disposals shall not be disposed in garbage area including chute. The hired maintenance company shall be responsible for all such disposal. Strict penalty will be imposed in case of noncompliance.
- As a courtesy to your neighbors maintenance work before 9:00am & after 6:00 pm is prohibited. No noisy works will be permitted on the weekends.

6. Access Cards

- The validity of access cards are linked to tenancy contracts. If your Ejari is expiring, provide the renewed contract to the Kaizen management in order to extend the access.
- Replacement or additional cards are subject to a fee of AED 210.
- Residents should always carry their access cards upon entering the building.
- Resident's will need to complete the form (available online) and provide all necessary documentation as stated on the form.

7. Move- in/out / Moving Heavy items Permits

- After the approval from the Kaizen Management, the approved form to be printed and handed over to the security of the building along with the Security Deposit (1000 AED) at the time of the Move in / Move Out.
- A security Deposit of AED 1000 is applicable and to be given to the security of the building at the time of Move in / Move Out.
- The Management and its staff will not be held responsible for any accident/injury that occurs on the premises.
- The occupant and the moving company should undertake necessary safety precautions.

- Landlord's, tenants and occupants are responsible for any damage caused to the common areas while moving in /out (either directly by them or their appointed moving company).
- The Management will repair any damage caused to common areas during the Move in/ Move Out process and deduct the amount from the security deposit. However, if the cost exceeds the deposit amount then the balance to be paid by the resident/ owner. In case of non-cooperation, the balance will be back charged to the unit service fees.
- Moving companies are to provide identification copies of all their staff members that will be accessing the building. Also, adequate supervision during the moving in/out process needs to be provided.
- Moving companies should abide by the access and security policies of the community at all times.
- Areas must be cleaned after the move and the waste materials should not be disposed in the community's garbage rooms.
- Penalties will be imposed in case of non-compliance with any of these rules.
- For more information, please email us on community@kaizenams.com

8. Abuse of Community Staff

Owners and Residents are to treat all staff members of the Community and structures therein in a cordial manner. Verbal and/or physical abuse will not be tolerated and will be treated as a serious violation of the Rules. Complaints regarding the mistreatment of employees and/or vendors should be presented in writing to the Community Manager and if necessary to the Board.

9. Privacy

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

10. Household Staff

- Household staff, including (but not limited to) housemaids, drivers, cooks, and gardeners should hold a valid residence visa issued by the Dubai Immigration Department.
- Owners and Tenants are fully responsible if they are found accommodating household staff not directly sponsored by them. Owners and Tenants are liable for criminal prosecution by the appropriate authorities as per the dictates of the law.

11. Swimming Pools

- Running, jumping or pushing is not allowed anywhere within the pool areas.
- No diving or acrobatics is permitted by or in the pool.
- No activities are to be undertaken that would affect the peaceful use of the facilities by other residents including excessive noise.
- Children under the age of fourteen (14) years must be under the supervision of an adult at all times.
- In the interest of hygiene, all persons are required to shower prior to using the pool.
- The decision of the lifeguard and/or pool supervisor regarding pool safety and what is disturbing to other residents is final.

12. Service Plant, Filtration and Telephone Rooms / Structures

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

13. Vehicles & Parking restrictions

All Owners and residents are required to adhere to the following Rules regarding street traffic and parking. Any violation of the parking policies listed below may result in the immediate towing of the vehicle at the vehicle owner's expense.

Access control

- Only bona fide Owners, Residents and their families, domestic employees and guests are allowed into the Community. Delivery personnel and taxi and school bus drivers are also allowed into the community for the express purpose of delivering to or dropping off or picking up Residents however, they have to report are security desk at first.
- Service providers, building contractors and handymen are permitted to enter into the community only with approved entry permits and documents issued by the Community Manager.

Parking

- Residents must use their designated car parking spots only as the primary location for parking their vehicles. Car ports shall not be used for storage of any goods and/or materials therein, nor use any portion of the car port for a workshop or other use. Also, such storage would prevent the homeowner from parking the required number of vehicles that the carport was intended and also potential fire/health hazard.
- Parking on the pavements or gardens or any lawn area is strictly prohibited. Violating vehicles will be towed away at the vehicle owner's expense.
- No overnight parking of any unauthorized motor vehicle – as defined by Dubai Police as fit for use on the public roads – shall be allowed within the Community, unless approved in advance by the Community Manager.

- Oversized vehicles may not be parked on a street with the exception of delivery and removal vehicles while performing services for Residents. An oversized vehicle is deemed to be any vehicle that does not fit into a residential unit's carport, parking slot or driveway.
- No dune buggy, water craft, water craft trailer, truck, recreational vehicle, mobile home, motor home, van or camper shell which is detached from a vehicle shall be parked anywhere else within the community common areas unless for a temporary period and upon express approval from the Community Manager.
- No inoperative vehicles may be parked so that they will be visible from a neighboring property or from streets or access roads.
- No motor vehicle or trailer of any type shall be constructed, reconstructed or repaired in the Master Community in such a manner as to be visible from a neighboring property.
- Owners and Residents are responsible to see that their guests and families and employees obey these parking Rules.
- Vehicles are not to be parked in a handicapped parking space without a handicap placard or similar authorization.
- Storage of any kind of items with in the parking bay is not permitted.
- Vehicles are not to be parked in a manner, which interferes with any entrance to, or exit from either the Community or any residence therein.
- Any particular unit does not reserve street parking spaces and any unassigned parking spaces.
- No dismantled or wrecked vehicle or equipment shall be parked, stored or deposited within the community.
- No trailer, truck, boat or recreational vehicle shall be used as a living area within the community.
- Violations to parking rules will be reported to the Local Authorities, at the discretion of the Community Manager or "Notice Of Violation" will be issued.

Road Usage and Road Safety

- The maximum speed limit on the Master Community streets is 40 kilometers per hour on main roads and 25 kilometers per hour on neighborhood roads. However, in all instances, the posted speed limit signs will apply.
- No motorized vehicle of any kind may be operated in any manner which is dangerous, noisy or which creates a nuisance. Any violation of the speed limit or driving considered to be dangerous by the Management shall be deemed to be a serious violation of the Rules and shall be dealt with accordingly.
- The operation of dirt bikes, trail bikes, sand buggies, off-road vehicles, and non- licensed motorized vehicles is not permitted anywhere in the Master Community.
- Vehicles that drip fluids or that damage the streets are to be removed or repaired. The Owner will be responsible for the cleanup and/or repair or the reimbursement to the Owners Association for the cleanup and/or repair.
- Car stickers and/or access cards provided at the time of handover of property may only be used by Owners and their Tenants and promptly returned once the Owner or Tenant transfers/ vacates the property.

- Pedestrians always have the right-of-way on walkways and footpaths.
- No parts of the streets, walkways and footpaths shall be used for the storage of personal items or material.

Commercial Vehicles

- Commercial vehicles may not be visibly parked or stored within the Community except temporarily for a maximum of four (4) hours while providing a delivery or service to the Management or to Resident.

Emergency or Temporary Maintenance and Construction Vehicles

- The provisions of these rules shall not prevent any reasonable emergency vehicle repairs or operation of any emergency vehicle, ambulance, etc., within the Master Community.
- The provisions of these rules shall also not prevent the reasonable operation or temporary use of construction trailers, vans, or other trucks, machinery/equipment, construction shelters or facilities maintained during and used exclusively in connection with the construction of any improvement approved in writing by the Management.
- Major repairs shall not be conducted to any vehicle of any kind in car ports or in Common Areas except for emergency repairs to the extent necessary to enable the vehicle to be moved to a proper repair facility.
- Changing vehicle oil or other automotive fluid is prohibited in the Common Areas.

14. MAINTENANCE AND AESTHETICS

14.1. Yards and Landscaping

- It is the duty of each Owner, at his/her sole expense, to keep all landscaping, including shrubs, trees, grass and other plantings, neatly trimmed, properly cultivated and maintained, and to keep his/her Lot free of debris and maintained in such a manner as to enhance its appearance. This responsibility applies until the date upon which the Owner sells the property and such sale is registered and title deed transferred to the new Owner.
- The Board and Community Manager at their sole discretion shall determine an acceptable condition of maintenance.
- Major landscape improvements may not be implemented without the prior approval of the Community Manager. Failure to obtain prior approval could result in removal, at the Owner's or Resident's cost, of the unapproved improvements. Improvements shall be deemed to include irrigation systems, sheds, pergolas, swimming pools, shade structures, fences, gates etc., whether temporary or permanent.
- Owners and Residents are not permitted to sink water wells/bore wells, reverse osmosis or desalination plants anywhere on the property.
- Dewatering of private swimming pools water, waste water or dumping rubbish into the sewer network is strictly prohibited and will be enforced by Notice of Violation and severe penalties, including those determined by Dubai Municipality.
- Discharge of wastewater or dumping of rubbish onto adjacent plots or directly into the

road/street or common area is strictly prohibited.

14.2. Pest Control

- The Resident should routinely control each Unit for pests prior to the occupancy of the property. This shall include the regular cleaning of any water feature (fountain, pond, etc) to ensure that mosquito or other pestilence does not breed in the water feature.
- Owners and Residents will be responsible, at their own expense, for any further pest control required within the boundaries of their own property. Owners and Residents are, however, asked to inform the Community Manager of any pests other than ants, non-poisonous spiders, bees and wasps found on their property.
- The Owners Association will be responsible, on an on-going basis, for pest control of all the Common Areas of the Community.

15: HOME APPEARANCE

15.1. Windows

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

15.2. Exterior Attachments

- Outside television, radio, satellite or similar types of antennae may only be located on the properties where they are not visible from the street, Common Areas and neighboring units and balconies. The cabling for such antennas must be neatly channeled in appropriate conduit or ducting such that they are not visible from the Common Areas and neighboring units and balconies.
- Nothing may be attached to the exterior of the building or car port (where relevant) without the approval of the Owners Association. Such items may include awnings, pergolas, shade cloth, shade or protective sheeting, etc. Permission will only be granted for material of the same wooden material or paint shade as the exterior of the property.

15.3. Laundry

- Hanging of Laundry outside on clotheslines, balconies, or other apparatus visible to other Residents from the street or the ground level of a neighbouring unit or the external common area is not permitted.

15.4. Holiday/Celebration Decorative Lighting

- Temporary holiday or festival lighting is permitted in individual Households during Eid and other festive and national holidays.
- Flashing decorative lights, or lighting that creates glare visible from outside the property is not permitted. White color string lights are preferred. The Community Manager will determine clarification on the appropriateness of decorative lighting.

- Permitted decorative lighting for holidays and celebrations may be installed and illuminated ten (10) days before the holiday or celebration and must be removed not later than ten (10) days after the holiday or celebration.
- Lighting decorations causing complaints from neighboring residents must be turned off or removed upon request.
- No private parties / get-togethers are allowed in Common Areas without the explicit prior approval of the Community Manager.

15.5. Signage

- 'For Sale', 'Lease' or 'Rent' signs are not allowed
- No sign or advertising device of any character may be erected, maintained or displayed upon any portion of the Common Areas or in Common Areas in front of private property unless and until the same has been approved by the Owners Association and should be of standard approved size and of professional quality.
- No signs, including banners and flags are to be placed on balconies, roofs and windows.
- Any sign that does not adhere to the above standards will be removed from the site at the Resident's or Owner's expense in addition to the issuance of Notice of Violation.

15.6. Patios and Balconies

- Balconies and patios may not be used for storage of any storage units, boxes, refuse, unused furniture, cabinets, cartons, automobile parts, recyclable materials, storage and/or recycling containers, woodpiles, clotheslines, clothes drying racks, barbecue grills and/or other equipment, bicycles, or any children's tricycles, wagons, strollers, skateboards, scooters, slides and playhouses so as to be visible to other Residents from the street or the ground level of a neighbouring Lot.
- Rugs, drapes, towels or other articles shall not be draped or hung on balcony railings, patio walls, from windows, or from clothes lines which are visible above the patio walls.
- No items on the balcony may extend higher than the balcony wall, including personal items, except the following: hanging or potted plants, patio tables, umbrellas, wind chimes and bird feeders. All of these must be kept in good condition and be aesthetically agreeable. Any resulting damage to the exterior of the residence caused by the installation of hooks or attachments for the purpose of hanging decorative items will be the responsibility of the Owner of the Unit.
- The storage of any combustible items such as charcoal lighter or other flammable items on the patios, balconies, or hot water heater closets is strictly prohibited.
- No pots or other items shall be placed on top of any wall or railing and each Owner/ Resident shall take reasonable steps to capture water from potted plants placed on a balcony.
- No Owners or Resident shall make any improvements to a balcony, entry or patio or similar area unless and until the Owners Association approves the plans in advance.