



AL RAHA GARDENS RULES & REGULATIONS



In order to create a peaceful living environment for Al Raha Gardens, each resident must read and agree to the following rules and regulations as per the Master Community Declaration.

Please confirm that you have read and understand the rules listed by signing below and returning to Al Raha Gardens within seven days of the commencement of your lease agreement.

1. An occupant shall not undertake any improvements of the property, nor alter the exterior appearance of any buildings located upon the property, without the prior written consent of the Manager. The granting or withholding of consent shall be in the discretion of the Manager exercised in the best interests of the common hold community and neighboring tenants/occupants. Notwithstanding any approval granted by the Manager, no improvements may be undertaken until any approval required from the relevant municipality and any other government authority as required has been obtained by the tenant, if required, such approval is to be at the sole expense of such tenant requesting consent. The granting of any approval of any improvement by the Manager shall not result in the Manager being held liable by any tenant as a consequence of any damage, claim or expense incurred as a consequence of such improvement.

Only ARG registered contractors will be granted access to the Al Raha Gardens Development, please contact the ARG Call Centre for a quote for all maintenance including, pre move in cleaning, landscaping, curtain and light installation etc.

2. A tenant shall not change the use of the property from that of a residential, single-family dwelling.
3. A tenant shall not use the property for any unlawful or immoral act or purpose.
4. Every tenant shall maintain their property in a neat and tidy condition and in a state of good repair. A tenant shall not place any item, including, without limitation, satellite dishes or do anything on any part of the property, including balconies and patios which, in the discretion of the Manager, is aesthetically displeasing or undesirable when viewed from the outside of the building.
5. Every tenant shall keep the external areas of his property in a clean and tidy condition and not allow any rubbish or waste to be left there. Each tenant shall clean all windows at his property as often as is necessary and shall water, maintain, replace and renew, as required, any trees, plants and landscaping features located on their respective property.
6. No vehicle, boat or trailer shall be parked on any part of the common hold community except in the allocated car parking area of the tenant's property.
7. All visitors shall park only in the visitors parking area designated by the Manager. No parking on any street shall be permitted.

8. No tenant shall overload any structural part of the property nor any machinery or equipment at the property nor any of the media for the supply or removal of heat, air conditioning, electricity, gas, water, sewerage, energy, telecommunications, data and or the services and utilities at or serving the property.
9. Nothing shall be done in any property or common elements which is noisome, unsightly, injurious, objectionable, illegal or detrimental, a public or private nuisance or a source of damage or disturbance to any community. The Manager's determination with respect to the foregoing shall be final.
10. No tenant shall contravene any law, by-law, decree or statutory regulations or the conditions of any license or approval relating to or affecting the occupation or use of the common elements or property.
11. Every tenant shall comply with all security procedures and directives implemented and issued from time to time by the Manager.
12. Every tenant shall adhere strictly to the terms of easements and restrictions benefiting or burdening the property.
13. No animal, livestock or fowl other than one (1) domestic animal such as a dog or cat shall be kept within a property (subject to prior approval from the owner) and no pet that is deemed by the Manager, in its absolute discretion, to be a danger or nuisance shall be kept by any tenant within the property. Any tenant who keeps a pet within the property shall within two (2) weeks of receipt of written notice from the Manager requesting the removal of such pet, permanently remove such pet from the common hold community.
14. The above rules are equally binding upon any and all occupiers, and tenants shall ensure that their occupiers are aware of and comply with them. In the event of a dispute relating to the foregoing or any provision of the Master Community Declaration amongst any owner(s), the Developer and or the Manager, the decision of the Manager shall be final.

Signed: _____ Name: _____

Date: _____ Leasing Commencement Date: _____

(Please return to ARG Service Compound before the commencement of your lease)