

COMMUNITY RULES

1 General

1.1 Definitions and Interpretation

Except where the context otherwise requires, references in these Community Rules to:

- (a) the "Unit Owner" includes a reference to the "Occupier" of that Unit; and
- (b) all other capitalized terms have the meanings defined in the Agreement.

1.2 Background

These Rules:

- (a) are intended to promote, and maintain, the social well-being of Unit Owners as well as the environmental and physical standards of the Master Community; and
- (b) are in addition to the rules, regulations or requirements of any Relevant Authority or Applicable Law, and those of the Seller, the Master Developer or the Managing Agent, imposed in accordance with this Agreement or in accordance with the Master Community Declaration; which, together with these Rules, must be observed and fully complied with by each Unit Owner.

1.3 Permitted Use

- (a) A Unit Owner must ensure that its Unit is used strictly for its Permitted Use only.
- (b) A Unit Owner must not use its Unit, the Component Common Areas or the Communal Facilities for any illegal or immoral act nor for any use that may harm the reputation of the Seller, the Master Developer, the Project, the Master Community or any other Unit Owner.
- (c) A Unit Owner must fully comply with all prevailing Applicable Laws in respect to its use and occupation of its Unit, the use of Component Common Areas, the Project or the Communal Facilities.
- (d) A Unit Owner must not conduct in or upon any part of the Project including the Unit, any auction, clearance or liquidation sale without the prior written consent of the Managing Agent and the Seller/Master Developer and without procuring the necessary permit from any relevant authority.
- (e) A Unit Owner must not sell the Unit in auction without the prior written consent of the Managing Agent and the Seller/Master Developer.
- (f) A Unit Owner must not allow the number of people in the Unit at any time to exceed the reasonable number of people that the Unit is designed to occupy.
- (g) The duties and obligations imposed by these Community Rules on a Unit Owner must be observed not only by every Unit Owner but as well by their Occupiers. The Unit Owner shall, and must ensure and procure its Occupiers to, comply with these Community Rules and make good all damages and losses caused thereunder.
- (h) No activities are permitted that unreasonably interfere with a Unit Owner's right to privacy.
- (i) Each Unit Owner must take reasonable steps to protect their privacy.

1.4 Insurance

A Unit Owner must obtain and maintain insurance in respect of its Unit and contents for such amounts, on such terms and with

such an insurer as is reasonably acceptable to the Seller/Master Developer and must provide copies of the insurance policies and renewals thereof to the Seller/Master Developer along with copies of the receipts of payment of the insurance premiums. Otherwise, the Seller/Master Developer may (but is not obliged to) procure insurance on behalf of Unit Owners and charge back premiums to the respective Unit Owners proportionally.

1.5 **Obligation to Maintain Unit**

- (a) A Unit Owner must maintain, repair and keep the whole of its Unit in good and substantial repair, working order and condition (including all doors, windows, machinery, plant, equipment, fixtures and fittings which may be installed in the Unit) to a standard equivalent to or greater than the standard of the of the Project at all times. Should a Unit Owner fail to discharge its obligation hereunder, the Seller/Master Developer may (but is not obliged to) procure the necessary maintenance or services at the cost of the Unit Owner.
- (b) A Unit Owner must, without affecting the generality of above, at the Unit Owner's expense:
 - i. cause its Unit (including all interior glass in the Unit and all exterior glass that is readily accessible from within the Unit or from the balcony or terrace area forming part of the title to the Unit or over which exclusive use rights have been granted) to be cleaned (and kept free of dirt and rubbish and of rodents, vermin, insects and other pests) on a regular basis in a proper and workmanlike manner and to a standard at least equivalent to the cleaning of the Project;
 - ii. keep clean and maintain in good order, repair and condition all fittings, plant, furnishings and equipment in its Unit and in particular must have a maintenance contract for the quarterly service of the air conditioning units with the Seller/Master Developer or a supplier approved by the Seller/Master Developer either collectively with the Managing Agent where applicable or separately (in which case a copy of the contract must be submitted to the Seller/Master Developer);
 - iii. immediately repair all broken glass in the Unit with glass of the same or similar quality and all damaged or broken lighting, electrical equipment (including light globes and fluorescent tubes) and plumbing installed upon the Unit;
 - iv. not use the lavatories, sinks and drainage and other plumbing facilities in its Unit, the Component Common Areas or Communal Facilities for any purpose other than those for which they were intended and not deposit or permit to be deposited in such facilities any sweepings, rubbish or other matter. Any damage caused to such facilities by the misuse of the Unit Owner must be made good immediately by the Unit Owner upon notification of the same; and
 - v. not place any item in the Component Common Areas or Communal Facilities including door mats or attach any decorative items or religious symbol to any external door or window or otherwise within the Unit that may be visible from the Component Common Areas, the Communal Facilities or any other Unit.
- (c) A Unit Owner must not undertake any building works to its Unit without the prior written consent of the Seller/Master Developer in accordance with the architectural code vetted by the Seller/Master Developer.

1.6 **Behaviour of Unit Owners**

- (a) Unit Owner must not create any noise or nuisance in its Unit, the Component Common Areas or Communal Facilities that is likely to interfere with the peaceful enjoyment of other Unit Owners in the Master Community.
- (b) A Unit Owner must not carry out any obnoxious or offensive activities in its Unit, the Component Common Areas or Communal Facilities, nor shall it do or allow to be done or maintained on any part of the Master Community any activity which may be or may become an annoyance or nuisance to other Unit Owners in the Master Community.
- (c) A Unit Owner when on the Component Common Areas or Communal Facilities must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the other Unit Owners in the Master Community.

- (d) A Unit Owner must not behave in a manner likely to interfere with the peaceful enjoyment of any other Unit Owner in the Master Community.

1.7 Appearance of Unit

- (a) A Unit Owner must not, without the prior written consent of the Seller/Master Developer, maintain within its Unit (or on any balcony or terrace area) any item or furnishing that is visible from outside the Unit that, when viewed from outside the Unit, is not in keeping with the rest of the Project undesirable or aesthetically unattractive.
- (b) A Unit Owner must not, except with the prior written consent of the Seller/Master Developer, hang any washing, towels, bedding, clothing or other article on any part of its Unit (or on any balcony or terrace area or) in such a way as to be visible from outside the Unit or install or affix to the exterior of the Unit any antenna, aerial, cabling, satellite dishes or other goods.

1.8 Floor Coverings

A Unit Owner must obtain the prior written consent of the Seller/Master Developer prior to altering or replacing the floor coverings or surfaces of its Unit.

1.9 Security

- (a) A Unit Owner must use all reasonable endeavors to keep its Unit secure from theft or robbery at all times including, without limitation, ensuring that all doors, windows and openings are closed and securely locked when the Unit is not occupied. A Unit Owner expressly authorizes the Seller/Master Developer and the Managing Agent if any to enter and secure its Unit at the Unit Owner's cost if the Unit is left unsecured or unoccupied. A Unit Owner also expressly authorizes the Seller/Master Developer and the Managing Agent and their representatives to enter the Unit at any time they deem necessary, and without prior notification to the Unit Owner, in order to repair and maintain any systems or network passing through or servicing the Unit.
- (b) A Unit Owner must strictly comply with all rules and directions of the Seller, Master Developer and Managing Agent (where applicable) with respect to any security procedures implemented from time to time by the Seller, Master Developer and Managing Agent (where applicable).
- (c) The Unit Owners acknowledge and agree that the Component Common Areas, Communal Facilities and other areas that the Unit Owners might have a right to access within the Project or Master Community may have security cameras installed and accordingly they may be filmed as part of the security arrangements.
- (d) Unit Owners must adhere to the security and access arrangements implemented by the Managing Agent, Seller or Master Developer and agree that any one or more of them may:
- i. Refuse entry to anyone who cannot provide a satisfactory reason for their access or allow access subject to any condition imposed;
 - ii. Remove any person who is causing, or is likely to cause, a nuisance;
 - iii. Enter any part of the Component Common Areas or Communal Facilities for the purpose of maintaining security; and
 - iv. Disclose material including CCTV footage or security camera film to each other and the Relevant Authorities.

1.10 Preservation of Fire Safety and Non-Smoking

- (a) A Unit Owner must not do anything in its Unit, the Component Common Areas, the Communal Facilities or the Master Community that is likely to affect the operation of fire safety devices in the Master Community or to reduce the level of fire safety in the Units, the Component Common Areas, the Communal Facilities or the Master Community.

- (b) Smoking is not permitted in the Component Common Areas and Communal Facilities except in such areas designated as 'Smoking' areas, if any, as determined by the Managing Agent, Seller, Master Developer or any relevant authority from time to time.

1.11 Prevention of Hazards

- (a) A Unit Owner must not do or permit, by act or omission, anything in its Unit, the Component Common Areas, the Communal Facilities or the Master Community that is likely to create a hazard or danger to any other Unit Owner in the Master Community including anything that might endanger any Unit Owner's health or safety.
- (b) A Unit Owner must not without the prior written consent of the Managing Agent, the Seller and the Master Developer (as applicable) use or store in the Unit or on the Component Common Areas or Communal Facilities any inflammable chemical, liquid or gas or other inflammable material.
- (c) Rule 1.10(b) do not apply to chemicals, liquids, gases or other material reasonably used for domestic purposes if stored within the Unit, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.
- (d) A Unit Owner must not leave glass containers in the Component Common Areas or Communal Facilities.
- (e) A Unit Owner must not leave any cooking appliance unattended when in use and must only use cooking appliances in the designated kitchen areas.
- (f) A Unit Owner must not throw any items of any nature whatsoever from the windows, balconies or terrace areas of the Unit.
- (g) A Unit Owner must immediately give notice to the Managing Agent of any incidence of contamination, disease or infection that must be reported to the Relevant Authority under Applicable Law and the Unit Owner must pay the cost of remediating the contamination, treating the disease and disinfecting or otherwise satisfying the requirements of the Relevant Authority including the cost of replacing anything that must be repaired, replaced or destroyed because of such contamination, disease, infection.
- (h) A Unit Owner must not do or permit, by act or omission, anything within their Unit or in the Component Common Areas or Communal Facilities which may render void or voidable any policy of insurance over any part of any of them, or which may cause an increase in any relevant insurance premium payable

2 Component Common Areas

2.1 Obstruction of Component Common Areas

- (a) A Unit Owner must not obstruct the lawful use of the Component Common Areas by any person.
- (b) A Unit Owner must not in any way cover or obstruct any lights, skylights, windows or other means of illumination of the Component Common Areas.
- (c) If a Unit Owner fails to comply with this Rule 2.1, the Managing Agent is entitled to remove any obstructing items and place them in the Unit Owner's, store such items in any other place at the Managing Agent's choice or dispose of the items at the Unit Owner's sole liability, cost and expense without notice to the Unit Owner.

2.2 Damage to Component Common Areas

- (a) A Unit Owner must not mark, paint, drive nails or screws or the like into any structure that forms part of the Component Common Areas without the prior written consent of the Managing Agent or the Seller, or otherwise damage or deface such structure.
- (b) An approval given by the Managing Agent or Seller under Rule 2.2(a) cannot authorize any additions to the Component Common Areas.

- (c) This Rule 2.2 does not prevent a Unit Owner or person authorized by a Unit Owner from installing:
- i. any locking or other safety device approved by the Managing Agent or the Seller for protection of the Unit Owner against intruders or to improve safety within the Unit Owner, or
 - ii. any screen or other device approved by the Managing Agent or the Seller to prevent entry of animals or insects to its Unit; or
 - iii. any device used to affix decorative items to the internal surfaces of walls in the Unit that are not visible from the Component Common Areas or any other Unit.
- (d) Any item installed in accordance with this Rule 2.2 must be installed in a competent and proper manner and must have an appearance consistent with any guidelines established by the Managing Agent about such installations or, in the absence of such guidelines, be in keeping with the appearance of the rest of the Project.
- (e) A Unit Owner must make good any damage, breakage or defect to the Component Common Areas or any fixtures and fittings to any other Unit occasioned by want of care, misuse or abuse on the part of the Unit Owner or its Occupiers.
- (f) A Unit Owner must give the Managing Agent and the Seller prompt notice in writing of any defect or services to or fittings in need of repair in the Component Common Areas and of any circumstances likely to be or cause any danger, risk or hazard to the Component Common Areas or any person.

2.3 Damage to Lawns and Plants on the Component Common Areas

An Owner must not:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated on the Component Common Areas, or
- (b) use for its own purposes as a garden any portion of the Component Common Areas.

2.4 Furniture and Equipment on the Component Common Areas

- (a) All furniture and equipment located on the Component Common Areas has been provided for the safety, comfort and convenience of all Unit Owners and must not be damaged or removed by a Unit Owner without the written permission of the Managing Agent or the Seller.
- (b) A Unit Owner is responsible to make good any damage or loss caused by a Unit Owner or its Occupiers.

2.5 Children Playing on the Component Common Areas

A Unit Owner must not permit any child of whom the Unit Owner has control:

- (a) to play, or remain on, the Component Common Areas unless accompanied by an adult exercising effective control including the Parking Bay(s) areas or other area of possible danger or hazard to children.
- (b) to use the walls or floors for ball games, skateboarding or cycling or to deface the walls or Component Common Areas.

3 Garbage Disposal

3.1 Depositing Garbage and Other Material on the Component Common Areas and Communal Facilities

A Unit Owner must not deposit or throw on the Component Common Areas or Communal Facilities any garbage, dirt, dust or other material or discard any items on the Component Common Areas or Communal Facilities except with the prior written consent of the Managing Agent, the Seller or Master Developer as applicable.

3.2 Garbage Disposal

- (a) A Unit Owner must not accumulate rubbish in, on or around its Unit, the Component Common Areas Communal Facilities and must ensure that all rubbish and refuse is removed from its Unit to such locations as determined and notified to the Unit Owner by the Managing Agent, the Seller or Master Developer from time to time.
- (b) A Unit Owner, in relation to the disposal of garbage, waste and recyclable material must:
 - i. ensure that garbage is securely wrapped;
 - ii. ensure that tins or other containers are completely drained;
 - iii. ensure that recyclable material or waste is separated and prepared in accordance with the applicable recycling guidelines, if any; and
 - iv. comply with the Managing Agent, the Seller and Master Developer requirements for the storage, handling and collection of garbage, waste and recyclable material.
- (c) A Unit Owner must promptly remove or clean up anything which the Unit Owner may have spilled in the area housing the designated shared receptacles for garbage, recyclable material or waste.
- (d) A Unit Owner must notify the Managing Agent, the Seller or Master Developer of any loss of, or damage to the designated shared receptacles for garbage, recyclable materials or waste.
- (e) The Managing Agent, Seller or Master Developer may post signs on the Component Common Areas or Communal Facilities with instructions on the handling of garbage, recyclable material and waste.
- (f) This Rule 3.2 does not require a Unit Owner to dispose of any chemical, biological, toxic or other hazardous waste in a manner that would contravene any relevant law applying to the disposal of such waste.
- (g) If a Unit Owner fails to remove any garbage, recyclable material or waste strictly in compliance with this Rule 3.2, the Managing Agent, the Seller and the Master Developer is entitled to enter its Unit and remove the garbage, recyclable material or waste at the Unit Owner's sole cost and expense.

4 Communal Facilities

4.1 General

4.1.1 Operating Hours

- (a) The hours of operation of the Communal Facilities are determined by the Master Developer from time to time and displayed at the entry to the leisure facilities.
- (b) No Unit Owner may enter into the Communal Facilities outside of the hours of operation.

4.1.2 Use

- (a) All Unit Owners and their Occupiers must comply with all rules and directions of the Master Developer, as amended from time to time, and with the Applicable Laws and the Master Community Declaration and any other rule, direction or resolution pertaining to the use of the Communal Facilities.
- (b) A non-resident Unit Owner is deemed to have assigned its rights to use the Communal Facilities to its Occupier.
- (c) All users of the Communal Facilities do so at their own risk and acknowledge that there may be no lifeguard or supervisor on duty.
- (d) All invitees of a Unit Owner must be accompanied by a Unit Owner when using the Communal Facilities and a Unit Owner is responsible for the behaviour of all his/her Invitees.

- (e) Any child under the age of thirteen (13) years must be accompanied and supervised by an adult when using the Communal Facilities.
- (f) Unit Owners and its Occupiers must be appropriately dressed when using the Communal Facilities in consideration of other Unit Owners and for hygiene and modesty reasons.
- (g) The Master Developer reserves the right to exclude any person from using the Communal Facilities should such person be in breach of the Community Rules relating to the Communal Facilities or the Master Community Declaration.

4.1.3 Disclaimer

The Master Developer is not responsible for any injuries (including death), damage or loss sustained by any person when using the Communal Facilities (including but not limited to children playing areas, gymnasium and swimming pool).

4.2 Gymnasium (in case it was made available in the Project in the future)

- (a) An Occupier may only bring in a maximum number of invitees into the gymnasium at any one time as permitted by the Managing Agent, Seller or Master Developer who might inter alia limit the number of Invitees or restrict at any time their access to/use of the Gymnasium.
- (b) Use of the weight equipment is restricted to adults (aged sixteen (16) years or older) and youths aged thirteen (13) years to fifteen (15) years provided they are accompanied and supervised by an adult.
- (c) Weights must be lowered gently and not dropped on the ground.
- (d) Use of the cardiovascular equipment is restricted to twenty (20) minutes when others are waiting.
- (e) No food or beverages may be consumed in the gymnasium except for bottled water.
- (f) No equipment may be removed from the gymnasium.
- (g) The Managing Agent, Seller or Master Developer may charge a fee for allowing a personal trainer or coach to use the gymnasium on a time basis. The Managing Agent shall determine the number of personal trainers/coaches that shall be approved from time to time and the approval of any personal trainer or coach shall be at its discretion and notified to the Unit Owners accordingly. Only personal trainers and coaches which were duly licensed and approved by the Managing Agent, Seller or Master Developer may provide personal training services in the gymnasium.

4.3 Swimming Pool (in case it was made available in the Project)

- (a) The use by the Unit Owner of the swimming pool is subject to any restrictions of use imposed by the Managing Agent, the Seller or Master Developer. Unit Owners must shower before using the swimming pool and must use the swimming pool in a sensible and safe manner and in consideration of other Unit Owners. Ball sports, skateboards, diving and rough play are strictly prohibited in and around the swimming pool area.
- (b) Any child under the age of six (6) years (and any other child that is not a competent swimmer) must have an adult in the swimming pool with them at all times and within arm's reach. Any child between the ages of six (6) years and thirteen (13) years must have an adult present in the swimming pool area and supervising him/her.
- (c) Infants and children who are not toilet trained and wish to enter the swimming pool must wear a clean and waterproof diaper when doing so.
- (d) A Unit Owner may not enter the pool if they have open wounds or are suffering from infectious diseases.
- (e) A Unit Owner must not have food, drinks or glass items in the swimming pool area.
- (f) The Managing Agent, Seller or Master Developer may charge a fee for allowing a swimming coach to use the swimming

pool on a time basis. The Managing Agent, Seller or Master Developer shall determine the number of swimming coaches that shall be approved from time to time and the approval of any swimming coach shall be at its discretion and notified to the Unit Owners accordingly. Only swimming coaches which were duly licensed and approved by the Managing Agent, Seller or Master Developer may provide swimming lessons in the swimming pool.

5 Deliveries and Removals

5.1 Loading Bay

- (a) A Unit Owner must follow the directions of the Managing Agent, Seller or Master Developer with respect to the delivery or removal of furniture and large items and must use solely the loading bay (if any) for such delivery or removal.
- (b) A Unit Owner must not park or leave any vehicle unattended in the loading bay at any time or leave any items within the loading bay that may obstruct its use by other Unit Owners.

5.2 Movement of Goods

- (a) A Unit Owner is responsible for any damages to the Project and equipment caused by the transportation of its furniture or other effects.
- (b) The Unit Owner must ensure that adequate measures are taken to protect the Component Common Areas and Communal Facilities during any bulk deliveries or removal work.
- (c) A Unit Owner must ensure that packing and crating materials must be removed and disposed of in an appropriate manner on the same day that they are brought in.

5.3 Timings

Bulk deliveries and removals should be carried out during the hours fixed by the Managing Agent, Seller or Master Developer at its discretion.

5.4 Permission Required

A Unit Owner must obtain permission from the Managing Agent, Seller or Master Developer at least forty-eight (48) hours in advance for bulk deliveries and removals and must ensure that such deliveries and removals are carried out in accordance with the Managing Agent, Seller or Master Developer's instructions. The Unit Owner acknowledges that the Managing Agent, Seller or Master Developer may deny entry for bulk deliveries and removals if this provision is breached.

6 Keeping of Animals

6.1 Animals

- (a) A Unit Owner must not keep any animal (except fish kept in a secure aquarium in the Unit) in its Unit, on the Component Common Areas or Communal Facilities at any time without the consent of the Managing Agent, Seller or Master Developer; which such consent may be withdrawn at any time by the Managing Agent, Seller or Master Developer in its discretion if the Unit Owner or the animal fail to observe and comply with the Rules.
- (b) This Rule 6.1 does not prohibit or restrict the keeping in a Unit of a dog used as a guide or hearing dog by a Unit Owner or the use of a dog as a guide or hearing dog in a Unit or on the Component Common Areas or Communal Facilities subject to the prior written consent of the Managing Agent, Seller or Master Developer.
- (c) All dogs must be kept on a leash and under a competent handler's immediate and effective control at all times within the Project and the Master Community.
- (d) All animal waste must be immediately and completely collected by the person in charge of the animal and properly disposed of in a sanitary manner.

- (e) Unit Owners are required to keep the animal and the habitat of the animal clean and hygienic.
- (f) Unit Owners are fully responsible for their animals at all times and any damage or injury to any person or property is the sole responsibility of the Unit Owner.
- (g) Animals must not be kept on balconies.
- (h) No Unit Owner shall inflict or cause, by act or omission, any cruelty to any animal, including leaving an animal unattended, regardless of length of time, within or upon or secured to any vehicle or structure within the Component Common Areas, Communal Facilities or the Parking Bay(s).
- (i) No Unit Owner shall permit their animal to cause unreasonable noise or nuisance, disturbance or threat to others.

7 Car Parking Rules

7.1 Parking Bays

Each Unit Owner must use the Parking Bay(s) of the Unit shown on the Drawing attached to the Agreement and must keep such Parking Bay in a clean and proper state of repair. All cars parked in the Parking Bay(s) that are visible from outside the Unit should remain clean so not to affect the appearance of the Project or Master Community.

7.2 Compliance

A Unit Owner must comply with all rules and directions of the Managing Agent, Seller or Master Developer pertaining to the use of the Parking Bay(s) including all rules and directions with respect to the Unit Owner's use of its Parking Bay(s).

7.3 Storage of Items

A Parking Bay may not be used for recreation, storage or repair works by a Unit Owner without the prior written consent of the Managing Agent, Seller or Master Developer.

7.4 Washing of Vehicles

A Unit Owner must not wash a vehicle in the Parking Bay except in any area designated by the Managing Agent, Seller or Master Developer as a car washing bay.

7.5 Liability

- (a) The Managing Agent, Seller and Master Developer are not responsible for any loss, damages or claims arising from use of the Parking Bay(s).
- (b) All and any charges incurred by the Managing Agent, Seller or Master Developer for breach of the Community Rules by a Unit Owner must be charged to the Unit Owner responsible.
- (c) A Unit Owner must park its vehicle in the Parking Bay(s) at its own risk and the Managing Agent, Seller or Master Developer is not liable for any theft, damage or other misdemeanour caused to vehicles or contents of a vehicle.
- (d) A Unit Owner is responsible for obtaining and maintaining the appropriate form of insurance for any motor vehicle and the contents of such motor vehicle parked in the Parking Bay(s).

8 Miscellaneous Rules

8.1 Works

- (a) A Unit Owner of a Unit must notify the Managing Agent, Seller or Master Developer in writing, not less than forty eight (48) hours prior to any works to be undertaken to its Unit, provide details of the contractors engaged to undertake

the works, and obtain a work permit from the Managing Agent, Seller or Master Developer and concerned authorities. For the avoidance of doubt, the Unit Owner is not entitled to commence said works without first obtaining such permit. The Unit Owner must carry out such works in accordance with the terms of the permit, the Applicable Laws and any directions issued by the Managing Agent, Seller or Master Developer.

- (b) A Unit Owner of a Unit indemnifies, and keeps indemnified, the Managing Agent, Seller, Master Developer and all other Owners and Occupiers in the Project and Master Community against any loss suffered arising from or connected to the Unit Owner's works.

8.2 Signage

- (a) A Unit Owner must not, without the prior written approval of the Master Developer, erect, display, affix or exhibit on or to the exterior of its Unit (or in the interior of its Unit that are visible from outside of the Unit), any signage, lights, embellishments, advertisements, names or notices which do not conform to the requirements and standards of the Master Developer as to design, quality, size and appearance.
- (b) A Unit Owner must not by the installation of any fittings, equipment, facilities, illumination or otherwise, spoil, impair or detract from the impression of its Unit or the Project generally.
- (c) A Unit Owner must ensure it obtains the prior written approval of the Master Developer to the colour, design, fabrication and installation of signage at its Unit.
- (d) A Unit Owner must not install any moving, blinking, animated or audible signs within its Unit that are visible from outside of the Unit.

8.3 Advertising

- (a) A Unit Owner must not place or display any merchandise or advertising material of any nature whatsoever outside its Unit or in any part of the Component Common Areas or Communal Facilities without the prior written consent of the Master Developer.
- (b) A Unit Owner must not, without the prior written consent of the Master Developer, deliver merchandise or solicit business anywhere within the Master Community (other than its Unit) nor distribute pamphlets or other advertising materials on motor vehicles parked in the car park(s) or to any other Unit in the Project, nor leave any merchandise or advertising materials on or within the Master Community (other than its Unit) at any time.

9 Storage

- (a) A Unit Owner must only store or stock goods or equipment in its Unit that are necessary for his personal use and must ensure that such goods or equipment are stored in its Unit in a proper manner, without creating any mezzanine levels or using false ceilings as storage areas without the express written approval of the Managing Agent, Seller or Master Developer.
- (b) A Unit Owner must not store any inflammable materials in its Unit nor have any naked flames or the burning of incense within the Unit.
- (c) A Unit Owner must not suspend heavy loads from ceilings, the main structure, or suffer floors, cabinets and closets to be loaded beyond safety limits and the Managing Agent, Seller and Master Developer are not responsible for any claims, losses, damages or injuries (including death) which may result from a breach by the Unit Owner of this Rule 9.

10 Observance of other Rules

In addition to the duties and obligations imposed by these Community Rules all Unit Owners must observe and be bound by any duties restrictions and obligations imposed by:

- (a) The JOP Declaration (where applicable);

- (b) The Master Community and any other rules and regulations imposed by the Master Developer in accordance with the Master Community Declaration and any other requirements of the Master Developer; and
- (c) The Applicable Laws in the Emirate of Dubai and all other rules and regulations imposed by the relevant authorities including without limitation Dubai Municipality, the Real Estate Regulatory Authority (RERA), the Roads and Transport Authority (RTA), the Dubai Land Department, the Immigration Department, the Dubai Civil Defence and Dubai Electricity and Water Authority (DEWA).

11 Alcohol consumption

Alcohol is not allowed to be consumed anywhere in the Project other than in a Unit or on premises covered by an appropriate licence from the Relevant Authorities.

12 Indemnification

The Unit Owner holds and keeps the Managing Agent, the Seller and the Master Developer, its Affiliates, parent company, respective shareholders, directors, employees, representatives, other Unit Owners and any third party (collectively the "Indemnified Persons") harmless and fully indemnified against any damages, losses, expenses, claims, personal injuries (including death) whatsoever that the Indemnified Persons might incur or suffer as a result of breach by the Unit Owner of any of the above Community Rules.