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# Owners Handover Manual

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Community

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Jumeirah Village  
Circle

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# 01 COMMUNITY RULES

The following advisory has been compiled to assist residents to better understand community living. Included are simple “do’s and don’ts” that we hope will provide a helpful and useful framework for community living.

The intent of the Do’s & Don’ts of community living is to promote and encourage common sense and courtesy in its members’ actions and attitudes. This is not intended to replace any legal documentation but to give a brief synopsis to the residents of what community living entails and to foster a serene and safe environment for the families, children, neighbors, and guests of the Community.

These suggestions are designed to assure a minimum of regulatory intrusion into the lives of residents who have chosen to live here. It is very important that in a community such as ours, each member do his or her share to protect the rights of all other owners and residents.

## HOME USE

As per the agreement, residential units are to be used for single-family residences only. No business or commercial activity to which the general public is invited should be conducted within any unit in the Community.

Kindly ensure that you do not engage in any activity within the Community that is in violation of any laws, ordinances, statutes, rules or regulations of Dubai or of the United Arab Emirates.

There shall be no solicitation permitted by any person anywhere in or about the property for any cause, charity or any other purpose whatsoever.

## COMMON AREA

Common Areas are those areas that are outside your unit and are for the common use and enjoyment of members of the Community.

The entrances, passages, vestibule, and like portions of the Common Area shall not be obstructed or used for any purpose other than entering and exiting the property; nor shall any carts, carriages, chairs, tables, bicycles and other similar objects such as toys, brooms, shoes, garbage cans, recycling bins, etc., be stored in the common area.

The personal property of the residents must be stored in their respective units. No flammable, combustible or explosive fluids, chemicals, or substances shall be kept in any unit, its adjacent area or the common areas.

Individuals should not hire subcontractors to work in the common Areas.

Individuals should not damage, disturb, or alter landscaping within the Shared Areas.

It is prohibited to litter or cause debris to be put on the common area.

Individuals should not use the Common Areas for any personal use such as dusting carpets, cleaning furniture, or displaying plants and flowers.

## RECREATION AREAS & FACILITIES (If any)

Common recreation areas, swimming pool, and the gymnasium are for the exclusive use of the residents of the community and their guests.

All children below the age of 8 year old must be supervised at all times by a parent or guardian aged 18 years or older.

All residents and their guests swim at their own risk, whether or not a lifeguard is present.

Food and glassware of any kind are not permitted in the pool area. Beverages are permitted only in unbreakable containers.

No one is permitted to appear in any part of the common areas (other than the swimming pool area) in dripping swimwear. Footwear and an outer garment are to be worn to and from the

pool and in all common areas of the building at all times.

No children under the age of 16 shall be permitted in the pool unless accompanied by an adult who is responsible for their safety. Children under 2 years of age are not permitted in the common pool.

When necessary, other policies regarding the use of the pool will be updated and posted at the entrance to the pool area.

#### **ALTERATIONS AND ADDITIONS TO YOUR UNIT**

Residents are free to decorate their homes in a manner that best suits their taste. However, residents cannot make structural modifications to walls, (including a color change) to the external appearance of the building or its doors and windows, interior layout or plumbing and mechanical/electrical systems or to the common areas without the prior written consent of Westar Properties.

No resident should allow the installation of wiring for electrical or telephone use, air-conditioning unit or other machine or equipment, which is otherwise visible from exterior of a building unless authorized by Westar Properties and Nakheel in writing.

No resident should allow the installation of Cable TV/Satellite TV dishes and related equipment on the building. Du provides telephone, high-speed Internet and cable television services at Jumeirah Village on a state of the art and future-proof IP network.

Nothing should be done in or to any Unit or Common Area that may impair the structural integrity of the Community or which would structurally change a building or improvement thereon. Nothing shall be altered or constructed in or removed from the common Area except upon the prior written consent of Westar Properties.

Changes affecting the appearance of the exterior of any building, such as decorations (excluding holiday decorations), awnings, sun shades, air-conditioning equipment, fans, screens, gutters, storm doors, satellite dishes, external radio / TV antenna and enclosures of any kind, gazebos,

sheds, painting of the exterior or any other changes should be made only with the prior written consent of Westar Properties and Nakheel. The resident's contractor must be insured to carry out any of the above works and Westar Properties' and Nakheel' prior approval is required before any changes are undertaken.

#### **BALCONIES**

Residents must maintain the exterior appearance of the Community by keeping their balconies in a clean and tidy condition.

The balcony is not to be used as a storage area for any items except seasonal furniture. No linens, clothes, clothing, curtains, rugs, mops, laundry, flags, or any other article shall be stored, shaken or hung from any of the balconies or railings.

No resident can make any change to the balcony without the consent of Westar Properties and Nakheel.

No animal pens are allowed on the balcony.

#### **NOISE AND NUISANCE**

No nuisances including littering, loitering, soliciting, obnoxious or offensive activities should be carried out on any unit or any portion of the Community, which may be or may become an annoyance or nuisance to the Community.

Such nuisances include but are not limited to offensive noises, odors, smoke, vibrations and views.

Residents shall exercise due consideration at all hours in the operation of radios, televisions, musical instruments, or any other items to ensure that the sound will not disturb others.

Noise is considered to be too loud if it can be heard by and disturbs an adjacent neighbor.

If after multiple warnings the Tenant/Occupant does not comply by the noise regulations, the tenancy contract will not be renewed for the next year.

#### **DANGEROUS / ILLEGAL GOODS**

No explosives, hazardous chemicals or firearms to be stored in any Unit, in any part of the Development, its annexes or beside the Development.

No storage of any personal property in any of the common areas is permitted.

### **SIGNAGE**

No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed on any part of the Common areas including the entrance to the home.

### **PARKING**

Each unit has designated parking spaces. Vehicles should park only in their designated parking spaces that have been allotted to the Unit, and should be parked so as not to obstruct the spaces for other vehicles.

The parking area should not be used for any purpose other than parking vehicles.

No overnight parking of any motor vehicle of any kind shall be allowed on any street within the community by residents, guests, occupants, or workman unless the Nakheel Security Office has granted prior permission.

No inoperative vehicles may be parked in the community.

Residents are responsible to ensure that their guests obey these parking rules.

Commercial vehicles should not be parked or stored within the Community except temporarily while providing a delivery or service to a resident.

There are no restrictions to prevent any reasonable emergency vehicle, ambulance, etc., within the Community. 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 may be allowed subject to approval from Nakheel.

No repair of vehicles shall be made on the property.

No vehicle may display "for Sale" signs except for those attached to the interior sides of the vehicle window.

Parking is not permitted at any time in front of fire hydrants or in community entry drives.

### **UTILITIES**

Every resident shall be responsible for and pay for water, electricity gas, chilled water, telecommunications and any other Utilities required in connection with the Unit.