



**MINA AL ARAB**

**MASTER COMMUNITY RULES**

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*Version: 1.2*

# MINA AL ARAB MASTER COMMUNITY RULES

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# MINA AL ARAB MASTER COMMUNITY RULES

## 1.0 INTRODUCTION

'Community Rules' are for the benefit of Residents and Guests. These guidelines are designed to create a safe, attractive and serene environment in which all Residents' families, children, neighbours and guests can maximize the enjoyment of their homes and the various facilities available in the Common Areas. Adherence to these Community Rules will maintain, preserve, enhance and protect the property values and assets of the Community.

Violation of any of the Rules will be uniformly enforced initially with a Notice of Violation and if no timely corrective action is taken then this will be escalated to a Violation Order with an applicable Violation Penalty. For any queries please call Customer Happiness Center on +971 7 233 7133 or send an email to : [customer-service@rakproperties.net](mailto:customer-service@rakproperties.net).

## 2.0 DEFINITIONS

**Architectural Guidelines** means and refers to those certain architectural standards, landscape standards and other general policies, procedures and criteria, with respect to home improvement which may be adopted by the Developer.

**Capital Reserve Fund** means a separate annual fee for capital replacements, kept in reserve for any emergencies, as well as for investing in improvements and additional facilities for the Community at the discretion of the Master Developer

**Common Area** means all open areas, services, facilities, roads, pavements, water features, beaches, gardens, apartment corridors, amenities, shared basements, utility and administrative buildings or areas, installations, improvements and common assets in the Master Community and/or in each Common Property, which are intended for use by all Owners, Residents and the Developer and that do not form part of the title of any Unit.

**Common Property** means the entire building or any part thereof and/or the Plot of land in the Master Community, which is divided into Common Areas and Units allocated for freehold ownership.

**Community** means the residential community comprising individual residential dwellings plus Common Areas including roads, parks, water features, beaches, playgrounds, paths and other facilities.

**Customer Happiness Centre** means the department, who receives comments, complaints and feedbacks, of residents and take care of customer needs by providing thorough and professional assistance throughout.

**Gate Security** means the manned security point at the two main entrances to the Master Community.

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**Inner Lagoon** means the sea water lagoon in front of the Lagoon Apartments between the two vehicular bridges leading to Hayat & Raha Islands.

**Lagoon Views** means the twenty (20) apartment buildings adjacent to Lagoon Walk.

**Lagoon Walk** means the waterfront promenade in front of the Lagoon Apartments, which runs parallel to the Inner Lagoon.

**Local Authority** means the governing authorities of the Emirate of Ras al Khaimah including but not limited to: Police, Immigration, Transport Authority, FEWA, Civil Defence, and RAK Municipality - in short any government body that has jurisdiction over the Master Community.

**Master Community** means the entire master community known as Mina al Arab, Ras al Khaimah, which is divided into Common Properties and Common Areas in accordance with the master plan or any amendment thereof and includes any and all extensions of the master community from time to time. For the avoidance of doubt, each Common Property includes Units and Common Areas.

**Master Community Fee (Assessments/Service Charges)** means the fees for the program of maintenance, management, security, upkeep, renewal, repair and replacement of the roads, landscaped areas, Insurance, promenade facilities and all other areas constituting the Common Property and Common Area of the Master Community, including without limiting the generality of the foregoing, the cost of water, electricity, all other utilities, equipment and other expenses and the employment of contractors, employees, managers, and workmen associated with these tasks plus the costs of administration.

**Management** means the Developer, Property Manager and /or any of its assignees.

**Master Community Rules / Community Rules / Rules** means the master community rules / community rules as set out in this document and such further rules and regulations the Developer may make from time to time.

**Master Developer / Developer** means RAK Properties PJSC, a corporation duly incorporated and registered in Ras al Khaimah, United Arab Emirates, or any of its subsidiaries, nominees, assigns, successors or successors-in-title.

**Non-Resident** means any person visiting an Owner/Tenant unit including but not limited to agents, employees, guests, clients, customers, Jannah Holiday Homes guests, or business associates.

**Notice of Violation** means a formal citation that informs a person that a Community Rule or a permit condition has been violated. The purpose of the Notice of Violation is to initiate

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corrective action that will stop the violation(s). A Notice of Violation may also result in a Violation Order.

**Outer Lagoon** means the sea water body directly in front of the Bermuda, Granada and Malibu communities from the beach to the opposite island. i.e. Hayat & Raha Islands.

**Owner** means the owner of the Unit including an owner whose title registration is pending and including his heirs, successors-in-title and permitted successors and assigns.

**Permit to Work Certificate** means a certificate issued by Facility Management, which enables service provider and building contractors to enter into the Community to provide services for Residents.

**Plot** means the extent of a plot of land on which a single property is built.

**Property Manager** means the manager appointed from time to time by the Developer to maintain and manage the Community on behalf of the Developer.

**Resident** means a person occupying an owned unit or leased by a lessor.

**Special Assessments** means a one-time assessment fee to cover a major/non-routine expense that was not included in the annual budget or capital reserve fund. Special Assessments fees may apply to construction of new structure or facilities requested by the majority of owners and approved by the Management.

**Tenant / Lessee** means a person or corporate body renting a property from the Owner / Master Developer.

**Unit / Property / Home / Household** means a unit or units of the Common Property, such as an apartment, floor, part of a land, house (including villa), office or shop, etc., with or without dedicated parking space, located in a Common Property and owned by an Owner or by the Developer.

**Violation Order** means the result of a Violation Notice where no corrective action has been taken. Violation Orders are associated with a monetary fine but can also include reporting the violation to the relevant Local Authority.

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## **3.0 GENERAL RESTRICTIONS**

### **3.1 Noise and Nuisance Activities**

3.1.1 No nuisance, obnoxious or offensive activities shall be carried out on any part of the Master Community, nor shall anything be done or maintained on any part of the Community including within confines of Resident's premises, which may be or may become an annoyance or nuisance to the neighbourhood or interfere with the quiet enjoyment by any Resident.

3.1.2 Such nuisances include but are not limited to odours, smoke, vibrations, and obstructions of views. Offensive noises include but are not limited to those that are caused by pets, televisions, stereos, musical instruments, revving car or motorcycle engines, car horns, car stereos and construction noise (outside of the permitted hours) such as hammering, grinding, drilling and cutting.

3.1.3 Noise is considered to be too loud if it can be heard by an adjacent neighbour when inside their Unit with their windows and doors closed or when it exceeds the noise threshold limit value of 40-50 decibels during day time & 30-40 decibels during night time.

3.1.4 Noise from garden equipment and power/electronic tools is only permitted between 8:00 a.m. and 8:00 p.m., except on Fridays where such noise is allowed only between 2:00 p.m. and 8:00 p.m. Permitted Fit –out work noisy activity is allowed between 9:00 a.m. and 3:00 p.m.

3.1.5 Without limitation, the following conditions occurring on or originating from a single apartment/villa or in and around any common area are declared to be a nuisance if they rise to the level of substantial interference with the reasonable peace and quiet enjoyment rights of neighbours and or development as a whole, are prohibited:

- Accumulation of rubbish, improper disposal of rubbish
- Offensive odours
- Unsanitary, unsightly, offensive or detrimental conditions
- Sound devices other than those used exclusively for security purposes (e.g. Loud music; high volume of TV)
- Construction/Fit-Out work noise outside of permitted hours
- Animal noise disturbing neighbours (i.e.: continuous barking dog)
- Any form of anti-social behaviour

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- Any form of verbal / physical abuse
- Any other act or condition determined to be a nuisance by the Management of the Master Community.

## **3.2 Privacy**

- 3.2.1 No activities shall be carried out in any part of the Master Community that may unreasonably interfere with the Residents right of privacy within their Unit.
- 3.2.2 Residents are to avoid any attempt to look into a neighbouring Plot or to look into the windows of neighbouring structures.
- 3.2.3 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 conforms to the Architectural Guidelines.

## **3.3 Abuse of Community Staff**

- 3.3.1 Residents are to treat all staff members of the Community including but not limited to Management Staff; Technicians; Mina Al Arab Service Provider (i.e. security; cleaners; landscape workers) and any individual(s) or company working in behalf of the Management 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 Property Manager and if necessary the Developer.

## **3.4 Pets and Pets Management**

- 3.4.1 No animals shall be brought into or kept within Common Property without the prior permission and approval in writing from the Management.
- 3.4.2 Undomesticated animals, including but not limited to poultry, fowl, wild animals, horses, cattle, sheep, goat, swine or any other type of animal shall not be brought into or kept within the Master Community.
- 3.4.3 Domestic animals such as dogs, cats, birds, fish and reptiles may be kept as household pets, provided that they are not kept, bred or raised for commercial purposes, nor, as determined by the Property Manager kept in unreasonable quantities.
- 3.4.4 Pets must be housed and cared for in a humane manner and in accordance with the best international practices for animal welfare.



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- 3.4.5 No animal shall be allowed to make an unreasonable amount of noise, or to become a nuisance.
- 3.4.6 All dogs shall be kept on a leash and muzzled within the Master Community when not within the boundary wall of the pet owner's Unit or Property.
- 3.4.7 Any dog faeces/excrement deposited anywhere within Master Community must be promptly removed and properly disposed of in a sanitary manner by the resident or dog handler. Dog handlers are deemed to include resident domestic employees that exercise the pet.
- 3.4.8 All permitted pets must always wear appropriate identification (i.e. From RAK Animal Welfare) when outdoors in the Master Community.
- 3.4.9 Pet owners are liable to all other Residents, their families, guests, and invitees for the actions of any animal brought or kept in the Community by the other Residents.
- 3.4.10 Upon written request of any Resident, the Property Manager shall receive instruction from the Management to conclusively determine in accordance with these Rules whether an animal is a domestic household pet, whether an animal is making an unreasonable amount of noise, whether an animal is being allowed to run at large or whether an animal is a nuisance. The decision of the Property Manager in such matters is final, conclusive and shall be enforced as other restrictions contained herein including appropriate legal matters.
- 3.4.11 Pet food of any kind must not be left in Common Areas, or near any structures, including front porches, decks, staircase back gates and/or balconies.
- 3.4.12 Residents may contact the RAK Municipality/RAK Animal Welfare if there is a serious incident involving a pet within the Community. This includes losing pets, abandoned pets, inhumane treatment of a pet, disturbance by neighbour's pet within the Community and being attacked by a pet.
- 3.4.13 Pets are strictly prohibited within the sports areas, swimming pools, kids play area and beaches.
- 3.4.14 Any damage or nuisance caused by pets will be solely attributed to the Residents. Subject to applicable laws, The Management is authorized to request the relevant authority to remove any type of animal (including pets) from the Community, which, in Management's opinion, poses a nuisance or threat to the Community Users.

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3.4.15 All permitted pets must have all the necessary and required vaccinations, pet care and veterinary checks, copies of which must be forwarded to the customer service yearly and or upon request.

3.4.16 All pet owners must complete the pet registration form, which must be approved and ratified by the Management.

## **3.5 Hazardous Activities**

3.5.1 Hunting, trapping and discharging of firearms and the use of toy guns and air guns (Bibi guns) which can inflict injury to a person or damage on person's property are strictly prohibited within the Master Community.

3.5.2 No open fires shall be lit or permitted within the Master Community, except in a contained barbeque unit while attended and in use for cooking purposes and then only outdoors within the boundary of a villa or townhouse plot. For avoidance of doubt, such activity is strictly prohibited inside an apartment or on an apartment or villa balcony. Activities or conditions which endanger the health and/or safety of others are prohibited.

3.5.3 The use of fireworks is prohibited within the Master Community.

3.5.4 Nothing shall be done or kept in any Unit or on the Common Areas / Property which causes risk to the property or cause it to be cancelled or made void; as this will result in the owner(s), resident(s) and tenant(s) being held liable for any insurance violations.

3.5.5 Jet skis and all motorized water craft are prohibited from entering the Outer Lagoons and/or operating anywhere close to the beach areas. Jet skis and motorized boats are permitted in the Inner Lagoon only (without any nuisance & disturbance) and open sea.

3.5.6 Fishing (and crabbing) is prohibited in any part of the Common Area including the coastal wetland area adjacent to the Malibu community.

3.5.7 Access to the islands adjacent to the Granada and Malibu communities is strictly prohibited except Residents of Bermuda and contract holders of slipway.

## **3.6 Waste Management and Dumping**

3.6.1 Dumping of ashes, trash, rubbish, excess building materials, sawdust, garbage, landfill, rocks, glass, grass, and landscaping cuttings, solid waste and any type of refuse or any other unsightly or offensive materials is strictly prohibited within the Community.

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- 3.6.2 Residents are responsible, at their cost, for the removal of all such material from the Master Community, other than household waste packed in plastic waste bags specific for this purpose and recovered by the waste removal contractors.
- 3.6.3 All household accepted garbage for pickup/disposal, except as in clause 3.6.1 above, is to be placed inside the trash containers provided to each Property or placed in the garbage chute in the apartments.
- 3.6.4 All household accepted garbage for pickup/disposal, except as in clause 3.6.1 above, is to be placed inside plastic bags specific for this purpose, tied and adequately sealed before disposal to prevent spillage and unpleasant odour from escaping.
- 3.6.5 Residents must not place large or expandable items in the garbage chute as these may clogged the passage of the chutes.
- 3.6.6 Residents must not throw any heat source materials (i.e. cigarette butts; heated charcoal with the use of Bakhour (Arabic Incense); or BBQ) in the garbage chute as these may cause fires.
- 3.6.7 Residents must not dispose down the W.C pet litter, soiled feminine hygiene items and disposable baby diapers as this may cause blockages to the drainage system.
- 3.6.8 Hot vegetable oil must not be drained of through the pipeline of kitchen.
- 3.6.9 No household waste is to be left on the floor of the garbage room, outside the garbage room or in the communal corridors, walkways and breezeways.
- 3.6.10 Residents must make their own separate arrangements, at their own cost, for the removal and disposal of [i] garden and grass cuttings and [ii] large and/or heavy items originating from inside of their Property
- 3.6.11 Residents shall regularly remove all weeds, rubbish, debris, refuse containers, woodpiles, storage boxes, tools and any unsightly objects or materials of any kind from their garage or basement and shall not allow such items to accumulate in the garage or basement.
- 3.6.12 All service yard or service areas, clothes lines, sanitary containers or stored materials on any portion of the Plot shall be enclosed, fenced or screened appropriately (as approved by the Property Manager) in such a manner that such areas will not be visible from any neighbouring Property or street.
- 3.6.13 Residents must not keep or maintain an incinerator on any Plot or Common Property within the Master Community

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3.6.14 Residents may be issued with a Notice of Violation by the Property Manager for any violation of the above rules

## **3.7 Littering and Vandalism**

3.7.1 The act of littering, graffiti or vandalism is strictly prohibited within the Master Community. Residents shall be held liable for the cost of cleaning, repair or replacement resulting from any such prohibited activity carried out by Residents of his Property.

3.7.2 Residents are to note that the cost of reinstatement of the item or area that has been vandalized shall be directly charged to those individuals found to be causing the vandalism. In the event that the individual(s) causing the vandalism cannot be found, the costs of reinstatement shall be included as a cost that will be recovered from the annual Service Charges.

3.7.3 All the incidents of serious vandalism will be reported to the Police or Local Authorities for their further action.

## **3.8 Use Restrictions**

3.8.1 Unless otherwise stated, Properties in the Master Community are designated as residential units for the use of single families. As such, only the Residents and their direct family members, guests and domestic employees may occupy a Home within the Community.

3.8.2 No business or commercial activity to which the general public is invited shall be conducted within any Unit designated as residential within the Master Community without the written permission from the Property Manager.

3.8.3 All leases shall be accompanied by a signed undertaking of the Lessee that all Community Rules shall be strictly adhered to by the Lessee. However, in all cases, the Owner shall be liable to the Property Manager and the Developer.

3.8.4 No short term letting or letting to other than single families shall be permitted. For the purposes of these Rules, short term letting is defined as leases that are less than twelve (12) months in validity.

3.8.5 No portioning of the Unit for the purposes of letting out individual rooms will be permitted.

3.8.6 The Owner is responsible for ensuring that all Occupants comply with all the requirements of these Rules.

3.8.7 No Resident shall engage in any activity upon the Property that is in violation of any law, ordinance, statute, rule or regulation of RAK or the UAE.

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3.8.8 Owners shall strictly adhere to the terms of easements and restrictions benefiting or burdening the Plot or Unit.

3.8.9 Owners are strongly recommended to carry property insurance for the full replacement costs of all insurable improvements and contents in his Plot or Unit. The Owner agrees that in the event of damage to or destruction of structure on or comprising his Plot or Unit, the Owner shall promptly proceed to repair or to reconstruct in a manner consistent with the original construction or such other plans as are approved by the Developer or the Property Manager. Owners shall pay all costs which are not covered by the insurance proceeds.

### **3.9 Household Staff**

3.9.1 Household staff, including but not limited to, housemaids, drivers, cooks and gardeners should hold a valid UAE residence visa issued by the appropriate immigration department.

3.9.2 Owners and Tenants are fully responsible if they are found employing and or 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.

### **3.10 Electric supply, Use of Adaptors and Sockets**

3.10.1 Each apartment/villa has its own air conditioning control system located in each room, which is equipped with separate thermostats enabling Residents to adjust the temperature to their preferred level independently in each room.

3.10.2 Electric Electrical supply voltage in the UAE is 220 Volts.

3.10.3 Using two pin adaptors can be a fire hazard. Owners, Residents and Tenants must not overload adaptors with two pin plugs as these may short and could cause a fire.

3.10.4 Smoking *Shisha* in the Apartments, balconies, amenities area and beaches is strictly forbidden. Residents must not cover smoke detectors to prevent detection of these activities.

3.10.5 Activities such as grilling (Grilled Cooking), barbecuing in the apartments, balconies and staircase is a fire hazard and strictly prohibited.

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## **4.0 USE OF FACILITIES AND ACCESS REGULATIONS**

### **4.1 Recreation Areas, Playgrounds, Parks and Beaches (Shared Facilities)**

- 4.1.1 The Common Areas and shared facilities within are for the exclusive use of Resident, their direct family members and guests. Residents shall limit the number of their guests using the facilities to ensure access for other Owners and Residents is maintained at all times. The Property Manager reserves the right to assess whether the number of guests accompanying the Resident is indeed reasonable and appropriate or not.
- 4.1.2 All persons using the Master Community's shared facilities and equipment do so at their own risk and must adhere to the rules and regulations posted in various locations throughout the interior and exterior of the facilities. Specifically, pedestrians shall have the right of way on all footpaths and surrounding gardens and on Lagoon Walk. Joggers, cyclists, rollerblades or persons using any other recreational means shall give way to pedestrians on the footpaths and Lagoon Walk.
- 4.1.3 Golf buggies, quad bikes, or motorcycles are strictly forbidden on the Lagoon Walk and from driving across footpaths and landscape areas. Golf buggies, quad bikes, and motorcycles must be driven by a sound responsible person being adult and must be driven on the road network only.
- 4.1.4 All children below the age of fourteen (14) years old must be supervised at all times by a parent or guardian aged eighteen (18) years or older.
- 4.1.5 Pets are strictly prohibited within recreational facilities and kids play area.
- 4.1.6 Any damage to Property or amenities in the Common Areas will be chargeable to the individual responsible for causing the damage or, if they are a minor, their parent or legal guardian or the Owner of the Property in which they are a resident or guest. Any serious damages that may result in subsequent death or injury of users will be immediately reported to the Police.

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- 4.1.7 Residents wishing to hold private functions (Non-Commercial Events Only) in any Common Area in the Master Community must apply in writing to the Property Manager stating the requested location, date and time and purpose of the function. The Owner or Resident must obtain prior permission from the Property Manager and shall limit the number of guests to no more than fifteen (15) persons, in order to ensure that access for other Residents is maintained, unless prior permission for a larger number has been obtained from the Property Manager. Residents are permitted to hold such functions in the closest available areas in the residential area in which their Household is located and will be required to adhere strictly to the hours of operation. Residents will be fully responsible to return the area in exactly the same clean and tidy state in which it was received.
- 4.1.8 A Refundable Deposit of AED1,500 will apply. (cleaning and damage deductions will be applicable, which may result in a portion and or all deposit being retained). Owner or Resident will be fully responsible for any damage or cleaning costs arising from the function.
- 4.1.9 The beaches within the Granada, Malibu and Bermuda communities are strictly for the use of, Residents, who own or reside in Property located in these communities.
- 4.1.10 Failure to comply with the Rules may result in the Residents being prohibited from using the facilities. Severe violations of the regulations may result in the Owner or Resident being permanently prohibited from using the facilities after necessary warnings.
- 4.2 Sports Areas**
- 4.2.1 Skates, skateboards, bicycles, tricycles and any other wheeled toys are not allowed in the tennis, basketball courts.
- 4.2.2 Stereo equipment of any type (unless fitted with headphones) are not permitted within the sports areas.
- 4.2.3 Suitable attire must be worn in and around the sports areas at all times.
- 4.2.4 Only tennis or badminton is permitted to be played on the tennis courts.
- 4.2.5 Only tennis or all-court footwear is allowed on the tennis courts. Leather soled shoes or boots are not permitted in the tennis courts.
- 4.2.6 An individual playing tennis is to limit his playing time to sixty (60) minutes if others are waiting to play.



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4.2.7 Outdoor multipurpose court in Bermuda is permitted to be used for only Volleyball and Basketball.

4.2.8 Lights are to be turned off after their use, if at night time.

4.2.9 The Property Manager reserves the right to close any of the facilities for maintenance or for special community functions. Save for emergencies, any planned maintenance will be notified in writing to all Residents prior to any closure or shutdown.

## **4.3 Swimming Pools**

4.3.1 Swimming Pools operational hours are from 7:00 a.m. to 10:00 p.m.

4.3.2 Running, jumping or pushing is not allowed anywhere within the pool areas.

4.3.3 No diving or acrobatics is permitted by or in the pool.

4.3.4 Appropriate swimwear must be worn at all the times when in and around the pool.

4.3.5 No glass containers, alcoholic beverages, smoking and pets are permitted.

4.3.6 No activities are to be undertaken that would affect the peaceful use of the facilities by other Residents including excessive noise from screaming or shouting.

4.3.7 Children under the age of fourteen (14) years must always be accompanied and under the supervision of a sound responsible person being an adult when in or near the pool area.

4.3.8 In the interests of hygiene all persons are required to shower prior to using the pool.

4.3.9 The decision of the duty security at the pool is final and his instructions must always be adhered to.

4.3.10 The service plant, filtration, telephone rooms and all such other utilities contained within the pool area are strictly out of bounds to unauthorised persons.

4.3.11 The swimming pools are for the use of Residents of the specific community in which the swimming pool is located. For avoidance of doubt;

- Granada Swimming Pool - For the use of Granada Residents
- Malibu Swimming Pool - For the use of Malibu Residents and Jannah Hotels Tourist Villas.



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- Bermuda Swimming Pool - For the use of Bermuda Residents
- Flamingo I Swimming Pool – For the use of Flamingo I & II Residents.
- The Lagoon Swimming Pool - For the use of The Lagoon Apartments' Residents and Jannah Hotels' Guests.

4.3.12 All rules and regulations posted at the pools must always be fully adhered to.

## **4.4 Gymnasium**

4.4.1 All The gym facilities have rules and regulations posted in the facility with strict guidelines for using the facility. Residents and their family and guests shall abide by such rules and regulations when using the gym facilities.

4.4.2 Children under the age of 16 are not permitted to use the gym unless they are accompanied by a parent, guardian or a sound responsible person being an adult aged eighteen (18) years or older.

4.4.3 No food or drink is permitted in the gym other than bottled water and sports drinks.

4.4.4 Soft rubber soled sports shoes are always to be worn.

4.4.5 Appropriate sports attire is to be worn at all times when using the gym. This includes the wearing of an appropriate sports top.

4.4.6 No belts (other than weight lifting belts) or other metal objects are permitted to be worn that might rip or tear the equipment.

4.4.7 If any of the gym equipment fails to operate or is faulty or damaged, please report the matter to the onsite security or Customer Service Department.

4.4.8 Residents must report any vandalism to the gym equipment to the Customer Happiness Center.

4.4.9 Residents must wipe down the gym equipment after use or use a towel to lay on surfaces. Residents are responsible for the condition of the gym and gym equipment when they have finished using it.

4.4.10 Users of the equipment are responsible to follow gym equipment use instructions to avoid damage, personal strain or injury occurring from its use.

4.4.11 Users of the gym should consult with their physician before commencing a fitness program or using weights or other fitness equipment.

4.4.12 Residents are prohibited from bringing / installing their own equipment; which includes but is not limited to weights, bar bells, bench presses, etc.

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- 4.4.13 Residents must use changing room lockers during the use of gym and pool area. It is not permitted to use them for permanent storage of personal belongings. Any items left inside the lockers after 10:00 p.m. will be removed and either placed with lost property or discarded.
- 4.4.14 Residents using the gym and the gym equipment do so entirely at their own risk.
- 4.4.15 The consumption of alcohol or exercising while under the influence of alcohol is strictly prohibited.

## **4.5 Service Plants, Filtration, Telephone or Mechanical Rooms & Structures**

The service plant, back of house facilities, filtration, telephone rooms and all such other mechanical areas within the Master Community are strictly out of bounds to unauthorized persons.

## **5.0 PARKING RESTRICTIONS AND VEHICLES**

### **5.1 General**

- 5.1.1 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 away of the offending vehicle at the vehicle owners' expense.
- 5.1.2 Management shall not accept any liability for loss or damage caused to any vehicle or its contents whilst parked in their respective carparks. Vehicles are left entirely at owner's risk.

### **5.2 Access Control**

- 5.2.1 Only bona fide Residents and their families, domestic employees and guests are allowed into the Community. Delivery personnel, taxi and school bus drivers are also allowed into the Community for the express purpose of delivering or dropping off or picking up Residents.
- 5.2.2 Building contractors must produce a valid permit to work to carry out any works inside the apartment/villa.
- 5.2.3 Security shall allow entry into the building after they verified permit to work form issued and approved by RAK Properties facility management department.
- 5.2.4 Access to boatyard for all the vessels may only be allowed to the contract holders only.
- 5.2.5 Allowed Users shall launch their vessels from the allocated slipway for launching purposes located on Raha Island.

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### 5.3 Parking

- 5.3.1 Residents and their guests must use their garage or allocated basement car parking space as the primary location for parking their vehicles. Garages shall not be used for storage of any goods and/or materials therein, nor use any portion of the garage for a workshop or other use if storage or use would prevent the homeowner from parking the required number of vehicles that the garage was intended for.
- 5.3.2 If necessary, vehicles may be parked for a maximum of four (4) hours on the curb side of the street but shall not block access to any neighbour's residence or park on any landscape area. Violators will be cited, fined, clamped or have their vehicle/s towed away at the vehicle owner's expense.
- 5.3.3 Parking on the pavements, breezeways, walkways, gardens, landscape areas, any lawn area, etc., is strictly prohibited. Violators will be cited, fined, clamped or have their vehicle(s) towed away at the owner's expense.
- 5.3.4 No overnight parking of any unauthorized motor vehicle, jet-ski, boat, camper van, trailer, quad bike, etc., shall be allowed to be parked and stored on any parking area in the Common Area of the Master Community unless prior approval has been provided from the Property Manager.
- 5.3.5 Oversized vehicles may not be parked on a street apart from delivery and removal vehicles while performing services for Residents. An oversized vehicle is deemed to be a vehicle that does not fit into a Resident's garage
- 5.3.6 No dune buggy, water craft, water craft trailer, truck, recreational vehicle, mobile home, van or camper shell, which is detached from a vehicle shall be parked within any private street or alley or anywhere else within the Common Areas, unless for a temporary period and upon the express written approval from the Property Manager.
- 5.3.7 No motor vehicle or trailer of any type shall be constructed or deconstructed or repaired in the Master Community in such a manner as to be visible from a neighbouring Property.
- 5.3.8 Residents are fully responsible to ensure that their family members and guests and employees obey these parking rules.
- 5.3.9 Residents must always park their vehicles in their designated parking bays.
- 5.3.10 Vehicles are not to be parked in a handicapped parking space without a handicap placard or similar authorization.

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- 5.3.11 No inoperative vehicles should be parked in the open/exposed areas in the Master Community.
- 5.3.12 Vehicles are not to be parked in a manner which interferes with any entrance to or exit from either the Community or any Household therein.
- 5.3.13 Street parking spaces and any unassigned parking spaces are not reserved by any particular Unit.
- 5.3.14 No dismantled or wrecked vehicle or equipment shall be parked, stored or deposited within the Community.
- 5.3.15 No trailer, truck, boat or recreational vehicle shall be used as a living area within the Community.
- 5.3.16 Children are strictly prohibited from playing, riding bicycles, skateboarding, or rollerblading in and around The Lagoon Walk car parking areas.
- 5.3.17 Management shall not be responsible for any injury, theft or loss however caused in the Master Community.

### **5.4 Road Usage and Safety**

- 5.4.1 The maximum speed limit on the roads within the Master Community Common Areas is a strict 40 km/h.
- 5.4.2 The maximum speed limit on the roads within each residential community Common Areas is a strict 25 km/h.
- 5.4.3 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 Property Manager shall be deemed to be a serious violation of the Rules and shall be dealt with accordingly.
- 5.4.4 The operation of dirt bikes, trail bikes, dune buggies, quad bikes, off road vehicles and non-licensed motorized vehicles is prohibited anywhere within the Master Community.
- 5.4.5 Vehicles that drip fluids/oils or that damage the street surfaces are to be immediately removed or repaired. The vehicle owner will be responsible for the clean-up and /or repair or the reimbursement to the Property Manager for the clean-up and/or repair.
- 5.4.6 Pedestrians will always have the right of way on walkways and footpaths

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5.4.7 No parts of the streets, walkways or footpaths shall be used for the storage of personal items or materials in the Master Community.

## **5.5 Commercial Vehicles**

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

## **5.6 Emergency or Temporary Maintenance and Construction Vehicles**

5.6.1 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.

5.6.2 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 Property Manager.

5.6.3 Major repairs shall not be conducted to any vehicle of any kind in garages or basements, or Common Areas except for emergency repairs to the extent necessary to enable the vehicle to be removed to a proper repair facility.

5.6.4 Changing vehicle oil or other automotive fluid is prohibited in the Common Areas.

## **5.7 Lagoon Marina**

5.7.1 Lagoon Marina is a dedicated facility for all the residents to park their boats and jet-skis with the valid membership of berthing contract.

5.7.2 Facilities includes Emergency assistance, safe and secured access to boatyard/Lagoon Marina and supply of Utilities.

5.7.3 It is suitable for all classes of boats up to 30 metres in length.

5.7.4 Residents with active membership are permitted to use Lagoon Marina and its facilities as specified in the contract.

5.7.5 Boats & Jet-Skis shall be operated in a safe and seaman-like manner across The Lagoon.

5.7.6 Operators shall not violate the rights and privileges and protect the general safety of all.

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- 5.7.7 The speed limit within Inner Lagoon is five (05) knots whereas Jet-skis/watercrafts are prohibited in Outer Lagoon
- 5.7.8 Persons wishing to launch or extract their crafts from marina or boatyard must call Lagoon Marina team or Security Services for any assistance.
- 5.7.9 Immediately after a craft is launched, the tow vehicle and trailer must be moved to one of the designated parking areas.
- 5.7.10 Crafts are not permitted to anchor or moor within Outer Lagoon of any residential communities.

## **6.0 MAINTENANCE AND AESTHETICS**

### **6.1 Yards and Landscaping**

- 6.1.1 Residents must keep their Front yard landscaping well maintained, including mowing, weed removal, fertilization and watering (except in times of water conservation recommendations, advisements, or requirements decreed by the local water utility). Planting beds must be kept reasonably free of weeds and dead vegetation.
- 6.1.2 Vegetation such as trees, shrubs, flowers and the like must be kept pruned and/or trimmed and not allowed to become unreasonably overgrown, not overhanging from the boundary wall. Planting containers must be kept in good shape. In general, Resident and Owners must keep the area aesthetically pleasing.
- 6.1.3 Residents must keep their plots free of debris and maintain to enhance its appearance.
- 6.1.4 The Property Manager at his sole discretion shall determine an acceptable condition of maintenance.
- 6.1.5 Major landscape improvements may not be implemented without the prior written approval of the Property Manager. Failure to obtain prior written approval could result in the removal, at the Owners or Residents cost, of the unapproved improvements. Improvements shall be deemed to include irrigation systems, sheds, pergolas, swimming pools, shaded constructions, fencing, gates, etc., whether temporary or permanent.
- 6.1.6 Residents must not plant 'Damas Tree' also known as Conocarpus or any other plant, flower that may cause harm to the environment, or poses risk to the health and safety of the community members, which is strictly forbidden anywhere within the Master Community.

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- 6.1.7 Residents are not permitted to remove any trees that will be detrimental to the overall appearance of the Property from either the front or the rear garden, irrespective of whether the Owners or the Developer was responsible for the original planting. Permission to remove such plantings must have the express written agreement of the Property Manager.
- 6.1.8 Residents must keep play equipment, outdoor furniture and the like in reasonably good repair.
- 6.1.9 Residents are not permitted to sink water wells bore wells, reverse osmosis or desalination plants anywhere on the Property.
- 6.1.10 Dewatering of private swimming pools into the sewer network is strictly prohibited and will be enforced by a Notice of Violation and could lead to severe penalties including those determined by the RAK Municipality.
- 6.1.11 Discharging of waste water or rubbish onto adjacent Plots or Common Area is strictly prohibited.
- 6.1.12 The debris from landscape pruning and cutting must be removed from the Property in a proper manner and not left outside the Property in any Common Areas. The costs for removing such waste will be charged to the Owner or Resident if removed by the Property Manager.

## **6.2 Pest Control**

- 6.2.1 Each Unit should be routinely controlled for pests by the Owner. 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.
- 6.2.2 Residents will be responsible at their own expense for any further pest control required within the boundaries (both internal and external) of their own Property.
- 6.2.3 The Management will be responsible on an ongoing basis for the pest control in all the Common Areas within the Master Community.

## **7.0 HOME APPEARANCES**

### **7.1 Windows**

- 7.1.1 Windows are not to be covered by paper, paint, tin foil, sheets, or similar items.
- 7.1.2 Window screens are to be maintained in good condition. Damaged screens are to be replaced by the Owner or Resident.



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7.1.3 The insulation of safety screening at the windows or balconies must be in line with the approved Architectural Guidelines of Mina Al Arab. It requires approval of the Property Manager prior to its installation.

## **7.2 Exterior Attachments**

7.2.1 Outside television, radio, satellite or similar types of antennae may only be located on the Property where they are not visible from the street, common areas or neighbouring Plots and balconies. The cabling for such antennae must be neatly channelled in appropriate conduit or ducting such that they are not visible from the Common Areas, neighbouring Plots and balconies or streets.

7.2.2 Nothing may be attached to the exterior of the building or garage or apartment, where relevant, without the prior written approval of the Property Manager. Such items may include awnings, pergolas, shade cloth, shade or protective sheeting, etc. Permission will only be granted in line with the approved architectural guidelines.

## **7.3 Laundry**

7.3.1 Hanging of laundry outside on clothes lines, balconies, or other apparatus visible to other residents from the street of ground level of a neighbouring Plot or external Common Area is not permitted.

## **7.4 Holiday / Celebration Decorative Lighting**

7.4.1 Temporary holiday or festival lighting is permitted in individual Households during Eid and other festive and national holidays.

7.4.2 Flashing decorative lights, or lighting that creates glare visible from outside the Property is not permitted. White colour string type lighting is preferred; clarification on the correct type of lighting will be determined by the Property Manager.

7.4.3 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.

7.4.4 Lighting decoration causing complaints from neighbouring Residents must be switched off or removed upon request.

7.4.5 No private parties or gatherings are allowed in Common Areas without the express prior written approval of the Property Manager



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## 7.5 External Signage

- 7.5.1 No signs are allowed to be erected, maintained on any Lot, open space or common area except:
- “For Sale, Lease or Rent” sign in front yard only;
  - signage required by legal proceedings, and
  - restricted to one (1) sign per unit and subject to below acceptable specifications.
    - Standard erected size of the signage = 90cm x 65cm
    - Standard standing size of the signage = 120cm – 170cm
- 7.5.2 The hanging of signage from windows or balconies is strictly prohibited.
- 7.5.3 Commercial signage installed by contractors such as landscape, pool, civil contractors while working on an individual Property may be displayed for the duration of the civil works and must be removed once the work is completed and the entire period must not exceed four (4) weeks. The design of the signage must meet the specifications stated in clause 7.5.1 and have the express prior written approval of the Property Manager.
- 7.5.4 No sign or advertising device of any character may be erected, maintained, or displayed upon any portion of the Common Area or in Common Areas in front of private Property within the Master Community.
- 7.5.5 No signs, including banners and/or flags are to be placed on balconies, roofs and/or windows.
- 7.5.6 Any sign that does not adhere to the above standards and have prior written permission from the Property Manager will be removed from the site and at the Owners or Residents expense in addition to the issuance of Notice of Violation.

## 7.6 Patios and Balconies

- 7.6.1 Balconies and patios may not be used for storage of any storage units, boxes, refuse, unused furniture, cabinets, cartons, automobile parts, boat parts, recyclable materials, storage and/or recycling containers, wood piles, clotheslines, clothes drying racks, barbeque grills and/or other equipment, bicycles, or any children’s tricycles, wagons, strollers, skate boards, scooters, slides and play houses so as to be visible to other Residents from the street or ground level from a neighbouring Plot.

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- 7.6.2 Rugs, drapes, towels or other articles shall not be draped or hung on balcony railings, patio walls, from windows or from clotheslines which are visible above the patio walls.
- 7.6.3 No items on the balcony may extend higher than the balcony wall, including personal items, except the following; potted plants (Not overgrown or overhanging), patio tables, shade 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 Unit 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.
- 7.6.4 The storage of any combustible items such as charcoal lighter or other flammable items on the patios or balcony, or hot water heater closets is strictly prohibited.
- 7.6.5 No pots or other items shall be placed outside at the entrance (front & rear), on top of any wall, railing, patio, balcony and each Owner, Resident and Tenant shall take responsible steps to capture water from potted plates placed on the balcony.
- 7.6.6 No Residents shall make any modifications to any balcony, entry or patio or similar area unless and until the plans are approved in advance by the Property Manager in line with the approved Architectural Guidelines.
- 7.7 Home Improvements**
- 7.7.1 The developer and the Property Manager, control and regulate the construction of all the alterations and or improvements within the Master Community.
- 7.7.2 Residents shall not build, construct, erect, install, or undertake any alteration or improvement on their plots without complying with the architectural guidelines of Mina Al Arab.
- 7.7.3 Except for the purposes of proper maintenance and repair, and except as otherwise permitted, no Resident shall build, construct, erect, install or undertake any alteration or home improvement without first submitting appropriate plans and specifications to the Management and obtaining the approval of the Property Manager
- 7.7.4 Any approval for home improvement should have the No-Objection-Certificate (NOC) or approval documents displayed prominently at the site during the period of the construction or alteration work and kept on file to validate for future owners of the property that the alteration was approved by the Management.

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## 8.0 CHANGE OF LAWS

Subject to the Laws of the Emirate of Ras Al Khaimah, the Developer reserves the right to amend, alter, add, delete, or change wholly or partially these Master Community Rules, including the Residential Penalty Schedule as cited in the clause 9.0 of these rules, upon its sole discretion without reverting to the Owner of the unit(s), as deemed appropriate, necessary or beneficial for the management of Mina Al Arab Community.

## 9.0 RESIDENTIAL PENALTY SCHEDULE

In line with the Community Rules and Regulations, Master Developer shall enforce the following penalties;

Clause	Description of Violation	Remedial Period	Final Notice & Applicable Penalty (AED)
<b>GENERAL VIOLATIONS</b>			
3.1	Noise and nuisance activities*	Immediate	500
3.2	Privacy*	Immediate	1,000
3.3	Abuse of community staff*	Immediate	1,000
3.4	Poor pet management	Immediate	1,000
3.5	Hazardous activities*	Immediate	1,000
3.6	Poor waste management and dumping	Immediate	500
3.7	Vandalism*	7 days	1,000
3.8	Commercial Activities/Short Term Letting	7 days	1,000
3.9	Illegal Household Staff*	Immediate	1,000
<b>MISUSE/DAMAGE OF FACILITIES AND ACCESS REGULATIONS</b>			
4.1	Misuse/damage recreation areas, playgrounds, parks and beaches (Shared Facilities)	Immediate	500
4.2	Misuse/damage sports areas	Immediate	500
4.3	Misuse/damage swimming pools	Immediate	1,000
4.4	Misuse/damage gymnasium	Immediate	500
4.5	Misuse/damage service plants, filtration, telephone or mechanical rooms & structures*	Immediate	1,000
<b>Parking &amp; Traffic Violations *</b>			
5.2	Violation on the usage of access control	Immediate	1,000

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5.3	Violation on the usage of indoor/outdoor parking	Immediate	500
5.4	Road usage and safety violations	Immediate	500
5.5	Commercial vehicles violations	Immediate	1,000
5.7	Misuse of Lagoon Marina	Immediate	1,000
<b>POOR HOME MAINTENANCE AND AESTHETICS</b>			
6.1	Poor maintenance of yards and landscaping	7 days	1,000
6.2	Inadequate pest control*	immediate	1,000
7.1;7.2	Unauthorized Exterior Attachments/alterations	15 days	10,000
7.5	Violations on usage of Signage	3 days	1,000
7.6	Misuse of Patios and Balconies	3 days	1,000
7.7	Alterations to the overall appearance of the property	15 days	10,000
<b>Other Violations</b>			
1	Car washing in common area.	Immediate	500
2	Abuse of common areas	Immediate	500
3	Stealing or taking any materials or property that belong to other residents*	Immediate	1,000
4	Pilferage or any intentional damage to property.*	7 days	2,000 or the actual cost if the cost is more than 2,000
5	Illegal connection of common utilities (i.e. electricity, water) and satellite disc	7 days	5,000
6	Misuse of common areas, toilets and utilities	Immediate	500
7	Boat Parking in common areas	7 days	500

\*Violations will be reported to local authorities

**Note:**

- 'Immediate' in Remedial Period column refers to rectification within 24 hours.
- If the violator fails to pay the penalty, deduction shall be made to owner through a written record of violations.
- Payments of the penalty due to the violation do not mean that the violator shall not compensate/repair/and/or replace the damage caused.