

THE
EDGE
BUSINESS BAY

COMMUNITY
RULES

These Community Rules exist to protect the comfort, safety and value of every home at The Edge, and to help all Owners, Occupiers and their guests enjoy a harmonious living environment together. They apply to all residents and visitors and should be read alongside the Building Management Regulation. All Owners and Occupiers are expected to familiarise themselves with these Rules and to abide by them at all times.

BUILDING RULES

1. General

1.1 Application of the Building Rules

These Building Rules apply to all Owners and Occupiers and form part of the Building Management Regulation. The Management Entity may amend them from time to time in accordance with the Regulation and Applicable Law.

1.2 Definitions and Interpretation

In these Building Rules, except where the context otherwise requires, the words and expressions as defined in the Regulation shall bear the same meaning as in these rules and except the following references in these Building Rules mean:

- (a) "Management Entity" includes a reference to the Building Manager;
- (b) "Common Areas" includes a reference to the building shared amenities and the component common areas;
- (c) "Owner" includes a reference to an Owner's Occupiers and Invitees;
- (d) "Service Charges" includes a reference to Building Service Charges and Component Service Charges; and
- (e) "Statement" is a reference to the Building Management Regulation of which these Building Rules form part.

1.3 Permitted Use

An Owner must use the Unit strictly in accordance with the Permitted Use and the regulation. No commercial activity of any nature may be conducted by a Unit Owner without the approval of the Management Entity.

A Unit may only be used or offered as a short-term rental or holiday home where such use is permitted under Applicable Law and the requirements applicable to The Edge. The Owner is responsible for obtaining and maintaining all permits, licences, registrations and approvals required by the relevant authorities, including the applicable Dubai Department of Economy and Tourism (DET/DTCM) requirements, and for complying with all applicable requirements relating to guest registration and occupancy. The Owner remains responsible for ensuring that all guests and occupants comply with these Building Rules and all Building security and access procedures.

1.4 Insurance

- (a) Owners must effect and maintain adequate and appropriate home and personal contents insurance with respect to their Unit covering damages to the Unit and consequential damages to other Components or Units in a form approved by the Management Entity.
- (b) The insurances required under Building Rule 1.4(a) must be taken out with a reputable insurer in the name of the Owner and must be for the full replacement value of the Owner's contents and include a specific allowance for the removal of debris.
- (c) If an Owner fails to obtain or maintain the required insurance, the Management Entity shall be entitled to obtain such insurance on behalf of, and at the cost of the Owner, which cost may be included within the Owner's Service Charges.
- (d) The Owners must, upon request, provide the Building Manager with duplicate or certified copies of the policies and all renewal certificates and endorsement slips for the insurances obtained by the Owner in accordance with this Building Rule 1.4.
- (e) Owners must maintain appropriate insurance for their Unit and contents, including cover for consequential damage to other Units and Common Areas arising from incidents originating within the Unit, and must comply with all applicable insurance notification and claims requirements following any water leak, flooding or other incident.

1.5 Obligation to Maintain Unit

- (a) An Owner must maintain, repair and keep its Unit in good and substantial repair, working order and condition in accordance with the Regulation (including all doors, windows, machinery, plant, equipment, fixtures and fittings which may be installed in its Unit) to a standard equivalent to or greater than the standard of the Building at all times.
- (b) An Owner must, without affecting the generality of above, at the Owner's expense:
- (i) cause its Unit (including all interior glass in the Unit and all exterior glass that is readily accessible from the Unit) and Terrace Areas to be cleaned and kept free of dirt, litter and rubbish and of vermin, rodents, insects and pests on a regular basis in a proper and workmanlike manner and to a standard at least equivalent to the cleaning of the remainder of the Building;
 - (ii) keep clean and maintain in good order, repair and condition all fittings, plant, furnishings and equipment in its Unit and in particular shall have a maintenance contract for the quarterly service of the fire extinguishers, air conditioning ducts, fan coil units, smoke and heat detectors from a Supplier approved by the Management Entity on a form of contract approved by the Management Entity;
 - (iii) Owners must ensure that air-conditioning filters serving their Unit are regularly inspected, cleaned and/or replaced as required by the applicable maintenance requirement
 - (iv) as soon as practicable repair all broken glass (excluding exterior windows which shall be repaired by the Management Entity at the Owner's cost) 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 its Unit; and
 - (v) not use the lavatories, sinks and drainage and other plumbing facilities in its Unit 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, litter or other material that could cause blockage to the sewerage or drainage system. Any damage caused to such facilities by the misuse of the Owner shall be made good immediately by the Owner upon notification of the same.
- (c) An Owner must not undertake any Works to its Unit without the prior approval of the Management Entity and any Works must be undertaken in accordance with the Architectural Code (available upon request), provided that this Building Rule shall not apply to any Works of Major Works to a Unit undertaken by the Developer or relating to initial fit out works undertaken by an Owner with the Developer's Approval.
- (d) Owners must not install external air-conditioning units or make alterations to the external appearance or configuration of the Building's air-conditioning system without the prior Approval of the Management Entity and all required authority approvals. Condensate, drainage water or any other discharge from air-conditioning equipment must not be allowed to drip, discharge or flow onto any neighbouring Unit, Balcony, Terrace Area, Common Area or other property.
- (e) In the event of a water leak, flooding or suspected water ingress originating from a Unit, the Owner or Occupier must take reasonable immediate steps to minimise damage and notify the Building Manager through the Building reception or security. Where it is safe to do so, the Unit's designated water shut-off/isolation valve should be closed. Owners and Occupiers must not interfere with shared water infrastructure, meters, equipment or Common Area services.

1.6 Behaviour of Owners

- (a) An Owner must not create any noise in its Unit or behave in a manner likely to interfere with the peaceful enjoyment of other Owners in the Building or any person lawfully using the Building.
- (b) No Owner shall make or cause to be made any undue disturbance, nuisance, obnoxious, immoral, indecent or offensive activities in its Unit, or any part of the Building any activity which may be or may become an annoyance or nuisance to other Owners in the building or any person lawfully using the Building. Whenever the Management Entity is of the opinion that the behavior of an Owner constitutes a nuisance to any other person or may be detrimental to the amenities or the Building generally, it may call upon such person to cease such behavior.

(f) If an Owner fails to carry out repairs or maintain its Unit as required by these Building Rules and this failure is causing, or could cause, a nuisance, risk or harm to the other Units (or any Common Areas), or a person, the Owner must allow a representative of the Management Entity, or any of its contractors, sub-contractors or any other person authorised, the right of access to its Unit for the purpose of carrying out works or effecting repairs, after receiving reasonable notice from the Building Manager.

(g) An Owner must not exceed the loading capacity of the floor of its Unit or bring any heavy article into its Unit so as to exceed the loading capacity of its Unit.

(h) No private parties or events are allowed in the Common Areas or the Leisure Facilities without the approval of the Building Manager.

(i) Owner's domestic employees are obliged to abide by these rules and Owners are obliged to supply their domestic employees with a copy of these rules. Owners must register domestic employees which shall reside in the Unit or be required to attend the Unit on a daily or regular basis. Completion of domestic employees registration form shall be required, and accompanied by a copy of the identity document. Security will arrange an appointment with the domestic employee/s to take a photograph for his/her identity card. On arrival at the security gate, the domestic employees shall be required to sign the domestic register, receiving his/her identity card. On departure the identity card must be returned and the register signed. All domestic employee/s shall be subject to a criminal check and a copy of their identity document shall be retained by the Management Entity or security.

1.7 Appearance of Unit

(a) An Owner must not, without the Approval of the Management Entity, maintain within its Unit any item or furnishing that when viewed from outside its Unit is not in keeping with the rest of the Building.

(b) An Owner must not hang or place any washing, towels, bedding, clothing or other article on any part of its or Unit or any Common Areas except in areas specially designated for that purpose and all washing lines and similar devices must be placed below the level of balconies so as not to be visible from its Unit or another Unit or any Common Areas.

(c) An Owner must not hang or place any pots or other items on top of any wall or railing and each Owner must ensure water is captured from potted plants placed within its Unit.

(d) An Owner must not install any television aerials or satellite dishes to the exterior of its Unit and if the Owner fails to comply with this Building Rule 1.7(d), the Management Entity shall give the Owner seven (7) days' notice in writing to remove such television aerials or satellite dishes and should the Owner fail to do so, the Management Entity will be entitled to remove these at the cost of the Owner and shall not be made liable for any losses or damages due to the Owner's breach.

(e) Balconies and Terrace Areas must be maintained in a clean, safe and orderly condition and must not be used in a manner that creates a nuisance, hazard, obstruction or visual impact inconsistent with the Building.

(f) The following are not permitted without prior approval from the Building Manager: umbrellas, awnings, screens, shutters or similar items; temporary or permanent structures; large outdoor ornaments or plants extending above balustrade height; external electronic devices or external speakers; barbecues or cooking equipment; and laundry, carpets, bedding or similar items.

(g) Owners must not penetrate, drill into or otherwise damage the surface of a Terrace Area or attach items to any surface, including walls or balustrades. No structural works may be undertaken to a Terrace Area without prior approval.

(h) No items of any nature may be thrown or dropped from windows, balconies or Terrace Areas.

1.8 Security

(a) An Owner must use all reasonable endeavours to keep its Unit secure from theft or robbery at all times including ensuring that all doors, windows and openings are closed and securely locked when its Unit is not occupied. An Owner expressly authorises the Management Entity and the Building Manager to enter and secure its Unit at the Owner's cost if its Unit is left unsecured and unoccupied.

(b) An Owner must strictly comply with all rules and directions of the Management Entity with respect to any security procedures implemented from time to time by the Management Entity, including emergency evacuation drills and procedures which may be carried without prior notice during the standard commercial business hours. An Owner must comply strictly with all fire, safety and health regulations as prescribed from time to time by the Management Entity and all Relevant Authorities.

(c) An Owner must provide the Management Entity and the Building Manager with a list of key holders and Entry Device holders and their contact details together with details of emergency contact numbers and addresses for the Owner. An Owner must notify the Management Entity and the Building Manager of any change in key holder's information, whether permanent or temporary.

(d) Each Owner shall advise security of the identity and date of arrival of any Invitee, Visitor or person to be admitted to the Unit or the Building. Owners not present at the time and wishing to allow Invitees or Visitors, will have to comply with the visitors registration procedure as notified to the Owner by the Management Entity from time to time. If security has not been advised of the arrival of any Invitee, Visitor or person in accordance with the provisions of this clause, security may (but will not be obliged) to prevent access to such Invitee, Visitor or person. Invitee, Visitor or person will be required to comply with Management Entity and relevant security procedures and will be required to produce identification at the Units reception area. A photocopy may be held by Management Entity for security purposes and in accordance with its privacy policy.

(e) The right of admission to the Building shall be under the control of the Management Entity or the relevant Owner who may on any grounds deny any person access.

(f) No vehicle shall enter the Building unless admitted by the security guard on duty, except where the Management Entity has issued to the driver an Entry Device (parking access card) enabling the driver to operate the vehicle entrance gate barrier himself. Such Entry Device are issued for the personal use of the person to whom it is issued and shall not be shared with or used by or transferred to any other person.

(g) Owners, Occupiers, Invitees and Visitors must respect the privacy of other residents, staff and visitors and must not photograph, film, record or otherwise capture identifiable images, audio or personal information of another person without the appropriate consent, except where permitted or required by Applicable Law.

(h) The use, operation or launch of drones or other unmanned aerial vehicles in or around the Building is prohibited unless all required approvals have been obtained from the relevant authorities and the Management Entity and the activity is otherwise permitted by Applicable Law.

(i) Personal data collected or processed for Building management, security, access control, emergency response, service delivery and related purposes shall be handled in accordance with Applicable Law, including the UAE Federal Personal Data Protection Law (Federal Decree-Law No. 45 of 2021), as applicable, and the Building Manager's privacy policy.

(j) CCTV and other security monitoring systems may operate in designated Common Areas and facility areas for safety, security, access control and incident-management purposes. Appropriate notices shall be provided where required by Applicable Law.

1.9 No Smoking

(a) An Owner may only smoke in designated "Smoking Areas" (if any), as such areas may be varied and determined by the Management Entity or any Relevant Authority from time to time. Owner may smoke in its Unit.

(b) The smoking of Shisha ('hubbly bubbly') and Bukhoor is not permitted in the Common Areas or Units and may only be conducted in designated areas determined by the Management Entity or Relevant Authority from time to time.

(c) An Owner must dispose of cigarette butts and any other smoking residue in a safe manner and in rubbish receptacles and must not, under any circumstances, depose of any cigarette butts and any other smoking residue on the Common Areas or from the Balconies in a manner that gives rise to a risk of fire damage, nuisance or litter.

(d) The Management Entity shall be permitted to change the smoking policy within the Building from time to time.

1.10 Preservation of Fire Safety

An Owner must not do anything to affect the operation of fire safety devices or to reduce the level of fire safety in its Unit or the Building that is likely to affect the operation of fire safety devices in the Building or to reduce the level of fire safety in the Building.

1.11 Prevention of Hazards

- (a) An Owner must not do anything in its Unit or the Building that is likely to create a hazard or danger to any other Owner or any person.
- (b) No Owner shall keep, use or store any flammable substances, in its Unit, Car Park, Car Park Spaces or Building without the Approval of the Management Entity except that this rule shall not apply to the keeping of such substances and in such quantities as may be reasonably required for normal domestic use and in the case of vehicles any flammable material in a fuel tank or internal combustion engine.
- (c) No fires shall be lit anywhere in the Building including within the Owner's Unit or any Common Areas and no barbecuing on Balconies is permitted.
- (d) Fireworks or other incendiary devices or displays are strictly prohibited.
- (e) An Owner must not do or keep in any Unit (and any Common Areas) which will increase the rate of insurance payable by the Management Entity, or cause such insurance to be cancelled or voided.
- (f) An Owner must not leave any glass containers or personal items or materials in the Common Areas.
- (g) An Owner must not leave any cooking appliance unattended when in use and must only use cooking appliances in the designated kitchen areas.
- (h) No use of barbecues or cooking equipment of any nature is allowed in any part of the Common Areas.
- (i) An Owner must not throw any items of any nature whatsoever from the windows and Terrace Areas at any time.
- (j) Hunting, trapping and discharge of firearms and the use of toy guns and air guns ("bibi guns") which can inflict damage on persons or property are expressly prohibited within the Building.
- (k) Skateboards, roller skates, and roller blades are not permitted within or around the building.
- (l) Any activities or conditions which endanger the health and/or safety of others are prohibited.

1.12 Cyclists

- (a) Cyclists may ride bicycles responsibly within the Access Ways subject to giving pedestrians the right of way.
- (b) No battery powered toys are allowed in any external Common Areas.

1.13 Holiday/Celebration Decorative Lighting

- (a) Subject to the prior approval of the Management Entity, an Owner may install temporary holiday or festive lighting within their Unit during Eid and other festive and national holidays in the UAE. Lighting must not be installed any earlier than ten (10) days before the holiday/celebration, and must be removed within ten (10) days after the holiday/celebration.
- (b) Flashing decorative lights, or lighting that creates glare visible from outside the Unit, is prohibited. Any lighting installed must not cause interference, nuisance or annoyance to other Owners within the Building. If requested by the Management Entity, the Owner shall promptly remove any lighting.

2. Building Common Areas

2.1 Obstruction of Common Areas

- (a) An Owner must not obstruct the lawful use of the Common Areas or access to by any authorised person except with the Approval of the Management Entity.
- (b) An Owner must not in any way cover or obstruct any lights, skylights, windows or other means of illumination of the Common Areas.
- (c) If an Owner fails to comply with this Building Rule 2.1, the Management Entity is entitled to remove any obstructing items and store such items or dispose of the items at the Owner's sole cost and expense without notice to the Owner.

2.2 Damage to Common Areas

- (a) An Owner must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Areas without the approval of the Management Entity.
- (b) An approval given by the Management Entity under Building Rule 2.2(a) cannot authorise any additions to the Common Areas.
- (c) This Building Rule 2.2 does not prevent an Owner or person authorised by an Owner from installing:
 - (i) any locking or other safety device for protection of the Owner's Unit against intruders or to improve safety within the Owner's Unit, (ii) any approved screen or other device to prevent entry of animals or insects to its Unit; or
 - (iii) any device used to affix decorative items to the internal or external surfaces of walls in its Unit.
- (d) Any item installed in accordance with this Building Rule 2.2 must be installed in a competent and proper manner and must have an appearance consistent with any guidelines established by the Management Entity about such installations or, in the absence of such guidelines, be in keeping with the appearance of the rest of the Building.
- (e) An Owner must make good any damage, breakage or defect to the Common Areas or any fixtures and fittings to its Unit occasioned by want of care, misuse or abuse on the part of the Owner.
- (f) An Owner must give the Management Entity prompt notice in writing of any defect in, or any services to or fittings in need of repair in, the Common Areas and of any circumstances likely to be or cause any danger, risk or hazard to the Common Areas or any person.

2.3 Vandalism

- (a) Acts of graffiti or vandalism are expressly prohibited within the Building and any Owner responsible for such acts shall be held liable for the cost of cleaning, repair or replacement. Acts of graffiti or vandalism may be reported to Dubai Police for further action.
- (b) The cost of reinstatement of the item or areas that has been damaged shall be directly charged to those Owners found to be causing the graffiti or vandalism. In the event that the individual(s) causing the graffiti or vandalism cannot be found, the costs to reinstate shall be included as a cost that will be recovered by way of Service Charges.

2.4 Vehicles

- (a) Vehicles having a gross weight in excess of 8 (eight) tons, together with trailers, boats, caravans and other vehicles not permitted for use or parking within the Building, must not enter, be parked or be stored within the Building or Car Park except with the prior Approval of the Management Entity.

(b) The operation of dirt bikes, trail bikes, sand buggies, off road vehicles and non- licensed motorised vehicles is not permitted anywhere in the Building.

3. Garbage Disposal

An Owner must not deposit or throw on the Common Areas any garbage, dirt, dust or other material or discard any items on the Common Areas.

(a) An Owner must not accumulate rubbish or litter in, on or around its Unit and shall ensure that all rubbish, litter and refuse is removed from its Unit to such locations as determined and notified to the Owner by the Building Manager from time to time.

(b) An 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 Management Entity's requirements for the storage handling and collection of garbage, waste and recyclable material.

(c) An Owner must promptly remove or clean up anything which the Owner may have spilled in the area housing the designated shared receptacles for garbage, recyclable material or waste.

(d) An Owner must notify the Building Manager of any loss of, or damage to, the designated shared receptacles for garbage, recyclable material or waste.

(e) The Management Entity may post signs on the Common Areas with instructions on the handling of garbage, recyclable material and waste.

(f) This Building Rule 3.2 does not require an Owner to dispose of any chemical, biological, toxic or other hazardous waste in a manner that would contravene any Applicable Law applying to the disposal of such waste.

(g) If an Owner fails to remove any garbage, recyclable material or waste the Management Entity shall be entitled to enter its Unit and remove the garbage, recyclable material or waste at the Owner's sole cost and expense.

(h) An Owner is responsible, at their cost, for the removal of all such material from the Building, other than household waste and plants refuse packed in garbage bags specific to this purpose and removed by the waste removal contractors.

(i) An Owner must make separate arrangements, at its own cost, for the proper disposal of large and/or heavy items.

4. Building Leisure Facilities

4.1 Operating Hours

The hours of operation of the Leisure Facilities shall be determined by the Building Manager at its sole discretion and notified to the Owners from time to time.

4.2 Use of the Leisure Facilities

(a) An Owner must comply with all rules and directions of the Building Manager, from time to time, in accordance with Applicable Law and the Regulation and any other rule, direction or resolution pertaining to the use of the Building Leisure Facilities.

(b) Invitees of Owners are not permitted to use the Building Leisure Facilities.

- (c) A non-resident Owner is deemed to have assigned its rights to use the Leisure Facilities to its Occupier. For the avoidance of doubt, regardless of the contractual arrangements between an Owner and an Occupier, a non-resident Owner shall not be permitted to use the Leisure Facilities for so long as it is deemed to have assigned its rights to use the Leisure Facilities to an Occupier.
- (d) All users of the Leisure Facilities do so at their own risk.
- (e) All furniture and equipment located on the Leisure Facilities is owned by the Management Entity and must not be damaged or removed by an Owner.
- (f) Owners must be appropriately dressed when using the Leisure Facilities in consideration of other Owners and for hygiene and modesty reasons.
- (g) Stereo equipment of any type (unless fitted with headphones) is not permitted within the Leisure Facilities.
- (h) The Building Manager reserves the right to exclude any person from using the Building Leisure Facilities should such person be in breach of the Building Rules relating to the Building Leisure Facilities.
- (i) The Management Entity reserves the right to update and amend this Building Rule 4.1.2 from time to time.
- (j) Use of the weight equipment in the Gymnasium is restricted to adults (aged sixteen (16) years or older), and youths aged twelve (12) years to fifteen (15) years provided they are accompanied by an authorised adult.
- (k) Weights must be lowered gently and not dropped on the ground.
- (l) Use of the cardiovascular equipment is restricted to twenty (20) minutes when others are waiting.
- (m) No food or beverages may be consumed in the Gymnasium brought in from outside the Gymnasium.
- (n) No equipment may be tampered with or removed from the Gymnasium.
- (o) Personal trainers or coaches may not provide training for a fee in the Gymnasium without the prior written consent of the Building Manager. Upon granting such consent the Building Manager may charge a fee to the personal trainer or coach for usage of the Gymnasium on a time basis.
- (p) The number of users permitted within any Leisure Facility or designated facility area shall not exceed the applicable capacity notified by the Building Manager.
- (q) CCTV and other security monitoring systems may operate within designated Leisure Facility and Common Area locations for safety and security purposes, subject to Applicable Law and the Building Manager's privacy policy.

4.3 Disclaimer

The Building Manager shall not be responsible for any injuries, damage or loss sustained by any person when using the Building Leisure Facilities.

5. Swimming Pool

The swimming pool area and surrounding areas shall be open for use on all days during the hours as determined by the Management Entity from time to time and the Management Entity shall have the right to vary these hours and/or prohibit use of these facilities if it considers it is in the best interest of the users of the swimming pool.

- (a) No swimming or access is permitted outside of operational hours.
- (b) No diving is permitted as the pool is not sufficiently deep.
- (c) No running or playing ball games is permitted.

- (d) Children must be supervised by a parent or guardian at all times. Lifeguards are not responsible for unattended children.
- (e) Non-swimmers must wear a lifejacket while in the water.
- (f) Young children not toilet trained must wear a swim diaper.
- (g) No glass containers are permitted in or around the pool, including the pool deck.

6. External and Building Common Areas

6.1 Furniture and Equipment on the Common Areas

- (a) All furniture and equipment located on the Common Areas has been provided for the safety, comfort and convenience of the Owners and must not be damaged or removed by an Owner without the Approval of the Management Entity.
- (b) An Owner shall be responsible to make good any damage or loss caused by an Owner or its Occupier or Invitee or Supplier or Visitor.

6.2 Children Playing on the Common Areas

An Owner must not permit any child (aged 15 and below) of whom the Owner has control:

- (a) to play or remain within the Building or Common Areas unless accompanied by a responsible parent or guardian exercising effective control;
- (b) to run or play in hallways, stairways, elevators or remain in the Car Park or other parts of the Common Areas which are a possible danger or hazard to children or areas that may disturb Owners and or Building guests;
- (c) to use any areas for ball games, skateboarding or cycling or roller skating;
- (d) to deface the property, walls or floors of the Building; and
- (e) to create any disturbance or nuisance or play any music or musical instrument in a Common Areas without Management Entity Approval.

6.3 E-Scooters and Personal Mobility Devices

- (a) Riders must be at least sixteen (16) years of age and, where required for the relevant riding area, must hold a valid e-scooter permit issued by the Roads and Transport Authority (RTA). A rider without a permit where one is required may be issued a Notice of Violation, and the parents or guardians of any underage rider will be notified. Repeated violations may be escalated to the Relevant Authority.
- (b) All riders must wear a safety helmet and comply with all applicable RTA rules and guidelines relating to the use of e-scooters.
- (c) Riders must use bike lights and wear reflective or high-visibility clothing when riding at night.
- (d) The maximum speed limit for e-scooters within the Community is twenty (20) kilometres per hour. Exceeding this limit may result in a Notice of Violation.
- (e) Only one person is permitted on an e-scooter at any time; carrying passengers is strictly prohibited.
- (f) In the event of an accident involving an e-scooter that results in injury or property damage, the Owner or Occupier involved should report the incident to the Relevant Authority for appropriate action. The Management Entity shall not be held responsible for any consequences arising from such incidents.
- (g) Stunts and reckless or rash riding are strictly prohibited.

- (h) Riders must not use mobile phones, or headphones/headsets that block ambient sound, while riding.
- (i) Riders must give way to pedestrians, dismount at pedestrian crossings, follow all Community traffic rules, and maintain a safe distance from other riders and pedestrians.
- (j) E-scooters must be parked only in designated parking areas and must not be left in corridors, Common Areas, or Car Parking Spaces.
- (k) Three-wheeled scooters are not permitted within the Community at any time. The use of electric club carts or golf carts is not permitted, except where expressly authorised by the Management Entity for maintenance personnel or official community management purposes.
- (l) Rental e-scooter and e-bike services are not permitted within the Community. These services are currently only available in RTA-designated public areas, as published on the RTA website

6.4 Commercial Vehicles

- (a) Commercial vehicles must not be parked or stored within The Edge, except temporarily for the purpose of delivering goods or providing services to the Building Manager, an Owner or an Occupier, subject to the access, loading and timing requirements notified by the Building Manager.
- (b) Commercial vehicles must not obstruct fire access, emergency access, pedestrian routes, loading areas or other Common Areas and must comply with all instructions issued by Security or the Building Manager.

7. Deliveries and Removals

7.1 Movement of Goods

- (a) An Owner shall be responsible for any damage to the Building and equipment caused by the transportation of furniture or other effects.
- (b) An Owner must ensure that adequate measures are taken to protect the Building during any bulk deliveries or removal work.
- (c) An Owner must ensure that packing and crating materials must be removed from the Building and disposed of in an appropriate manner on the same day that they are brought in and in no circumstances are any packing and crating materials to be left on the Common Areas or disposed of using the Building's garbage system.
- (d) No shopping trolleys are permitted and if practicable the Management Entity will make suitable arrangements subject to availability and reasonable prior notice.

7.2 Timings

Bulk deliveries and removals should be carried out during the following hours:

Monday - Friday 9.00 am to 5.00 pm
Saturday 11.00 am to 4.00 pm

No bulk deliveries and removals may be carried out on Sundays and Public Holidays.

7.3 Permission Required

Owners must obtain written permission from the Building Manager at least forty eight (48) hours in advance for bulk deliveries and removals and must ensure that such deliveries and removals are booked in with the Building Manager. Owners acknowledge that the Building Manager may deny entry for bulk deliveries and removals if this Building Rule 7.3 is breached.

Owners must ensure that all contractors, Suppliers and service providers entering the Building in connection with Works, deliveries or removals have obtained the required access or contractor passes and comply with the Building Manager's security and access procedures.

Any applicable refundable Security Deposit, access fee or other charge required in connection with Works, deliveries or removals must be paid in accordance with the procedure notified by the Building Manager. The applicable details can be found in the Building Mobile Application.

8. Keeping of Animals

- (a) No animals not considered to be a household pet (such as dogs, domestic cats, birds, fish and reptiles) shall be brought into or kept within the Building, providing:
 - (i) written approval is first obtained from the Management Entity (or the Building Manager on its behalf);
 - (ii) that they are not kept, bred, or raised for commercial purposes; and
 - (iii) they are not kept in unreasonable quantities, which is to be solely determined by the Management Entity (or the Building Manager on its behalf).
- (b) Pets must be housed and cared for in a humane manner and in accordance with best international practices and local statutes on animal care.
- (c) No animal shall be allowed to make an unreasonable amount of noise, or to become a nuisance to any other Owner or Occupier.
- (d) All dogs shall be kept on a leash within the Building when not within the boundary walls of the Unit. Owners should ensure that any person who handles a dog has the ability to effectively control the dog.
- (e) Pets are not allowed within the Leisure Facilities or other external areas at any time except within any designated areas as determined by the Building Manager (if any).
- (f) Any dog/pet waste deposited upon any portion of the Building shall be promptly removed and properly disposed of in a sanitary manner by the dog/pet handler. Dog/pet handlers are deemed to include the Owners, or Occupiers, domestic employees that exercise the pet. Non-compliance to these Building Rules may result in an order requiring the removal of the animal from the Building.
- (g) All pets must wear appropriate identification at all times and shall be registered with the Relevant Authority.
- (h) Owners of the pets are liable to all other Owners, Occupiers and Invitees for the actions of any animal brought or kept in the Building.
- (i) Upon written request of any Owner or Occupier, the Building Manager shall conclusively determine compliance with this Building Rule 8 including 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 Building Manager in such matters is final, conclusive and shall be enforced as other restrictions contained herein including appropriate legal matters.
- (j) Pet food of any kind must not be left on any portion of the Building or Common Areas, Terrace Areas or Balconies.
- (k) Owners or Occupiers may contact the Relevant Authority if there is a serious incident involving a pet within the Building. This includes losing pets, abandoned pets, inhumane treatment of a pet, disturbance by neighbour's pet within the Building and being attacked by a pet.
- (l) Pets must not be kept on any Terrace Area.

9. Car Park and Access Ways

9.1 Compliance

- (a) An Owner must comply with all rules and directions of the Building Manager in accordance with the Regulation and any other instructions pertaining to the use of the Car Park and the Access Ways, including all rules and directions with respect to the Owner's use of the Car Park and the Access Ways.
- (b) No Owner may park or cause in any manner anything to restrict or interfere with any Access Ways or any other Car Parking Spaces and any violation may result in the immediate towing or clamping of the vehicle at

the vehicle owner's expense.

(c) No repair or extraordinary maintenance of vehicles may be undertaken in the Car Park or Access Ways without prior Approval from the Management Entity. Minor vehicle repair is permitted as long as the Owner cleans up the area afterwards, at its sole cost.

9.2 Speed Limit

(a) No Owner shall drive any vehicle within the Building, its Access Ways or within the Car Park at a speed in excess of five kilometres per hour (5 km/h).

(b) The Management Entity reserve the right to introduce from time to time any traffic calming measures, including speed-humps and pedestrian-crossings, that the Management Entity in its discretion deems necessary.

9.3 Entry Devices

(a) An Owner must do all things necessary to retain and store safely the Entry Devices (building/parking access cards) and not to lend or part with possession of them in any way except to its nominated Occupiers.

(b) In the event that any Entry Device is lost, stolen or misplaced, the Owner must inform the Building Manager and to pay for the costs of producing any replacement Entry Devices.

(c) An Owner shall pay to the Management Entity a security deposit for each Entry Device issued to that Owner, which sum shall be forfeited to the Management Entity in the event that an Entry Device is lost, stolen or misplaced, and such security deposit must be replaced by the Owner upon the reissue of any replacement Entry Devices to the Owner.

(d) The Management Entity may replace the Entry Devices or recode such Entry Devices at any time that the Management Entity determines appropriate from time to time and the Owner shall do all things requested by the Management Entity in this regard.

(e) The Management Entity shall retain its own Entry Devices and the Management Entity and any persons authorised by the Management Entity may exercise the right to use the Entry Devices at any time.

9.4 General

(a) An Owner must not sound a car horn in the vicinity or within the Building except in case of emergency.

(b) No Owner may park in a parking space reserved for handicapped driver or in loading areas without the requisite handicap placard or similar authorization.

(c) An Owner must not drop any litter in the Car Park or the Access Ways and must clear up any spillage of oil or any other substance emitting from their vehicle at its own cost. If an Owner fails to clear up any spillage within twenty four (24) hours of the spill occurring or in the case of emergency, the Building Manager may arrange for the spillage to be cleared and recover the cost of doing so from the responsible Owner.

(d) Owner shall only park its vehicle(s) within the Owner's designated Car Parking Space(s) and its vehicle(s) must be suitable and fit within the designated Car Parking Space(s).

(e) Invitees may only use designated visitor parking in accordance with the Building Manager's procedures. Invitees are not permitted to park in an Owner's designated Car Parking Space(s).

9.5 Liability

(a) The Building Manager and its Affiliates shall not be responsible for any loss, expenses, damages or claims arising from use of or in connection to the Car Park or the Access Ways.

(b) All and any charges incurred by the Building Manager for breach of the Building Rules by an Owner in relation to the Car Park or Access Ways shall be charged to the relevant Owner.

Enforcement of Building Rules

(a) In addition to any other rights under these Building Rules and the Regulation, the Management Entity may take or cause to be taken such steps as it considers necessary to remedy a breach of these rules by an Owner and at the Owner's cost and issue breach notices or penalties in relation to breach of these Building Rules to the extent it sees fit including:

(i) the imposing of fines on defaulting Owners in accordance with clause 27.4 of the Regulation; and

(ii) undertaking works to a Unit that the Owner has failed to do including removing any unauthorised works, in accordance with clause 27.1 of the Regulation;

(b) Unpaid fines will be added to Service Charges payable by the Owner.

(c) Notwithstanding the foregoing, the Management Entity may enforce the provisions of any Building Rules by proceedings in a court of competent jurisdiction and for this purpose may appoint such attorneys and counsel as they may deem fit and the Owner shall indemnify the Management Entity for its costs in accordance with the Regulation.



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