

WESTCOURT MANAGEMENT SERVICES LTD.

21 Wicklow St, Dublin 2, Ireland. P: +353 (0)1 677 9706, F: +353 (0)1 677 9701, Info@WMSLtd.ie

House Rules

- 1. Noise**

All stereo, radio and TV appliances should be kept at a volume that will not interfere with your neighbor's quiet employment of their homes. This includes the playing of musical instruments, loudspeakers, mechanical noise and any other noise that might cause annoyance of the owners and occupiers of the development. Most especially, **no noise should be audible outside your apartment between the hours of 10pm and 9am**
- 2. Security**

All doors, including front doors, should be closed quietly. The main hallway doors should be kept closed at all times. To protect the security of the complex, residents are requested not to allow entry to anybody except your own personally invited guests and visitors. Strangers should not be allowed enter the premises. **Please report any suspicion activity to Westcourt Management Services on (01) 677 9696 or Bridewell Garda Station on (01) 666 8200**
- 3. Obstructions**

No obstructions (e.g. bicycles, prams, refuse, baggage) of any kind should be placed in the common areas (e.g. lobbies, halls, landings, car park, roof garden). The Management Company reserves the right to remove any such offending items without notice and charge the cost to the offender.
- 4. Speed**

Vehicles pose a special risk to children. Drivers should not exceed 15kmph on the complex grounds.
- 5. Bicycles**

Bicycles should be parked in the bicycle shed provided or the underground car park. Bicycles must not be locked to any railings, lampposts, fences, trees, balconies or corridors. The management Company reserve the right to remove any such offending bicycles without notice. Cycling on pedestrian areas within the grounds of the complex is forbidden.
- 6. Pets**

As provided for in the Lease Agreement, pets are not permitted on the premises. Any animals / birds that cause annoyance to any resident, or foul the common areas will not be allowed to remain in the premises. It is also a legal requirement that dogs are 'under effective control' at all times.
- 7. Washing/Laundry**

Washing must not be hung out to dry on balconies or from windows, as provided for in the Lease Agreement
- 8. Alterations**

No alterations or building works are allowed inside apartments or on any balcony without the prior written approval of the Management Company.
- 9. Appendages**

The erection of an external wireless or television aerials or satellite dish on or at the building is not permitted.
- 10. Parking**

Cars should be parked carefully in the individual spaces. Residents must take great care not to park in a manner that might interfere with cars entering or exit the car park. The parking of caravans, trailers and commercial vehicles is not allowed. The Management Company may remove them without notice. Residents should park only in their own private car space.
- 11. Alarms**

In the event of activation an alarm must not sound either externally or internally for a period in excess of twenty minutes.
- 12. Refuse**

Refuse sacks should be tied securely and placed in the wheelie in the refuse sheds. It is not permitted to store refuse in any other part of the complex. It is not permitted to use the refuse bins for toys, bicycles, garden furniture, mattresses, cots etc.
- 13. Common Areas**

Children must be supervised and kept under control. Furniture and other facilities must not be interfered with. Every effort should be made to keep the common areas grounds clean and tidy.
- 14. Balconies**

Balconies remain the property of the Management Company and cannot be used for refuse and must be kept clean at all times.
- 15. Gates**

It is strictly forbidden to interfere with any vehicular and pedestrian entrance gates.

By order of the Management Company