

Millbrook Duplex Management Company Ltd
c/o 1 Terenure Place
Terenure
Dublin 6W.

HOUSE RULES

- 1. NOISE-** All stereo, Radio and TV appliances should be kept at a volume, which will not interfere with your neighbour's quiet enjoyment of their homes. This includes the playing of musical instruments, loudspeakers, mechanical noise and any other noise that might cause annoyance to the owners and the occupiers of the development. Most especially, no noise should be audible outside your apartment between the hours of 12 midnight and 9 am.
- 2. SECURITY-** 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 suspicious behaviour to your local Garda Station in Navan - Tel no 046 90 79930
- 3. BICYCLES-** Bicycles should not be locked to lampposts, trees, railings or balconies. The Management Company reserves the right to remove any offending bicycles, without notice.
- 4. PETS-** Dogs and other animals that cause annoyance to any resident will not be allowed on the premises.
- 5. WASHING/LAUNDRY-** Washing must not be hung to dry from balconies, windows or hall doors.
- 6. ALTERATIONS-** No alterations is or building work allowed inside apartments or on any balcony without the prior written approval of the Management Company. Decorating or altering the external appearance of the blocks is prohibited.
- 7. APPENDAGES-** The erection of external Wireless, Television Ariel's or Satellite dishes is prohibited under the lease agreement.
- 8. PARKING-** If applicable cars should be parked in their own individual spaces. Residents must take care not to park in a manner that might interfere with cars entering or exiting the car parks. Parking on pavements, access roads, landscaped areas is not permitted. The parking of caravans, trailers and commercial vehicles is not allowed. Also all Clamping rules apply.
- 9. REFUSE-** Refuse sacks should be tied securely and placed in the refuse bins provided. Please take care when disposing of glass objects. Please ensure when taking waste to the bins that no greasy or oily substances leak onto the common areas. **The bins are to be used for disposing of domestic waste only.** Residents are responsible for

disposing of unwanted furniture, white goods and any other solid objects. Those caught dumping will be charged for removal costs.

10. COMMON AREAS- Children must be supervised and kept under control. Facilities must not be interfered with. Every effort must be kept to keep the common areas clean and tidy. Smoking in the common areas is prohibited. In the interest of fire safety it is prohibited to park bicycles, prams etc in the common areas.

11. OBSTRUCTIONS- Obstructions are not allowed on the common areas. The Management Company will remove bicycles, trampolines etc without notice.

12. EMERGENCY CONTACTS AND BURGLAR ALARMS- Owners and residents are responsible for their alarm systems. Please furnish at least one of your neighbours with the name of the key holder who can be contacted in the event of an alarm activation. Alternatively, you can leave a key to your apartment with an owner who lives in the block. It is common courtesy to ensure that your neighbours can take action if your alarm activates. All owners are advised to advise Millbrook Duplex Management Co. Ltd. of their emergency contact details. And their key holders phone number. In the event of an emergency it is essential that a contact holder can be contacted immediately.

13. TENANCY AGREEMENTS- Owners if letting their apartments, must include a special condition in their Tenancy Agreement, stipulating that tenants must abide by the house rules and regulations laid down by the Management Company. A copy of the house rules must be incorporated into the lease agreement.

14. FLAMMABLE MATERIAL - Under no circumstances are residents permitted to keep any petrol, motor spirit, gas or other flammable or explosive materials in or on the premises or the storage areas.

15. INSURANCE- The Management Company accept no responsibility or liability whatsoever for any loss suffered to Owners, Guests or Invitees property contained in or on the common areas or in the apartments, balconies howsoever arising. Owners should affect their own insurance cover for their own personal belongings fixtures and fittings, floor and wall coverings etc.

BY ORDER OF THE MANAGEMENT COMPANY, THIS LIST IS NOT EXHAUSTIVE AND MAY BE ADDED TO AT A LATER DATE.

Millbrook Duplex Management Ltd Registered Company No: 327021

Directors: J Maycock, A Sheridan.

Registered address: 1 Terenure Place, Terenure, Dublin 6W