

ALL RESIDENTS – ESTATE RULES

In the interests of all and creating a safe and secure environment for the owners and residents of properties at Pebble Beach, Tramore, Co. Waterford, the following SITE RULES MUST be adhered to by all residents of Pebble Beach, whether full-time, part-time or temporary.

Owners who let their properties are expected to ensure their Tenants and Property Management Companies are aware of all rules and consequences.

1. **Anti-social and Nuisance Causing behavior will not be tolerated at the Pebble Beach site**

Descriptions:

- a. Arguing, shouting and door slamming
- b. Uncontrolled dogs, excessive dog barking and uncontrolled fouling.
- c. Inappropriate or bad behavior whilst under the influence of any substance or not under the influence.
- d. Dumping rubbish or littering the estate in any way
- e. Playing ball games close to someone else's home (outside of the designated Ball area).
- f. All stereos, radios and TV and other appliances should be kept at a volume that will not interfere with your neighbours' quiet enjoyment of their homes between the hours of 11pm – 8am.
- g. Parents are expected to control the behavior of their children, and be aware of their activities onsite at all times.

2. **Anti-social and Harassing behavior will not be tolerated on the Pebble Beach site**
Harassment includes:

- a. Racist or sexist behavior or threatening and foul/abusive language towards another person or a Pebble Beach OMC employee or Director.
- b. Using, or threatening to use, violence in any way.
- c. Using abusive or insulting words or behavior towards another person or a Pebble Beach OMC employee or Director.
- d. Damaging, or threatening to damage, another person's home, vehicle or possessions.
- e. Writing threatening, abusive or insulting letters or graffiti.

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- f. Using common areas for business activities of any kind.
 - g. Doing anything else that interferes with the peace and comfort or convenience of other people on the estate
3. Hanging of **washing lines** between the trees on the site is strictly prohibited, as it is an insurance risk. Owners or tenants are prohibited from cleaning any items over the balconies or out the windows such as sheets, rugs, etc.
 4. All **DOGS** must be accompanied and be under your effective control i.e. must be kept on a leash. If an injury occurs to any person/leashed dog onsite by an unleashed dog, the owner of the unleashed dog will be solely responsible for any costs incurred if there are any.
 5. Dog owners must pick up after their dog, without exception.
 6. Should you or your visitors cause any **DAMAGE** or interference with site equipment the Management Company will contact the Gardaí and seek to recover the cost of damages from the Owner. This also includes damage to any onsite amenities ie Basketball Court/Swings/Slides.
 7. **WASTE** must be properly disposed of. Refuse sacks should be securely tied and placed in the large refuse bins provided. It is not permitted to store refuse in any other part of the complex. General waste should only be put in the black bins, and recycling waste only in the green bins. Recycling should be put in the bin without a bag or in a clear bag only, in order for the bin to be considered recycling. Under no circumstances should Rubbish bags be left in the bin bay on the ground. If a Bin Bay is full please find and use another Bin Bay to dispose of your refuse.
 8. **OBSTRUCTIONS** - The Management Company reserves the right to remove any such offending article without prior notice. The cost if there is one will be recharged to the Owner. Common area's must be kept clear so the groundsmen can carry out their duties onsite.

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9. **COMMON AREAS** – Every effort should be made to keep the common areas and grounds clean and tidy. There is no parking of any type of vehicle/trailer on the grass common area's. Absolutely no structures are to be erected on the common areas, these include trampolines, sheds, tents, swimming pools, tables/chairs, gazebo's or any other personal belongings of any kind. **Personal belongings must not be kept on the grass common area's.**

At no time is anyone permitted to park or **DRIVE ON THE GRASS**. This includes deliveries or maintenance vans. Where anyone carrying out work on or delivering to a property, drives on the grass causing damage, the cost of undoing the damage caused will be charged to the Owner of the property.

Motorcyclist's must dismount their motorcycle and walk down a path, if accessing a property off of the road. It is not permitted to ride your Motorcycle down a footpath.

Mobility vehicles are allowed on footpaths.

10. The **SPORTS AREA** is open from 10am to 8pm each day, and parents are asked to monitor your children's behavior in this area, to ensure compliance with the opening times, and that the equipment supplied is respected.
11. The **PARKING AREAS** are for parking only, parking areas may not be used to repair vehicles or for storage of abandoned or unused vehicles. Parking areas are for standard motor vehicles only and not for caravan's, camper vans, boats or trailers etc. Cars should not be parked under any circumstances on double yellow lines, the grass or on the road/path at a bend in the road or opposite a car parking area. If there is a cost involved in the management company having any vehicle removed that is causing an obstruction the cost will be forwarded to the owner of the property.

If an emergency vehicle is blocked from entering the estate because of a vehicle being parked outside the official parking areas, these vehicles will be removed by the Emergency Services, and the vehicle's insurance may be invalidated as a result of where it was parked.

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12. At no time should the **BOUNDARY FENCE** or any other estate fence be climbed or disturbed. This includes the Basketball Court fence.
13. **SWINGS AND SLIDES** are for the use of people under the age of 14.
14. **DECKINGS AND BALCONIES** cannot in any way encroach on common areas and must be strictly kept to the brick patio or equivalent size. Please be aware that not all patio areas are the same size.
Downstairs apartments cannot block an upstairs owner from carrying out essential maintenance to the upstairs balcony.
15. If you are **CARRYING OUT WORK** requiring scaffolding or anything else to be erected on the common areas, please contact the OMC in advance for authorization, as this is an insurance risk. The OMC will need to understand the timings of the requirement, and what is being done to protect passersby from injury.

NOTE:

If anyone feels threatened in any way, please call the Gardai or our Security company immediately.

Please do not call on the OMC staff or Directors, as the Gardai and Security company will need to speak to the person most directly affected by the issue.

Contact numbers:

Tramore Gardai can be contacted on 051-381333.

Manguard, the Security Company, can be contacted 24 Hours a day through the helpline **(0818-33-33-73)** in relation to any Anti-social behavior onsite. Every call will attract a call out charge of Eur50.

All charges related to security callout will be recharged to the Owner of the offending property, where appropriate.

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All call outs will be documented, time recorded, dated and location taken with back up of photo or video if necessary.