

ALL RESIDENTS – ESTATE RULES

In the interests of all and supplying a safe and secure environment for the 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 behaviour will not be tolerated at the Pebble Beach site**

Descriptions:

- a. Arguing, shouting and door slamming
- b. Dog barking and uncontrolled fouling.
- c. Offensive drunkenness
- d. Dumping rubbish
- e. Playing ball games close to someone else's home
- 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.

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

- a. Racist or sexist behaviour or threatening and foul/abusive language
- b. Using, or threatening to use, violence
- c. Using abusive or insulting words or behaviour
- d. Damaging, or threatening to damage, another person's home or possessions
- e. Writing threatening, abusive or insulting letters or graffiti
- f. You or members of your household should not use common areas for business activities
- 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.

Owners or tenants are prohibited from cleaning any items over the balconies or out the windows such as sheets, rugs, etc.

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4. **All dogs** must be accompanied and be under your effective control i.e. must be kept on a leash. Dog owners must pick up after their dog, without exception.
5. 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.
6. **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.
7. **OBSTRUCTIONS** - The Management Company reserves the right to remove any such offending article without prior notice. The cost will be recharged to the Owner.
8. **COMMON AREAS** – Every effort should be made to keep the common areas and grounds clean and tidy.
9. The **PARKING AREAS** are for parking properly, 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 camper vans, boats or trailers etc. Cars should not be parked on the grass or on the road/path at a bend in the road or opposite a car parking area.
10. At no time should the **BOUNDARY FENCE** be climbed or disturbed.
11. **SWINGS AND SLIDES** are for the use of people under the age of 14.
12. At no time is anyone permitted to **DRIVE ON THE GRASS**. This includes Suppliers carrying out work on your property. If this happens, the cost of undoing the damage caused will be charged to the Owner of the property.

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13. **DECKINGS AND BALCONIES** cannot in any way encroach on common areas.

SECURITY CALL OUT

Security can be contacted 24 Hours a day through the helpline (0818-33-33-73) in relation to any Anti-social behavior, illegal dumping or any other issues relating to the “All Residents – Estate Rules”. Every call will attract a call out charge.

Call out Charge of €50

All charges related to security callout will be recharged to the Owner where appropriate.

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