



KILGOBBIN WOOD MANAGEMENT LTD. HOUSE RULES.

Kilgobbin Wood Management Ltd. has adopted the following 'House Rules' in accordance with the terms of the Indenture Lease.

- 1 All stereo, radio and TV appliances must be kept at a volume which does not interfere with your neighbours' quiet enjoyment of their homes. No **noise** should be audible outside apartments between 11:30pm and 9.00am.
- 2 All **doors** including front doors should be closed quietly. The main hall door must be kept closed at all times.
- 3 **Satellite dishes**, TV aerials or any external wireless must not be erected in/on any part of the buildings
- 4 Do not permit **entry** into the block of any person who is not personally known to you.
- 5 **No obstructions** (e.g. Prams, bicycles, baggage, footwear, clothing etc.) of any kind should be placed in the common areas – hall, stairs or landings. Obstructions left in any of the common areas of the complex constitute a fire hazard are in breach of the fire safety standards for the complex.
- 6 **Children are not permitted to play in or obstruct** the use of the entrance hall, staircases and landings leading to the apartments or lifts.
- 7 **Vehicles** should be parked in the car park in such a way so as not to obstruct access to the apartment block, exits etc. Vehicles must not be parked in emergency set down areas. Any damage caused to the vehicles in the complex (parked or otherwise) is without recourse to Kilgobbin Wood Management Ltd.
- 8 **Bicycles** are not permitted inside the apartment blocks
- 9 Residents are reminded that they are **not permitted to hang or expose clothes/laundry** or any other articles inside or outside their apartment so as to be visible from outside the apartment. Under no circumstances should washing/laundry be hung out to dry on balconies.
- 10 **Refuse** – the bins are for domestic refuse only. Refuse sacks must be tied securely and must be placed **in the bins** in the refuse area. **Refuse must not be left** on the balconies or in any area of the hall, stairs or landings of the apartment blocks. **Disposal of non-domestic refuse** is the residents' responsibility.
- 11 All residents must provide the Management Agent with **phone numbers** where they can be contacted during the day or at night. Where apartments are let to tenants it is the apartment owner's obligation to ensure that the Management Agent has the contact names, address and phone numbers of the tenants.
- 12 **Signs, placards, etc.** are not permitted on the exterior of the premises or on the balcony or patio
- 13 If an owner has a **burglar alarm** in their apartment they are responsible for ensuring that once the alarm has been triggered it should be programmed to ring outside and inside the apartment for no more than 20 minutes before switching off. Owners must ensure that they furnish the Management Agent with emergency contact details in case of activation.
- 14 Hall, stairways, landings and corridors are all smoke free zones – **SMOKING IS STRICTLY PROHIBITED IN THESE AREAS**. Residents are not permitted to discard cigarette butts in the grounds of the development.
- 15 **Drinking or loitering** in the internal or external common areas is forbidden
- 16 Any expenses incurred through **damage to the common area** of the complex by a tenant will be billed directly to the owner. Owners are responsible for the behaviour of their tenants and for ensuring that their tenants are familiar with the House Rules of Kilgobbin Wood while they reside in the complex. If you are renting your apartment please ensure that a copy of the House Rules is displayed in the apartment
- 17 **Pets** are not permitted in the complex
- 18 Residents are **not permitted to decorate the exterior of the premises** without consent from the Management Company
- 19 **Petrol cans, motor spirit, gas cylinders, Bar-b-Ques** or other flammable or explosive material is not permitted in the premises or on the balcony or patio areas
- 20 **Flooring** must be sound proofed so as not to disturb the other residents in the Block.
- 21 **Fire safety requirements** – residents should insure that their home is fitted with a small all purpose fire extinguisher and a fire blanket.

The Management Agents for the development, **Cuala Property Management** will, on behalf of the Kilgobbin Wood Management Limited, enforce the House Rules.

Contact Numbers

Cuala Property Management - Office No.:	280 1282 (9.00am – 5.30pm)
Cuala Property Management - Emergency No.:	087 250 4516 (5.30pm – 9.00am)
Gardai (Stepaside)	666 5700