

# Master Community Rules & Regulations

Violations & Fines

2020



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Violation of Community Rules		Remedial Period	Penalties Applicable on Final Notice (AED)	MCD Ref.
Permitted Use				
F1	Owner not using their property for its permitted use	15 days	10,000	Item 2 (a), Page 116
F2	Owner using their property for an illegal or immoral use	Immediate	50,000	Item 2 (b), Page 116
F3	Owner not complying with an Applicable Law or condition of license	Immediate	10,000	Item 2 (c), Page 116
F4	Owner or Occupier carrying out activities without consideration for other Owners & Occupiers	Immediate	1,000	Item 2 (d), Page 116
F5	Owner carries out an auction, clearance or liquidation sale without prior Approval of the Master Developer	Immediate	5,000	Item 2 (e), Page 116
F6	Not allowing the Master Developer access across an Exclusive Use Area	Immediate	500	Item 13 (d), Page 124
F7	Use of an Exclusive Use Area for a purpose other than the designated purpose	15 days	5,000	Item 13 (e), Page 124
Obligations of Owners & Occupiers				
F8	Owner failure to obtain and maintain adequate Property Insurances	15 days	5,000	Item 3.1, Page 116
F9	Non-compliance with an easement, covenant or restriction relevant to the Property	15 days	5,000	Item 3.2, Page 117
F10	Non maintenance or repair of Property in good and substantial repair	15 days	2,000	Item 3.3 (a), Page 117
F11	Non cleaning of Property	15 days	1,000	Item 3.3 (b.ii), Page 117
F12	Not immediately repairing broken glass	Immediate	1,000	Item 3.3 (b.iii), Page 117
F13	Not using waste facilities, toilets, drainage and other plumbing facilities for the purpose they were intended	Immediate	1,000	Item 3.3 (b.iv), Page 117
F14	Amending its Governance Documents in a manner inconsistent with the MCD or without the approval of the Master Developer (DMCCA)	Immediate	1,000	Item 9.6, Page 24

F15	Not providing the Master Developer when requested a detailed schedule of all unit Owners and their Occupiers with licences where applicable	Immediate	1,000	Item 9.6, Page 24
F16	Not providing notice of annual general assembly and Board meeting	Immediate	500	Item 9.6, Page 24
F17	Not providing information to the Master Developer when requested regarding the property, its management, finances, condition and quality	Immediate	1,000	Item 9.6, Page 24
F18	Owner or Owner Association not appointing its Owner Association Manager or Representative	Immediate	5,000	Item 9.6, Page 24
F19	Owner or Owner Association - not acting in accordance with the MCD or in the best interests of its Owners	15 days	2,500	General requirement, under JOPD Law
<b>Behavior of Owners</b>				
F20	Not create noise that interferes with the peaceful enjoyment of other Owners or Occupiers	15 days	1,000	Item 3.4 (a), Page 117
F21	Not carry out any nuisance, obnoxious or offensive activities in its Property	15 days	1,000	Item 3.4 (b), Page 117
F22	Not use any electronic equipment that can be heard outside its Property	15 days	1,000	Item 3.4 (c), Page 117
F23	Owner when in public area not adequately clothed or using offensive language	Immediate	500	Item 3.4 (d), Page 117
F24	Soliciting business anywhere within the Master Community without prior approval of the Master Developer	Immediate	1,000	Item 3.4 (e), Page 117
F25	Owners and Occupiers not adequately supervising their children	15 days	500	Item 3.4 (f), Page 118
F26	Owner acting in a way to interfere with the peaceful enjoyment of any other Owner or Occupier	15 days	1,000	Item 3.4 (g), Page 118
<b>Appearance of Property</b>				
F27	Owner having an item or furnishing that is aesthetically displeasing or not in keeping with the Master Community	15 days	5,000	Item 3.5 (a), Page 118
F28	Hanging of washing, towels, bedding clothing or other article that is visible from the outside of the Property	15 days	1,000	Item 3.5 (b), Page 118
<b>Security</b>				
F29	Owner not adequately keeping its property secure or complying with the rules and directions of the Master Developer's security teams	15 days	5,000	Item 3.6, Page 118

Health & Safety				
F30	All Owners must comply with all fire, safety, health and environmental laws, rules and regulations in relation to its Property under Applicable Laws and as prescribed in the MCD and Health & Safety Codes issued by the Master Developer		Fines & Penalties as per the H&S Codes	Item 3.7, Page 118
Fire Safety				
F31	Owner shall not do anything that is likely to affect the operation of fire safety devices in the Master Community	Immediate	1,000	Item 3.8 (a), Page 118
F32	Owner shall only engage for the operation of their fire devices suppliers nominated or approved by the Master Developer or the Relevant Authority	15 days	5,000	Item 3.8 (b), Page 118
Prevention of Hazards				
F33	Owner shall not do anything in its Property or the Master Community that is likely to cause a hazard or danger	15 days	1,000	Item 3.9 (a), Page 118
F34	No naked flames or burning of incense within a Property	15 days	1,000	Item 3.9 (b), Page 118
F35	No storing of any inflammable chemical, liquid or gas or other material without prior approval of Master Developer	15 days	1,000	Item 3.9 (c), Page 118
F36	Not leave any items within the Master Community	15 days	1,000	Item 3.9 (d), Page 119
F37	Not leave any cooking appliance unattended for any time when in use	Immediate	500	Item 3.9 (e), Page 119
Master Community Facilities				
F38	Obstructing or permitting the obstructing of any part of the Master Community Facilities	Immediate	500	Item 4.1, Page 119
F39	Damaging or defacing any structure that forms part of the Master Community Facilities	Immediate	500	Item 4.2, Page 119
F40	Damaging any lawns, tree, shrub, flowers or landscaped area that forms part of the Master Community Facilities	Immediate	500	Item 4.3, Page 119
F41	Owner or Owner Association undertaking a private function or event without the prior Approval of the Master Developer	Immediate	1,000	Item 13.6, Page 38
F42	Owner or Owner Association - undertaking any activity or works within the MC without obtaining prior approval from Master Developer	15 days	10,000	General Provision
Waste Removal				
F43	Depositing or throwing any waste, dirt, dust or other material on the Master Community Facilities	Immediate	500	Item 5.1 (a), Page 119

F44	Not leave any used furniture or white goods on any Master Community Facilities or Common Areas	Immediate	500	Item 5.1 (b), Page 120
F45	Owner shall not accumulate rubbish in or around its Property	15 days	1,000	Item 5.2 (a), Page 120
F46	No Owner or Occupier shall throw or permit to be thrown or dropped any articles or substances	Immediate	2,000	Item 5.2 (b), Page 120
F47	Owner not securely or properly disposing of garbage waste	Immediate	500	Item 5.2 (c), Page 120
F48	Owner not complying with Master Developer's requirements for the storage, handling and collection of garbage, waste and recyclable materials	15 days	1,000	Item 5.2 (c.iv), Page 120
F49	Owner shall promptly clean up or remove anything which is spilled	3 days	1,000	Item 5.2 (d), Page 120
F50	Owner not notifying Master Developer of any loss or damage to the designated receptacles for waste, garbage and recycling waste	Immediate	500	Item 5.2 (e), Page 120
F51	Contractor undertaking construction or fit-out works not removing waste at the end of each working shift	3 days	5,000	Item 5.2 (f), Page 120
<b>Fixtures &amp; Fittings</b>				
F52	All blinds, shades, awnings, window ventilators, light luminaries and other similar fittings visible from outside the Property shall conform to the requirements and standards of the Master Developer	15 days	1,000	Item 6 (a), Page 120
F53	All materials and equipment used for the purpose of decorating the Property must be kept within the Property	Immediate	500	Item 6 (b), Page 121
F54	Not replacing or adjusting decorative shop or office fittings when deteriorated as deemed necessary by the Master Developer	15 days	1,000	Item 6 (c), Page 121
F55	Not providing access to the Master Developer or its authorized representative for inspection purposes	3 days	1,000	Item 6 (d), Page 121
F56	Corporate entities and their managers not adhering to international standards of facilities management and maintenance of their Properties	15 days	2,500	Item 6 (e), Page 121
<b>Deliveries &amp; Removals</b>				
F57	Movement of goods carried out that causes damage to the Master Community	Immediate	1,000 + the cost of rectification	Item 7.1 (a), Page 121
F58	Not using designated access ways for deliveries and removals	Immediate	500	Item 7.1 (b), Page 121
F59	Not taking adequate measures to protect the Master Community during bulk materials deliveries or removals	Immediate	1000 + the cost of rectification	Item 7.1 (c), Page 121

F60	Not ensuring that all packing and crating materials are removed and disposed of in an appropriate manner	Immediate	500	Item 7.1 (d), Page 121
F61	Bulk deliveries and removals not carried out during permitted hours	Immediate	500	Item 7.2, Page 121
F62	Not obtaining permission for a bulk delivery or removal within 48 hours in advance	Immediate	1,000	Item 7.3, Page 121
<b>Owner's Signage</b>				
F63	Owner erecting, displaying or affixing any signage (and collect and retain revenues derived therefrom) on any interior or exterior part of its Property without prior Master Developer and Relevant Authority approval	3 days	1,000	Item 8 (a), Page 121
F64	Owner installing any neon, moving, blinking, animated or audible signs without Master Developer approval	3 days	5,000	Item 8 (b), Page 122
<b>Advertising and Marketing</b>				
F65	Placing or displaying any merchandise or advertising material without the prior approval from Master Developer	15 days	1,000	Item 9 (a), Page 122
F66	Carrying out marketing activities, deliver merchandise or solicit business anywhere within the Master Community without prior written approval of the Master Developer	Immediate	500	Item 9 (b), Page 122
<b>Storage</b>				
F67	Owner shall only store stock goods or equipment in its Property that are necessary for the use of the Property	15 days	1,000	Item 10 (a), Page 122
F68	Owner shall not suspend heavy loads from ceilings, the main structures or suffer floors to be loaded beyond safety limits	Immediate	1,000	Item 10 (b), Page 122
<b>Keeping of Animals</b>				
F69	Animals kept in a retail unit that is not authorized as a pet store	15 days	1,000	Item 11 (a), Page 122
F70	Keeping of a non-domestic household pet within the Property or brought into the Master Community	Immediate	1,000	Item 11 (b), Page 122
F71	Keeping, breeding or raising of an animal for commercial purposes	3 days	5,000	Item 11 (c), Page 122
F72	Not keeping a pet housed and cared for in a humane manner and to best international animals care practices	Immediate	1,000	Item 11 (d), Page 122
F73	Allowing an animal to make unreasonable noise	3 days	1,000	Item 11 (e), Page 123
F74	Not keeping a dog on a leash within the Master Community or any common areas	Immediate	500	Item 11 (f), Page 123
F75	Not removing dog faeces or waste deposited promptly and in a sanitary manner	Immediate	500	Item 11 (g), Page 123

F76	Pet owner not being responsible for the actions of its pet towards other Owners and Occupiers	Immediate	1,000	Item 11 (i), Page 123
F77	Pet not wearing appropriate identification at all times	3 days	500	Item 11 (h), Page 123
F78	Keeping a pet on a balcony	3 days	500	Item 11 (j), Page 123
<b>Traffic - Road Usage &amp; Safety</b>				
F79	Exceeding the speed limits on the roads at any time	As determined by the Master Developer and RTA from time to time		
F80	Operating a vehicle that is considered dangerous, noisy or a nuisance	Immediate	1,000	Item 12 (b), Page 123
F81	Operating an electric bike, electric scooter, golf buggies, dirt bikes, trail bikes, sand buggies, off road vehicles, non-licensed motorized vehicles at any time within the Master Community	Immediate	500	Item 12 (c), Page 123
F82	Parking a vehicle in an area not specifically designated for parking	Immediate	500	Item 12 (d), Page 123
F83	Allowing a vehicle to drip fluids that damage the Master Community Facilities	Immediate	1,000 + the cost of rectification	Item 12 (e), Page 123
F84	Not providing right of way to pedestrians on walkways, pathways and footpaths	Immediate	500	Item 12 (f), Page 124
<b>Parking</b>				
F85	Leasing of a car parking bay outside of the Master Community Car Parking Leasing System	15 days	5,000	Car Parking Section, P44
F86	Disposal of a Car Parking license, space or interest separately from its Property without approval from the Master Developer and the Land Department	Immediate	5,000	Car Parking Section, P44
F87	Violation of the Car Parking Rules	Immediate	500	Car Parking Rules are as per the MCD (P.49)
F88	Owner or Occupier shall not permit trade vehicles whilst being used for delivery and pick up of goods and merchandise to or from the visitor car parking facilities	3 days	500	Car Parking Section, P44
<b>Master Community and Facilities</b>				
F89	Holding a function in any area of the Master Community without the prior approval of the Master Developer	Immediate	1,000	Item 15 (b), Page 124



F90	An Owner or Occupier excluding another Owner or Occupier from using the Master Community Facilities at any time	Immediate	1,000	Item 15 (c), Page 124
<b>Retail</b>				
F91	Not keeping the retail unit stocked with merchandise appropriate to the permitted use, staffed, illuminated and open for business continuously and uninterruptedly during the standard retail business hours	15 days	5,000	Item 17 (a), Page 125
F92	Not remaining open during the Holy Month of Ramadan during such hours as the Master Developer may reasonably require	3 days	1,000	Item 17 (b), Page 125
F93	Not advising the Master Developer of any work or occupation of their Retail Unit outside the standard business trading hours	Immediate	500	Item 17 (d), Page 125
F94	Not obtaining Master Community approval for the installation of single heavy items, safes and machinery	Immediate	500	Item 18, Page 125
F95	Window displays must be tastefully and professionally arranged	3 days	1,000	Item 19 (a), Page 125
F96	Windows and shop fronts must be cleaned daily by the Owner or Occupier out of trading hours	3 days	1,000	Item 19 (b), Page 125
F97	Not notifying the Master Developer immediately of any defect in the Property. Including fixtures, fittings and services	3 days	1,000	Item 20, Page 125
F98	Not notifying the Master Developer immediately any cause and /or bodily injury to a person from the condition of the Retail Unit	Immediate	1,000	Item 20, Page 125
F99	Owners or Occupiers trading beyond the boundaries of its Retail Unit or without a License from the Master Developer	3 days	5,000	Item 21, Page 125
F100	Carrying out an exhibition, auction, clearance or liquidation sale or any promotional activities without prior written consent from the Master Developer	Immediate	1,000	Item 22, Page 126
F101	Retail Units must be adequately stocked at all times during trading hours and properly staffed according to the needs of the business	15 days	1,000	Item 23 (a), Page 126
F102	Retail display windows must be adequately merchandised and stacked during business hours	15 days	1,000	Item 23 (b), Page 126
F103	Not providing the Master Developer with list of key holders and their contact details and not providing updates of key holder changes	3 days	1,000	Item 24 (a) & (b), Page 126
<b>Subdivision of Property</b>				
F104	Subdivision of a Plot without approval of the Master Developer	15 days	10,000	Item 12.3, Page 31
F105	Subdivision of a Unit without approval of the Master Developer (rate per unit subdivision)	15 days	5,000	Item 12.3, Page 31

F106	Multi owned property not subdivided in accordance with the Master Developer, and the Jointly Owned Property Law	30 days	10,000	Item 12.4, Page 31
F107	Not maintaining or repairing a boundary wall or contributing to the parties share of the cost	15 days	5,000	Item 12.5, Page 32
F108	Not allowing reasonable access to access common boundary walls and fences	15 days	2,500	Item 12.5, Page 32

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