**Sample House Rules for a Multi-Unit Development**

1. Service Charges

All owners must pay their service charges promptly and in accordance with the terms and conditions of their title, and Section 18 of the Multi-Unit Developments Act 2011.

1. Security

Residents are obliged to keep main entrance doors closed at all times. Strangers should not be admitted to the development, by way of tailgating, or access via intercoms/fob access. All suspicious activities should be immediately reported to the local Garda Station [***TELEPHONE NUMBER***].

1. Noise & Disturbances

Residents must ensure that all stereo, radio, T.V, electrical appliances, musical instruments, etc., and noise generally, is kept at a level that will not disturb neighbours. In particular, noise should not be audible from a property between the hours of 11.00pm and 9.00am.

1. Supervision of Children

Children in the common areas and gardens must at all times be under the supervision of a parent or guardian.

1. Refuse

Waste material, e.g. cigarettes ends, should not be deposited from windows or balconies. Domestic refuse, and recyclable materials should be disposed of in the bins provided in the bin sheds. Materials should be segregated before placing in the appropriate bins.

Disposal of bulk items/non-domestic waste, e.g. packaging materials, furniture, etc. is the sole responsibility of residents. Such material should be brought to the local authority bring or recycling centre, or dump.

1. Balconies/Patios

BBQs may not be used or stored on any balcony or patio area. Balconies and patios may not be used for airing laundry. Storage of items such as bicycles, sports equipment, furniture, refuse, etc. in these areas is not permitted.

1. Fire Safety Measures

Installation of an all-purpose fire extinguisher and a fire blanket in each home is strongly recommended. Furniture, toys, rubbish, and other obstructions should never be placed or stored in common areas.

All exits, stairs, lobbies and corridors are to be kept completely free of obstruction at all times. Fire doors, internal and external, must be kept closed and unobstructed at all times.

BBQs, gas heaters, and heat-generating electrical equipment are not permitted to be used on balconies, or anywhere within the grounds. Petrol, gas, and other inflammable or explosive or unstable materials must not be kept in apartments, houses, or anywhere within the common areas.

1. Smoking

Smoking in common areas is prohibited. It is an offence to interfere with smoke and heat detection equipment.

1. Satellite Dishes/Lighting

Satellite dishes, external wireless or television aerials, or any type of external light or fittings are not permitted on external walls or balconies.

1. Bicycles

Secure bicycle parking bays and stands are located throughout the estate. Bicycles are not permitted inside blocks; they damage internal decoration. Bicycles must not be secured to railings, light poles, or other furniture in common areas. The management company reserves the right to remove bicycles parked otherwise than in keeping with these House Rules.

1. Pets

Pets causing a nuisance to occupiers are not permitted in the estate. Residents will be held fully responsible for the behaviour of their pets. Soiling of the common areas by a pet is considered a nuisance to occupiers, and as such that pet will not be permitted to remain within the estate.

1. Car Parks

Please ensure that you are parked in your allocated parking space only. Your car space number may not correspond with your property number. Please check with your landlord/agent. or the management agent, for your space number. Unauthorised or illegal parking may result in non-refundable clamping charges. The management company reserves the right to arrange for the removal of vehicles parked otherwise than in keeping with these House Rules, or vehicles that appear to be abandoned in the estate.

Residents should be mindful of tailgating in car parks, and suspicious activity should be reported to the management agent.

1. Costs Arising from a Breach of House Rules:

In accordance with Section 23(11) of the Multi-Unit Developments Act 2011, the owners’ management company reserves the right to recover all costs incurred (including administrative costs) from the owner of a residence involved in a breach, or a resident breaching any House Rule.