

## **Hazelwood Apartments – Rules for All Residents**

1. **Smoking** – Smoking is prohibited in all common areas, lifts and **apartments**. This is for safety reasons (FIRE ALARMS CAN ALSO BE AFFECTED AND will result in a serious fine of €500) and respect to all other Tenants. Please keep all smoking to outside DESIGNATED SMOKING AREAS. Failure to comply will result in eviction and / or **€300 fine per incident and Fire Alarm Fine (see above)**
2. **Noise** – All stereo, radio and T.V. appliances must be kept at a volume, which will not interfere with your neighbours or flat mates. Most especially, no noise should be audible outside your apartment block between 11:00pm and 9:00am.
3. **Security** – All doors, including the front doors should be closed quietly. The main hall door should be kept closed at all times. To protect the security of the complex, residents are required not to allow entry to ANYBODY except your own personally invited **guests and visitors who must make themselves known to Security Staff and sign in**. Anyone attempting to enter the grounds of the complex without a key can be denied entry. Incidents of failure to comply with requests of security staff will be reported to the guards. **Threatening behavior will not be tolerated towards caretakers, security guards, cleaners or staff at Hazelwood and will result in eviction and reported to the guards – THIS INCLUDES ALL DOOR / GATES IN THE UNDERGROUND CAR PARK ALSO.**
4. **Guests** – As per above, any guests must sign in at the Evening Office and must vacate the premises before 11pm for the reasons documented in Point 2 above. No non-resident is permitted to stay at Hazelwood overnight for Insurance purposes. If found in breach of this rule a fine of **€35 for the resident per guest will issue.**
5. **Pets** – It is prohibited to keep or permit any dog, cat, bird or other animals to be in or on the demised premises. €150 fine per incident.
6. **Bicycles** – Bicycles are **not allowed** inside the buildings under any circumstances! Any bicycle(s) locked to common areas, other than the designated bicycle racks, WILL BE CONFISCATED. Anyone bringing a bicycle into the building will be **fined €50 per incident** and costs will be recovered for any dirt, soiling, scuff, painting or cleaning necessary.
7. **Parking** – All cars should be parked carefully in the underground car park. Residents must take care not to park in a manner that might interfere with cars entering or exiting the underground car park. Parking on pavements, access road, landscape areas or disabled parking without a permit is not allowed. Anybody caught parking without permission will incur a clamping removal fee of **€100.**
8. **Washing/ Laundry/ Carpets** – Washing or other such articles must not be hung out to dry from windows or exposed so as to be visible from the outside of the premises a there will be a fine of **€50 per incident and costs will be recovered for any damage to the blinds.**
9. **Refuse / Rubbish-** Must be disposed of in a clean and responsible manner. Any apartment using leaking bin bag or soiling rubbish through the common areas will pay for all damages done to the carpets, tiles, wall etc. Under no circumstances is rubbish to be left in common areas or hallways other than designated disposal bins. **Fine of €50** plus any cleaning charges per incident for removal of rubbish bags in the common areas. **€100 fine for soiling offences.**
10. **Common Areas** – Facilities must not be interfered with. Every effort should be made to keep the common areas and grounds clean and tidy. The Management Company will remove anything that is left in the common area without notice. **€50 fine per incident.**

11. **Apartments** - All occupants are expected to keep the apartments clean and tidy at all times. The management / LETTING AGENT (you are dealing with) reserves the right to notify you of monthly inspections. Inspections will take place on a regular basis. Hazelwood Management reserve the right to fine Licensees if apartments are not up to standard required. From **€25 fine per person per incident**.
12. **Alterations** – No alterations or building work is allowed inside apartments or exterior aspects and it is prohibited to make any structural alterations or additions to the Demised Premises.
13. **Chip pans** – Chip pans and deep fat fryers are a severe fire hazard and should **never** be used in the apartment complex.
14. **Over occupancy and overcrowding is not permitted** – Large numbers of people gathering in an apartment is a fire and safety hazard. It also causes excessive noise as well as excessive wear and tear on facilities such as plumbing, sewage pipes, carpets, refuse disposal etc. Over- Occupied apartments are the cause of damage to secure locks, gates and cost this complex thousands each year. Severe fines will be applied to any tenant who fails to comply over occupancy problems. Children under 16 are not permitted on the grounds at any time.
15. **No alcohol in common areas** – Under no circumstances is there to be drinking of alcohol in public / common areas. This includes gardens, open areas, hallways entrances and stairwells. **€100 fine per incident**.
16. **No propping doors open or tampering with locks, doors, cameras or security gates** – There is no tampering with locking mechanisms, door catches, CCTV cameras or security gates. Anyone tampering with these security devices will **be fined €300 and risk eviction**.
17. **No gaining entry through vehicular gates. €500 fine and or eviction and costs will be recovered for any damages** – Anyone forcing open the vehicular gates to gain entry into the complex will be fined. The gates are monitored and recorded on CCTV.
18. **Flammable Materials** – Under no circumstances are residents permitted to keep any petrol, motor sprits, gas or other flammable or explosive materials in or on the premises or storage areas. It is an offence to tamper with fire extinguishers
19. **Insurance** – The Management Company / Lettings Company/Agent accepts no responsibility or liability whatsoever for any loss suffered to Owners, Residents, Guests or Invitees property contained in or on the common areas or in the apartments.
20. **Tampering with Fire Safety Equipment** – Tampering with Fire Alarms, Smoke Detectors, Fire Extinguishers, Fire Blankets or any other Site Safety equipment, will incur an immediate fine of **€500** without exception. This is a very serious offence and could cost lives in the event of a fire.

**If you fail to abide by these rules you are liable for eviction, loss of Full Rent & deposit or both**

**SIGNED:**

**DATE:**

**APARTMENT NUMBER:**

**ROOM NUMBER:**