

Aras na Cluaine Management Company
Rules for Residents & Tenant Agreement

21/01/2011

Section 1a

Security

- Main lobby doors and other common entrance doors should be kept closed and locked at all times. Strangers should never be admitted and any suspicious behaviour immediately reported to local Gardai.

Parking / Vehicles/ Bicycles

- Residents should only park in their designated parking spaces and **must** register for accessing the gate.
- Occasional visitors must use the Visitor "V" spaces provided.
- Commercial vehicle parking is not permitted, without a specific commercial vehicle permit.
- Bicycles are not permitted inside any of the blocks under any circumstances.
- Strictly no washing of vehicles within the complex.
- The car park must not be used for unreasonable maintenance of vehicles.
- Parking within the complex above ground is not permitted, clamping is in operation.

Anti-Social Behaviour

- Noise in general should be kept at a level that will not disturb neighbours. In particular no noise should be audible between 11.00pm – 9.00am.
- Residents are responsible for the appropriate behaviour of children and guests and will be held accountable for any subsequent damage or inconvenience caused.

General

- Balconies are **not** to be used for rubbish, laundry or unreasonable storage.
- Satellite dishes or antennae must not be erected.
- It is not permitted to display notices or posters in windows or balconies.
- Junk mail should be disposed of by individuals addressed – do not leave lying around.
- No pets are allowed to be kept on the premises.
- The bin bays are for domestic waste only. Dumping of non domestic waste (ie: furniture/electrical items etc) in bin bays or refuse bins in any other area of the development is strictly not permitted.
- Nothing should be thrown from balconies. (Rubbish, cigarette butts etc.)

Health & Safety

- Children should be supervised at all times within the complex.
- All refuse should be bagged, tied securely and placed in appropriate refuse bins in bin bays. No refuse should be left on balconies, in corridors or outside bin bays. Liquids should not be let drip out of bin bags as this will stain common area carpets.
- Smoking is not permitted within common areas.
- No materials can be stored in common areas.
- Fire Alarm break glass units are not to be tampered with.
- The Fire Sensor inside your apartment door is a heat sensor and alarm it is not a smoke detector it should not be tampered with and will incur the most severe fine possible if tampered with.
- Fire Hose reels must not be tampered with.

Landlords and Tenants

- It is the responsibility of Landlords to ensure tenants have a copy of House Rules and abide by them.
- Landlords will be held liable for the behaviour of their tenants and any subsequent financial implications.
- Up to date contact details of tenants should be supplied to Aras na Cluaine Management Company.

Useful Contacts:

The Management Company
Clondalkin Gardai

email: info@arasnacluaine.com
Tel: 666 7600

PLEASE NOTE: If you identify any apartments in breach of these rules please email:
info@arasnacluaine.com

A penalty of up to €175 will be levied to the service charge of apartment owners whose residents breach these rules. Residents are warned that landlords can take this expense from deposits and can choose to evict. So please obey these rules.

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Section 1b

21/4/2009

Tenant Agreement

Apt No: _____
Owner's Full Name _____
Owner Occupier YES/NO _____
Owner E-mail _____
Mobile _____
Phone _____
Correspondence Address (if different from Aras na Cluaine)

Primary Tenants Contact Details (To be provided by landlord)

Tenant's Full Name _____
Tenant's E-mail _____
Tenant's Mobile _____
Tenant's Phone _____

I _____ as the primary resident in apartment ____ hereby confirm that I have read and understand the rules of Section 1a. I understand and commit to pay the penalty of €175, enforceable should I or any individual, resident in or visiting apartment ____ be found to be in breach of those rules.