



## **RULES OF CONDUCT**

- (1) The enjoyment of each flat by its owner or resident in relation to other flats is regulated by the terms of sale deed executed by CGEWHO. All flat owners/residents will adhere to these regulations for a good community living.
- (2) Any member failing to remit the maintenance charges, within the stipulated timeline in the notice will be required to pay a penalty at a rate that may be decided from time to time by the executive committee which may also lead to the disqualification of membership.
- (3) Temporary use of common areas like terraces, courtyards, gardens, passages etc., for any social or religious functions shall only be with prior permission of the Executive Committee.
- (4) Residents shall not paste advertisements / posters / hanging boards in or on the buildings except on notice board as authorized by the society.
- (5) The maintenance of water pipe line and lighting arrangement inside a flat and white washing of the inside walls shall be concern of the flat owner. The society may help them by making necessary arrangement if so required.
- (6) If there is any defect i.e., the defect of such a nature as to affect both the flats with a common wall or ceiling separating two flats the cost for repairs shall be borne by the flat owners. If there is any difference of opinion between the flat owners in this regard the matter will be referred to the Executive Committee of the society for an amicable settlement.
- (7) In case of any dispute between the Executive Committee and the flat owner, the matter may be referred to an Arbitrator in writing and his decision shall be binding on the Executive committee and the flat owner. The Arbitrator should be an independent person who has no connection either with the society or the flat owner. He is obliged to act as per the provisions contained in the Arbitration and Conciliation Act 1996 (Act 26 of 1996)
- (8) The Residents shall exercise due care so as not to disturb the peace by making noise by use of musical instruments, Radios, TVs and Amplifiers. They shall not indulge in any activity which causes disturbance to other occupants/ residents.
- (9) The Residents keeping domestic pets, shall abide by the Municipal Bye-laws and Regulations. Pets are to be taken to the open space outside the campus for defecation and are not to do the same on the roads and lawns in premises.



- (10) Lifts will not be used for conveyance of pets or heavy luggage. Terrace or common area is not to be used as toilets for pets or for storage of packing material.
- (11) The Residents will exercise due care to ensure that their flower pots and other objects placed in the corridors do not pose danger of falling down and causing damage to persons/property of other residents. They shall also ensure that such items do not block or obstruct the passage or corridor.
- (12) It is prohibited to throw garbage or trash in the common areas. All garbage or trash will be collected in container or packets and disposed off by the society Safaiwallas (those who clean the premises).
- (13) No resident shall utilize the area earmarked for gardens common areas and lawns for purposes other than for which these are provided. No owner/resident shall encroach on the society land premises and no structure shall be put up in the common areas i.e., terraces, staircase and landing, un-allotted stilts, court yards, lawns and passages etc., No change in external structure / extension of flat area shall be permitted. In case of default, the Executive Committee shall act to restore such encroached land or premises and to remove such super structure/extension at the cost of the concerned flat owner.
- (14) Terrace has to be a common area to be used by the members of the Block living on the ground, 1<sup>st</sup> floor, 2<sup>nd</sup> floor, 3<sup>rd</sup> floor and 4<sup>th</sup> floor. Any temporary or permanent structure will not be allowed to come up on the terrace. If such a structure is erected in spite of the objection of the Executive Committee, the same will be demolished at the expense of the owner. This clause is to be noted and shall be binding on all the members of the Society and will be enforced without any fear or favour.
- (15) Plantation and maintenance of trees within the campus may be taken up by the Society in a big way for creating healthy atmosphere and for beautification.
- (16) Maintenance of parks is to be done meticulously. Fountains can also be installed at appropriate places for the purpose of beautification.
- (17) Suitable number of watchmen, gardeners, sanitary workers, electricians and plumbers may be employed for proper maintenance of the campus as per the norms and guidelines as decided by the Executive Committee from time-to-time.
- (18) Parking of the Vehicles will be done strictly at the respective places allotted to a particular apartment owner and for others who do not have the allotted parking place they will park their vehicles at the earmarked places by the Society so that problem is not created to others.



- (19) It may be borne in mind that these flats were constructed with certain objective and in order to achieve the same the owners may verify the antecedents of their tenants before letting out. They should not indulge in any commercial activities. These flats are meant for residential purpose only. In other words, they should not let out for guest house purposes or any activity, which is prohibited by law.
- (20) If a member intends to keep a tenant in his/her flat or wants to give it to a relative or friend for social obligation then he/she should take permission from the Society giving full particulars of the tenant/relative/friend to avoid any undesirable elements coming to occupy the flats. He/she shall also advise such persons to pay the subscriptions to the Society directly. The final responsibility towards behavior of tenant/relative/friend and liability to pay the Society dues shall be of the owner of flat only.
- (21) If owner fails to give particulars of tenant or fails to introduce the tenant to the president/secretary as per clause 20, then president/secretary may seek for the police verification of the tenant and inform local administrative authority of such occupancy.
- (22) The Residents are to ensure that their guests do not park their vehicles in the stilt areas or in such areas which obstruct other vehicular traffic.
- (23) All the guests must log in and log out in the Visitors register at the guardroom.
- (24) It is the responsibility of every resident to be vigilant and question any unauthorized persons roaming around in the colony. The residents may report of any suspicious object or vehicle which does not belong to residents to the Society office.
- (25) The services of the electricians and plumbers may be made available to the residents. They may be utilized for repairs only. Replacement parts will have to be provided by the residents.
- (26) The Residents may instruct their private masons, carpenters, electricians and other attendants to stop work and exit from the colony before 18.00 hours.
- (27) It should be ensured that the external building colors (including doors and window) are preserved or may be kept uniform to keep up the ambience.
- (28) **ASSESSMENTS:** All owners are obliged to pay monthly/annual assessment imposed by the Society to meet all expenses relating to the complex which may include an insurance premium for a policy to cover repair and reconstruction work in the case of cyclone, hurricane, earthquake, or such hazard or calamity.



- (29) **MAINTENANCE AND REPAIR:** Every owner must perform promptly all maintenance and repair work within his own flat, which if omitted would affect the complex entirely or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger the complex.
- (30) **RIGHT OF ENTRY:** An owner shall grant the right of entry to the president or secretary or to any office bearer authorized by the society in case of any emergency originating in or threatening his flat whether the owner is present at that time or not.
- (31) An owner shall permit other owners or their representatives when so required to enter his flat for the purpose of performing installation, alteration, or repairs to the mechanical or electrical charges provided their requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of emergency such right of entry shall be immediate.
- (32) **AFFILIATION:** Should there be any federation of Apartment owners in the locality in which the complex is situated the society may become a member thereof and pay the sums from time to time to such federation under the rules thereof.