



ABELIA RESIDENCE GENERAL HOUSEKEEPING RULES & STANDARDS

The Rules & Standards take effect on 27/02/2024

1. Owners are responsible for maintaining their apartments in good order and repair at all times.
2. Owners are responsible to register with the Management Company the names of their apartment household members or their long-term tenants (tenancy of over 1 month) as well as their property rental agency providing names and contact details.
3. Owners are responsible for their children and their tenants' conduct and ensuring that their children and tenants are aware of Abelia Residence Rules and Standards and follow them.
4. Owners are responsible to log with the Management Company their car registration and inform of any changes.
5. To ensure the efficient running of the sewage system and to prevent blockages and breakages, flushing toilet paper and sanitary products down the toilets is prohibited.
6. No personal items and belongings are permitted in common block corridors, including in front of apartments.
7. No laundry is allowed to be hanging on balcony railings/balustrades.
8. No signs, billboards or advertisements are allowed on balconies, in common corridors, lifts or in communal areas, apart from on dedicated notice board in each block.
9. No aerial dishes are allowed to be affixed to the façade of the buildings or be visible on the balconies.
10. Balcony walls cannot be painted in any other colour than the original white colour and no structures can be erected on balconies without prior written authorisation and approval by the Management Company.
11. Access to roof areas is forbidden without the prior permission received from the Management Company.
12. No part of communal areas shall be altered in any way by the Owners/Residents. No communal area property items shall be removed or relocated.
13. All Residents must ensure that they use communal areas' property with proper care and following instructions where available. Any repair or replacement cost resulting from negligent usage or intentional damage to common areas and property will be billed to the Resident/Owner.
14. Spa zone and swimming pools are for the sole use of Abelia Residents and access to those areas is subject to payment of maintenance fees

15. Spa zone access is limited to the following number of visitors per apartment type:
 - 2 visitors per Studio apartment
 - 3 visitors per 1+1
 - 4 visitors per 2+1
 - 5 visitors per 3+1
16. Daily passes are available to visitors from outside the Residence at the following rate:
 - Daily adult pass at 500 TL per day
 - Daily child (under 15) pass at 300TL per day
17. While using the facilities the Visitors are obliged to follow the rules & conditions of the communal areas.
18. The communal areas shall not be used for any type of commercial activity unless agreed and authorised by the Management Company in writing.
19. No personal items to be left without attendance in communal areas or common grounds, otherwise they will be removed by Management Company.
20. No parties or group activities can take place in communal areas unless authorised in writing by the Management Company.
21. No open fires, barbeques or fireworks are permitted on balconies or in communal areas and gardens.
22. Grass lawns and landscaped areas are not to be walked on or through
23. Sporting games with the ball and similar are to be played in a dedicated sports court only
24. No illegal or offensive activity shall be conducted on the territory of Abelia Residence, nor shall any activity which may unreasonably interfere with the rights of other Owners to use and enjoy any part of their properties or to negatively affect their residential value.
25. All rubbish is to be dumped into designated bins in sealed rubbish bags and no rubbish is to be left by the bins on the ground. Under no circumstances household rubbish can be stored in block corridors or stairways. The small garbage bins placed at the entrance of each block and communal buildings are not designated for household rubbish and are to be used for cigarette buds and small litter items only.
26. No construction debris or waste, plant or grass clippings or any hazardous materials can be dumped, deposited or placed in the bins or on any communal areas.
27. No kind of trash, household rubbish or cigarette butts should be thrown from the balconies.
28. It is prohibited to store personal property on communal grounds - in front, exterior side, or rear yard areas visible to public view, including but not limited to unregistered, inoperative or dismantled vehicles or vehicle parts, building materials not currently being used for the construction or improvements on the site, appliances, household furnishings or equipment tools, machines, garbage cans, packing boxes, debris, rubbish, and broken or discarded furniture.

29. No mobile or “manufactured” homes, trailers, structures of a temporary character, recreational vehicle, basement, tent, shack, garage, barn, or other outbuildings shall be used or placed on any area at any time.
30. No animals, except dogs, cats, caged birds, fish tanks, and other small household pets, will be permitted on site. Dogs shall not be allowed to run at large or to create a disturbance for other owners in the Residence. Animal waste should be removed by the Owner immediately. Owners must ensure that their pets are not causing disturbance to other Residents. Owners that are not keeping control of their pets will have to immediately remove pets from the site on the Maintenance Company request.
31. Feeding of stray animals or leaving any food for them on Abelia Residence territory is prohibited.
32. Pets are strictly prohibited from entering communal areas and facility zones, including restaurants and poolside areas.
33. Parking is permitted only in designated parking areas and is on a first-come-first-serve basis. No parking is allowed on grass, in front of block entrances or in any location where this might cause a serious obstruction for other owners and vehicles. No vehicle can be repaired or dismantled on the territory of the complex. Failure to observe parking rules and causing nuisance will result in penalties and potentially police involvement.
34. The owner /tenant accept and acknowledge not to play excessively loud music during any time of the day resulting in any form of disruption and/or nuisance.
35. No owner/tenant or their guests shall cause any unreasonable or unnecessarily disturbance by loud noise of any kind between the hours of 11 p.m. and 7 a.m.
36. All Residents shall always act in a respectful manner towards their neighbours and others and avoid causing any disturbance, harassment and any other inconvenient behaviour causing distress.
37. In case of receiving a written notice on violation of any of the stated above regulations the Owner is obliged to take all the reasonable actions to correct the situation within the requested time.
38. Failure to follow the above rules might result in a fine of a minimum £50 GBP or equivalent in other currency.

THE MANAGEMENT COMPANY RESERVES THE RIGHT TO CHANGE THE ABOVE RULES WITH PRIOR NOTICE TO OWNERS.