



GUIDELINES FOR RESIDING AT ALLURE

Welcome to Allure condominium. We hope that your time here will be enjoyable. To ensure that both you and your neighbours are comfortable, please note the following:

- 1.** All occupants at Allure are entitled to enjoy the Common Areas of the property (Garden, Gym, Pools and Decks, Parking Area, etc.). **Please ensure that your use in no way inhibits or deprives others of the pleasurable use of these areas.**
- 2.** Due to the close vicinity of the units, it is important that all occupants be considerate of others and refrain from creating excessive noise or music of any kind, smells, or smoke from within their units that would affect the quiet enjoyment and peaceful use of any of the apartments.
- 3.** No music is permitted in any common areas including the lobby, pool-deck, gazebo, roof-deck, walkways, and elevator.
- 4.** No smoking is permitted in any of the common areas as noted in item #3 above or in any unit or patio.
- 5.** The use of the rooftop communal Fire Pit is on a first come first serve basis. Directions for use will be posted.
- 6.** The bar and kitchen area on the roof deck are available for the use of all owners by reservation through the Facility Manager and subject to the below limitations:
 - Maximum number of 20 persons
 - No music, No smoking or vaping, No moving of furniture
 - A charge of BDS\$250 during the day and BDS\$500 during the night for custodial services
- 7.** The furniture on the roof-deck is not to be moved.
- 8.** The adjustable roof on the roof-deck is to remain closed during the day and open after sundown – weather permitting. Any change to this will be at the sole discretion of the Facility Manager.
- 9. NO BBQs** are permitted in the unit patios or on any part of the common area



10. No parties may be held on the common property without prior written consent of the board through the Facility Manager.
11. Pool/Pool Decks: Please do NOT take any glass items onto the pool deck areas – only non-breakables.
12. All sand must be washed off before entering the pools.
13. Lights in both of the pools are controlled by timers.
14. Sun lounges are provided for use on the beach. These are located on the beach in front of the property. Please ensure they are returned to the storage area after use. These will be secured at dusk and unlocked in the morning. There are also umbrellas available which will be provided by the custodian daily.
15. No one shall park any personal items, beach chairs, aquatic toys, wagons, sea craft, benches, or bicycles on any area of the common property. These must be stored in the unit locker, or temporarily in the locker in the basement at the bottom of the beach-facing stairs.
16. Please park vehicles properly within the marked areas facing outward. Each unit is entitled to ONE assigned parking spot in the basement adjacent to their storage locker. No vehicle other than a motor car, sports utility vehicle, van, jeep or pickup, having, in any case, a capacity of not more than two tons shall be parked in the parking areas or parked or stored on any part of the Development without the consent in writing of the Board, and no motor vehicle shall be repaired or restored in any part of the Development. Heavy-duty trucks or vehicles, trailers or boats are specifically prohibited from parking in the parking area. If owners and/or tenants are travelling and leaving their vehicles on the property, the keys **must** be left with security in the event of an emergency.
17. Vehicle chargers: Please move your vehicle after charging to permit access for others.
18. Pets are **NOT** allowed on the common property except on a leash. All pet grooming must be done in the gazebo provided, and all feces must be removed immediately from the grounds. Please do not feed or encourage stray cats and birds.
19. **ALL SAND** must be washed off and water dried before entering the lobby.



- 20.** No wet swimsuits or sand are permitted in the gym.
- 21.** Elevators – Please do NOT use the elevators when wet.
- 22.** A timer controls the lights in the gardens. They should come on when dusk falls - should this not happen, please alert the security guard. The lights in the landings and walkways are on motion sensors.
- 23.** It is prohibited to hang laundry, towels, clothing, mops, etc. on balconies, stairways or anywhere visible from the outside of the unit, as this creates an unsightly appearance.
- 24.** No one should throw refuse out of the windows of a Unit or from any terrace or balcony or dispose of any refuse on any part of the Common Property. Garbage bins are strategically located in the basement in clearly designated areas across from the elevators. Please secure garbage bags and place them in the bins provided. There are both garbage and recycle bins marked. Please disassemble cardboard boxes prior to placing them in the garbage areas.
- 25.** No awnings or shades shall be erected over and outside of the windows, balconies or doors or any articles hung on any outside windowsills of a Unit.
- 26.** Common Area WIFI will be accessible in the lobby, pool deck, gazebo, and roof deck. The password will be shared separately and will be changed periodically.
- 27.** Visitors to the property will be required to provide their names and the unit which they are visiting. Security will contact the occupant of the unit for confirmation to permit entry to the property. In the event of planned parties, names of visitors to a unit should be provided to security ahead of time.
- 28.** Security will be onsite 24/7 but may leave the gate to perform patrols around the property. The Entry System at the front gate is linked to the intercom monitor in your unit. After answering, you may release the gate to give entry to guests by pressing the blue key icon. Please do not give access to anyone with whom you are not familiar. There is no release for the building doors – you will need to meet your guests in the lobby for access to the building.
- 29. ACCESS CODES:** For security purposes, the main and pedestrian gate, the beach gate and the building access doors are all coded, and the codes will be changed periodically. The entry codes should not be given out to anyone as this compromises the security of the property.



30. For the attention of our short-term rental GUESTS:

- **NO PARTY & EXCESSIVE NOISE POLICY:** The maximum number of visitors to any unit shall be no more than 50% of the stated occupancy of the particular unit unless permission has been granted in writing from the Facility Manager. An additional fee may apply for numbers in excess of this.
- The management of Allure reserves the right to require the owner/manager to evict any GUESTS or their visitors creating excessive noise, having a party in the unit exceeding the number of permitted visitors, and/or refusing to comply with any requests from security or management to follow the rules.
- All visitors are required to vacate the property by 12 midnight. Only registered GUESTS can stay beyond this time.
- GUESTS must vacate Allure property at the time of check-out from the unit – there is no provision for guests or their luggage outside of the unit after check-out.

Please note that these are the official rules of the board for the property, and failure to observe them may result in a fine.

Emergency contact: Security 246-841-5434

Terra Caribbean Facility Manager: Janelle McAllister - 246-826-9029

For matters relating to your unit, please call your individual Unit Property Manager.