



GUIDELINES FOR RESIDING AT ALLURE

Welcome to Allure. 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 are entitled to enjoy the Common Areas of the property (Garden, Gym, Pools and Decks, Parking Area, circulation spaces, etc.). Please ensure that your use in no way inhibits or deprives others the pleasurable use of these areas.
2. It is important that all occupants be considerate of others and restrain from creating excessive noise, music of any kind or smells 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 except for authorized reserved events on the roof-deck and subject to the limitations set out in #5.
4. No smoking or vaping is permitted in any part of the property that is not specifically designated for such.
5. The bar and kitchen area on the roof deck are available for the use of owners only by reservation through the Facility Manager and subject to the below limitations:
 1. Maximum number of 35 persons. Note that owners need to be present at event but do not need to be staying in unit in order to use the facilities
 2. Music only with prior approval and within approved decibel limits
 3. No smoking or vaping
 4. A charge of B\$250 during the day and B\$500 during the night for custodial services
6. The furniture on the roof-deck is not to be moved at any time except for reserved private events, and must be replaced in the same format when finished.
7. 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.
8. No parties or gatherings may be held on the common property without prior written consent of the board through the Facility Manager.
9. **NO BBQs** are permitted in any part of the common areas or in the units or their patios.



10. Pool/Pool Decks: Please do **NOT** take any glass/breakable items onto the pool deck areas - only non-breakables.
11. All sand must be washed off before entering the pool.
12. **ALL SAND AND SALT** must be washed off and water dried before entering the lobby.
13. No wet swimsuits or sand are permitted in the gym - please wear appropriate clothing.
14. Elevators - Please do not use the elevators when wet.
15. Sun lounges 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.
16. 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.
17. 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 property, the keys **must** be left with security in event of emergency.
18. Vehicle chargers: Please move your vehicle after charging to permit access for others.
19. Locker plugs are to be used only for short periods as they are linked to the common area electricity.
20. No perishables or food of any kind may be stored in the basement lockers.
21. 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, monkeys or birds.



- 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 outside of the unit, as this creates an unsightly appearance. Drying racks in patios must be not be visible from the beach through the glass balustrades.
- 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 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 window sills of a Unit.
- 26.** Common Area WIFI: accessible in the lobby and 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 if they have not previously been advised. In the event of planned guests, names of visitors to a unit should be provided to security ahead of time. No visitor will be permitted on property unless these arrangements are adhered to.
- 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. Private Security Cameras:** Private security cameras that monitor or record any common area are prohibited.



31. For the attention of all short-term rental GUESTS:

- **NO PARTY & NO EXCESSIVE NOISE POLICY:** The maximum number of visitors permitted to visit guests in two bedroom unit is four, and in a three bedroom unit is six
- The management reserves the right to require the owner/manager to evict any GUESTS or their visitors violating any of the rules and/or refusing to comply with any requests from security or management.
- All visitors are required to vacate the property by 12 midnight. Only registered GUESTS can remain on property beyond this time.
- **GUESTS must vacate the 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 board for the property, and failure to observe them will result in a fine.

Any damage to any part of the common areas of the property will be charged to the individual unit owner responsible for their occupants.

Emergency contact: Security 246-841-5434

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