



“OQI”  
THE PEARL  
QATAR قطر

# COMMUNITY RULES



**A RESIDENT'S GUIDE TO COMMUNITY LIVING AT THE PEARL-QATAR**  
[THEPEARLQATAR.COM](http://THEPEARLQATAR.COM)



VERSION: 2021.01

# WELCOME

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*Dear Valued Resident,*

First and foremost, we extend our warmest welcome to you as a member of this prestigious community. The purpose of the community rules is to regulate the use of the island's facilities. This is in line with our vision to create a widely-admired, safe and sustainable development.

These rules protect the integrity of The Pearl-Qatar and promote good community living which is intended to foster an environment of neighbourliness, consideration and cooperation between residents. Acceptance of this by everyone, leads to something we all desire, a pleasant and friendly community which we're all proud to call home.

As with any high-end living, these rules are adopted to ensure your community maintains the lifestyle which makes The Pearl-Qatar, what it is today.

As an organisation who deeply values our residents and investors alike, from us, you can expect a commitment that we'll exert all efforts in ensuring we continually maintain your community to a high standard.

Accordingly, you will find these set of rules beneficial, in turn, helping to enhance your living experience at The Pearl-Qatar.

Yours,

**Community Services Department**  
United Development Company



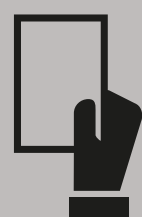
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## OUR TEAM



### Community Services

This is The Master Developer's (UDC's) appointed managing agent to control, manage and administer the Master Community, Community Common Areas and island-wide common infrastructure. This includes, but is not limited to beaches, playgrounds, roads, landscape, traffic signals, street lights, bulk waste collection, security, as well as other services at The Pearl-Qatar. This covers all areas which are neither allocated for commercial or residential purposes.

**Write to us:** [mastercommunity@thepearlqatar.com](mailto:mastercommunity@thepearlqatar.com)

**Where are we located?** UDC offices in Medina Centrale

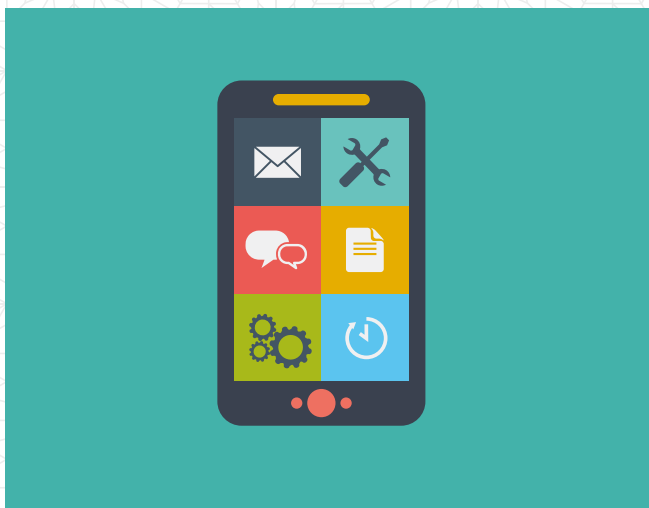


### Registry (previously known as TCAD)

The Registry Department currently oversees the island's register. This department was formed to serve as a focal point for residents who require permits and resident passes. Registry department also deal with renovation and modification requests as well as issuing clearance certificates necessary for processing the Re-sale of a property.

**Write to us:** [registry.reception@udcqatar.com](mailto:registry.reception@udcqatar.com)

**Where are we located?** UDC offices in Medina Centrale



### Ittisal – The official 24/7 call center

Dedicated to serving residents and visitors of The Pearl-Qatar, Ittisal is the focal point where general island queries are received, coordinated and responded to. It aims to provide callers with accurate and timely assistance to resolve their maintenance, security, safety and other needs.

Residents may call Ittisal to get assistance/clarification to queries no matter how big or small.

**Call us: 800 6222**

**write to us:** [Ittisal@thepearlqatar.com](mailto:Ittisal@thepearlqatar.com)

These community rules may be amended from time to time and will hereinafter be referred to as the "Rules", or "Community Rules"

### **Authority**

The Master Developer, United Development Company (UDC) is the only party who is authorised to ensure Community Users comply with the community rules.

These community rules are binding on all Community Users, including but not limited to the Owners Associations, Building Management, Owners/Occupiers, their visitors, guests, contractors, employees, clients, customers and business associates, together known as the 'Community Users'.

### **Convenience**

The community rules can be accessed via the following formats:

1. Hard copy
2. Online Interactive Flipbook via [thepearlqatar.com](http://thepearlqatar.com)
3. PDF version by sending a request to [Ittisal@thepearlqatar.com](mailto:Ittisal@thepearlqatar.com)

If you prefer these rules in Arabic language, please contact Ittisal and they will arrange to have a copy sent to you.

### **Territory**

The community rules will apply to all areas of The Pearl-Qatar including but not limited to land, water, facilities and structures located within and the immediate surroundings of The Pearl-Qatar and will bind all Community Users.

### **Public Liability**

Presence and use of the facilities at The Pearl-Qatar is entirely at the risk of each and every person entering or using the island. The Master Developer (UDC) or its managing agent shall not be held responsible for any loss, damage, theft, injury or fatality to persons or property which may arise from the use or presence of the facilities at The Pearl-Qatar. All persons are presented in or using the facilities at The Pearl-Qatar are required to adhere to these Rules and Regulations as well as that which is posted in various parts of The Pearl-Qatar, including the interior and exterior of buildings.

### **Cultural Awareness**

Qatar is an Islamic nation in the Arabian Peninsula. It is a country built on a history steeped in tradition and rich in values, culture and heritage. Prayer is the foundation of modern society and the teachings of Islam are reflected in every aspect of daily life.

The mosque and prayer rooms are to be treated with respect. Community Users are encouraged to familiarise themselves with the acceptable and unacceptable behaviours in this regard and adhere to posted signs.



# DEFINITION OF TERMS

## **The Pearl-Qatar**

The artificial man-made island spanning four million square meters located geographically, east of mainland Qatar. Hereinafter also referred to as "Community", "The Pearl" or "Island."

## **Master Developer** otherwise known as **United Development Company (UDC)**

The Master Developer (UDC) oversees and administers the general management of The Pearl-Qatar. The Master Developer (UDC) for The Pearl-Qatar is United Development company (UDC), a public shareholding company incorporated and existing under the laws of the State of Qatar, having Commercial Registration No. 22980 with its registered office in The Pearl Tower 1 (AQ-01), The Pearl-Qatar, P.O. Box 7256, Doha, State of Qatar.

## **Master Community**

All areas of The Pearl-Qatar which is neither a residential or commercial property. This includes both, developed and undeveloped areas.

## **Community Services**

The managing body who on behalf of The Master Developer (UDC), oversees, administers and manages all matters in relation to The Master Community of The Pearl-Qatar.

## **Community Staff**

Employees, service providers and contractors who are appointed by The Master Developer (UDC) to oversee, administer and manage the requirements of the community.

## **Community Users**

Owners, residents, visitors, household staff and contractors at The Pearl-Qatar. Community Users also include marina users, boat crew and their visitors. All parties shall be collectively known as, Community Users.

## **Resident** otherwise known as **Occupier**

A person who lives at The Pearl-Qatar.

## **Building Management**

A company appointed by the Owner(s) of a building for the purpose of administering, managing and maintaining one or more buildings at The Pearl-Qatar on behalf of the owner(s). In some cases, the building management may be an Owners Association.

## **Owners Association**

An association legally appointed for the purpose of administering, managing and maintaining a building at The Pearl-Qatar on behalf of multiple owners.

## **Building Common Area**

Any part of a building which is designated primarily, for the common use of all owners and tenants. This includes, but is not limited to: lifts, corridors, garbage rooms, car parks, swimming pools, gymnasiums etc.

## **Community Common Areas**

Any part of the Master Community which is designated for the primary use of all Community Users. This includes, but is not limited to: beaches, tennis courts, fountains, canals, parks, playgrounds, boardwalks, bus stops, roads, pavements, landscape, fire hydrants and utility rooms etc.

## DEFINITION OF TERMS (CONTINUED)

### **Violation**

The act of not complying with one or more of The Pearl-Qatar Community Rules.

### **Boardwalk**

The promenade/walkway along the waterfront marina/beach/canals made of concrete slabs at The Pearl-Qatar. Typically, boardwalks will have street furniture such as seating areas and litter bins.

### **Clearance Certificate**

The certificate issued by The Master Developer (UDC) that all monies due by an Owner have been paid and that the Owner has fulfilled his/her obligations pursuant to the sales purchase agreement, declaration or any other binding document such as these rules and regulations.

### **Security Service Provider**

Any company that was given the right by The Master Developer (UDC) or its appointed managing agent to provide security services to parts of The Pearl-Qatar.

### **Marinas**

The Marinas at The Pearl-Qatar are located within the following precincts; 1) Porto Arabia, 2) Viva Bahriya and 3) Qanat Quartier. Marinas typically include a yacht harbour.

### **Marina Operator**

Ronautica Middle East OMC, of P.O. Box 7256, a company duly incorporated and registered in the State of Qatar.

### **The Pearl-Qatar Waters**

All Marinas, waterways, open waters, canals, channels and related structures/installations at The Pearl-Qatar.

# REMEDIAL ACTION

## Disputes between Community Users in the same building

Where any Community User has caused a violation of these rules or otherwise inconvenienced another Community User in the same building, the affected party is encouraged, as first remedy, to notify the offending party of the breach or inconvenience in an amicable manner. Where Community Users are unable to amicably resolve disputes or complaints directly between themselves, they may refer the dispute in writing to the building management, to resolve. The building management is authorized and encouraged to take necessary action in order to remedy any violation, complaint or dispute under these Community Rules.

## Disputes between villa occupants

Where any Community User has caused a violation of these rules or otherwise inconvenienced another Community User in another villa, the affected party is encouraged, as first remedy, to notify the offending party of the breach or inconvenience in an amicable manner. Where Community Users are unable to amicably resolve disputes or complaints directly between themselves, they may refer the dispute in writing to Community Services.

Community staff will inspect the island on a regular basis to seek out any violations being committed against the Community Rules. As such, community staff will visit the area of an alleged breach and if possible, photographs and video recordings will be taken to document the violation. This may be done using any technology which is available. Any image or video captured may be shared with The Master Developer's (UDC's) legal counsel and competent governmental authorities.

**Depending on the violation, it will fall into one of two categories listed below.**

Unless otherwise specified, violation of each rule carries a QAR 500 penalty.

### VIOLATION CATERGORY 1

In this case, the offender will receive a written notice to remedy the violation. Unless otherwise specified in the letter, the offender is given 7 days to remedy the violation and not to repeat it again. Failure to settle will result in a fixed penalty being issued which will be doubled every month until the issue is resolved. Further escalation, including legal action/involvement of MOI, may be applied if the issue persists or remains unresolved.

**1ST ACTION: WRITTEN WARNING  
2ND ACTION: PENALTY**

### VIOLATION CATERGORY 2

In this case, the offender will receive a fixed penalty notice which he is required to settle within 30 days. Failure to settle will resolve in the amount being doubled every month until the issue is resolved. No prior written warning will be served. Further escalation, including legal action/involvement of MOI may be applied if the issue persists or remains unresolved.

**1ST ACTION: IMMEDIATE PENALTY**



# SECTION 1

## RESPONSIBILITIES OF OWNERS AND BUILDING MANAGEMENT

### 1.01

The Owner(s), Owners Association(s) and Building Management are required to comply with the community rules. In addition, it is their responsibility to ensure that they are not in violation of any law or rule of The State of Qatar. It is also their responsibility to ensure that all occupants are acquainted with the same. Accordingly, appropriate remedial action shall be taken against any of its occupants found in breach of any of the rules listed in this guideline.

### 1.02

The Owner(s), Owners Association(s) and Building Management shall familiarise itself and its occupants with the rules with regards to the disposal of waste at The Pearl-Qatar and the correct way to use the ENVAC chute(s). In addition, each Owners Association and Building Management is required to affix the ENVAC rules as approved by the Master Community Management in every garbage room within their building(s).

### 1.03

The Owner(s) will at all times be responsible for the occupant(s) of his/her property and shall communicate and seek compliance with all the provisions of these rules. Subsequently the Occupier(s) shall be responsible for the acts of their household, staff, guests and moving companies and is responsible for rectifying to the satisfaction of The Master Developer (UDC), any damages caused to structures or infrastructure at The Pearl-Qatar.

### 1.04

It is the responsibility of The Owner(s) that all lease agreements for any properties at The Pearl-Qatar shall have a written condition whereby the tenant undertakes to ensure they will comply with 'The Pearl-Qatar's Community Rules.' Alternatively, a supporting and completely binding undertaking letter may be used as a substitute.

## SECTION 2

### GENERAL, USE AND ACCESS RESTRICTIONS

#### 2.01

Community Users are to treat all Community Staff in a cordial manner. Abuse, intimidation or threatening behaviour will not be tolerated.

***Refer to Qatari law on abuse***

#### 2.02

Community Users shall not approach Community Staff for any kind of business or private errand. This includes, but is not limited to safekeeping keys, delivering packages, housekeeping or contracting.

***1st action is a written warning, 2nd action is a penalty of QAR 500***

#### 2.03

Each Community User, shall have the right and non-exclusive use of Community Common Areas. No part of the Community Common Areas will be exclusively reserved for a resident or a group of residents except with prior approval from The Master Developer (UDC).

#### 2.04

Contractors and handymen are permitted to enter into the community only with an approved entry permit as issued by The Master Developer (UDC).

#### 2.05

In an emergency, the competent authorities may access any residential property in the community to rectify an issue which may have an effect on the Community Common Areas or effect a neighbouring property.

#### 2.06

Access to unauthorised areas is strictly prohibited without prior written approval by The Master Developer (UDC).

***Refer to Qatari law on trespassing***

#### 2.07

No property, classified for residential purposes, shall be used by any company for commercial use.

***Refer to Qatari law regarding property lease***

#### 2.08

Community Users shall not for any purpose, use a property in a way which may be damaging to the reputation of the property or The Pearl-Qatar.

***Refer to Qatari law regarding property lease***

#### 2.09

Community Users shall not distribute any flyers, letters or adverts anywhere at The Pearl-Qatar without approval of the building management or The Master Developer (UDC). This includes but is not limited to materials posted in lifts and left on doorsteps.

***1st action is a written warning, 2nd action is a penalty of QAR 2,000***

#### 2.10

Community Users shall not damage anything which is part of, or makes up The Pearl-Qatar. Each Community User is liable for any damage to the Community Common Areas including damage done by members of his/her household and guests. This applies to both children and adults hosted by them.

***Immediate Penalty: Cost of cleaning/rectification***

## SECTION 2

### GENERAL, USE AND ACCESS RESTRICTIONS (CONTINUED)

#### 2.11

Community Users shall not use language or behave in a manner likely to cause an offence or embarrassment to any person using the Community Common Areas. Community Users are reminded to take heed of the State of Qatar laws in this regard.

***Immediate Penalty: involvement of security and MOI***

#### 2.12

Community Users shall not hold any private events in or on the Community Common Areas, beaches, parks or other community amenities.

***1st action is a written warning, 2nd action is a penalty of QAR 2,000***

#### 2.13

The Master Developer (UDC), shall not be held accountable at any time for any loss, personal injuries or fatalities.



## SECTION 3

### MOVING IN, MOVING OUT AND DELIVERIES

#### 3.01

It is the responsibility of the Owners Association(s) and Building Management to ensure that a proper "Move-In Procedure" is drafted and circulated to all Community Users under their supervision. It is also the responsibility of each and every Community User to follow the move-in procedures as directed.

#### 3.02

Owners Association(s) and Building Management are to ensure that the contractors and suppliers shall not damage anything which is a part of, or makes up The Pearl-Qatar. Protection shall be affixed where required.

**Immediate Penalty: Cost of cleaning/rectification**

#### 3.03

Moving of boxes and goods are to be done using trolley where possible. Recycling is available. Please contact the Ittisal on 800 6222 for enquiries.

#### 3.04

Community Users are to adhere to the security rules concerning any move-in, move-outs and deliveries. To avoid any damage by movers or contractors, it is the responsibility of the Community User to take necessary precautions to protect the assets in the Community Common Areas.

#### 3.05

Packing and crating materials should be removed and be disposed of from the island by the respective contractor on the same day as they are being brought in. It is the responsibility of the Community User to ensure this takes place.

**Immediate Penalty: QAR 2,000 + cleaning/removal fee**

#### 3.06

Community Users shall not under any circumstances allow their appointed contractors to tap into the island's water/electricity supply without approval from The Master Developer (UDC).

**Immediate Penalty: QAR 2,000**

#### 3.07

Bulk deliveries and house removals shall only be carried out during the following times:

Sun-Thurs: 08:00am to 10:00pm

Fri-Sat: 10:00am to 10:00pm

#### 3.08

Delivery vehicles are only permitted to park in parking bays and loading areas. Delivery vehicles shall not park on the road without prior consent from The Master Developer (UDC).

## SECTION 4

### PRIVACY AND DISTURBANCE

#### 4.01

Community Users shall not take part in any nuisance activity at The Pearl-Qatar. Noise coming from a property during unsociable hours is strictly forbidden.

Unsociable hours are as follows:

Sun-Thurs: 10:00pm to 6:00am

Fri-Sat: 10:00pm to 10:00am

***Refer to Qatari Penal Code***

#### 4.02

Community Users are reminded that as The Pearl-Qatar is still undergoing construction, inconvenience may be caused due to noise, construction and traffic. Community Users may call Ittisal on 800 6222 to raise any concerns.

#### 4.03

No activities shall be carried out in any part of The Pearl-Qatar that may unreasonably interfere with other Community User's right of privacy. All Community Users are encouraged to familiarise themselves with State of Qatar laws in this regard.

#### 4.04

Community Users are not permitted to loiter around a neighbouring property.

## SECTION 5

### HEALTH, SAFETY & EMERGENCY EVACUATION

#### 5.01

The use/possession of firearms or any other form of dangerous weapon(s) which may cause harm to Community Users, animals or marine life, is strictly prohibited at The Pearl-Qatar. This includes but is not limited to the use of and possession of rifle, pistol, pellet/BB guns and explosives.

***Refer to Qatari law on weapons, ammunition and explosives***

#### 5.02

In line with The Qatar Civil Aviation Authority (QCAA), operating aircrafts without authorisation is strictly prohibited. This includes the use of unmanned aircrafts such as remote operated flying drones. Further to this regulation, those with approval from CAA are also required to obtain a written approval from The Master Developer (UDC) in order to operate at The Pearl-Qatar.

***Refer to Qatar Civil Aviation Regulations***

#### 5.03

Fireworks are not permitted anywhere on The Pearl-Qatar without Qatar Civil Aviation Authority (QCAA) approval and written approval from The Master Developer (UDC).

***Refer to Qatari Penal Code***

#### 5.04

The act of graffiti or vandalism is prohibited in all areas of The Pearl-Qatar.

***Refer to Qatari Penal Code***

#### 5.05

Littering is prohibited in all parts of The Pearl-Qatar.

#### 5.06

Smoking rules are to be observed where indicated. Cigarette butts and ash should, for safety reasons, be disposed of in appropriate ashtrays.

#### 5.07

Community Users are not permitted to throw anything from their balconies.

***Refer to Qatari Penal Code***

#### 5.08

Community Users are not permitted to enter areas under construction.

***Refer to Qatari law on trespassing***

#### 5.09

While every effort should be made to recognise the danger and to protect lives and resources from the effects of any unanticipated events, all Owners, Occupiers and Building Management are required to adhere to evacuation policies and instructions provided as well as abiding by The State of Qatar's emergency evacuation guideline and that of The Master Developer (UDC).

#### 5.10

Owners, Occupiers and Community Amenitiess should adhere to the recommended evacuation routes by the Ministry of Interior and plan its emergency response adequately.

#### 5.11

Building Management are to make Owners/Occupiers fully aware with evacuation procedures and preventative measures. This includes but is not limited to having assembly points, fire escape signs, evacuation floor maps, push handle bars where required and is in compliant with the Civil Defence.

***Refer to Civil Defense Law & Regulations***



## SECTION 5

### HEALTH, SAFETY & EMERGENCY EVACUATION (CONTINUED)

#### 5.12

Building Management should regularly work on developing emergency response scenarios and simulations in order to be better prepared should a real-life, unexpected emergency occur.

#### 5.13

Community Users shall adhere to the health and safety signs affixed at The Pearl-Qatar.

#### 5.14

Any activity or conditions which endanger the health and safety of others, is prohibited.

**Relevant Qatari Civil/Penal Code applies**

#### 5.15

Community Users shall not keep as storage, anything that is combustible, in the Community Common Areas.

**Immediate Penalty: QAR 1,000**

#### 5.16

Building Management and Owners shall ensure that occupants are aware of the property's emergency equipment and safety systems. This includes but is not limited to Fire Protection System, Portable Fire Extinguishers, Manual Call Points, Smoke and Heat Detectors. Such systems and safety devices shall not be obstructed and always accessible at all times.

#### 5.17

Building Management are to make Owners/Occupiers fully aware that the leading cause of fires in the kitchen is unattended cooking. Ensure that anything that can catch fire in the kitchen like food packaging, any kind of towels or curtains — away from the stove burner. Ensure that the stove and areas where hot food or drink is prepared or carried is out of the reach of children and most importantly ovens are not left on after use.

#### 5.18

Building Management and Owners are reminded that electricity is often overlooked as a possible fire hazard. Most fires at home are caused by electrical faults, accidents or by misuse of electrical equipment. Overloading the socket by using several adaptors into the one socket can cause it to overheat and catch fire. Always make sure that plugs and adaptors have the right fuse for the appliance in which it is being used for. If in doubt, please consult a qualified electrician.

## SECTION 6

### VEHICLES, GARAGES & ROAD USE

#### 6.01

Pedestrians always have the right-of-way on walkways and footpaths. Motorists shall respect and obey this requirement at all times.

#### 6.02

Community Users and all other road users are required to strictly obey all traffic and signs. Traffic Police is authorised to take necessary action. Radars are in place at various locations within The Pearl-Qatar.

#### 6.03

No vehicle of any kind may be operated in any manner which is dangerous, noisy or which creates a nuisance.

**Immediate Action: Involvement of Traffic Police**

#### 6.04

Vehicles that spill fluids or that damages the Community Common Areas are to be removed or repaired. The owner or the driver of the vehicle shall bear any associated costs with cleaning up.

#### 6.05

No off-road or unlicensed motor vehicle is permitted at The Pearl-Qatar.

**Immediate Action: Involvement of Traffic Police**

#### 6.06

Changing vehicle oil or other automotive fluid is prohibited in the Master Community areas of The Pearl-Qatar.

**Immediate Penalty: Cost of cleaning/rectification**

#### 6.07

No car shall be left unattended for a period of more than 45 days in an open residential area. If you are travelling or will be away from your property during that time, please inform your building management in writing.

**Immediate Action: Involvement of Traffic Police**

#### 6.08

Commercial vehicles delivering goods to a residential property, are allowed access to the community once it has conformed with security checks.

#### 6.09

Washing of vehicles is prohibited in all areas of The Pearl-Qatar, an exception applies to organisations who have written approval from The Master Developer (UDC).

**Refer to Environmental Protection Law**

#### 6.10

Community Users are responsible for ensuring that their guests obey the building/community parking guidelines as well as the parking directives issued by security guards.

**Immediate Action: Involvement of Traffic Police**

#### 6.11

Community Users shall use their allocated parking as the primary location for parking their vehicles. Allocated parking shall not be used for the storage of any goods or materials, nor for a workshop or for any other use than parking a vehicle.

**Immediate Action: Involvement of Traffic Police**

## SECTION 6

### VEHICLES, GARAGES & ROAD USE (CONTINUED)

#### 6.12

Parking on pavements, gardens, lawns or landscaping areas is strictly prohibited.

**Immediate Action: Involvement of Traffic Police**

#### 6.13

In order to ensure Civil Defence trucks can get access to water in the community areas should an emergency occur, parking within 6 meters of any public fire hydrant within the community is prohibited.

**Immediate Action: Involvement of Traffic Police**

#### 6.14

Mobile homes, caravans, trailers, shipping containers, boats, jet skis, or other recreational vehicles may not be parked anywhere on the building or Community Common Areas.

**Immediate Action: Involvement of Traffic Police**

#### 6.15

All vehicles parked at The Pearl-Qatar are done so at the owner's own risk. The Master Developer (UDC) are not liable for any theft, loss or damage.

#### 6.16

Garage Doors are to be kept closed when not in use.

#### 6.17

Garages are to be used only for parking vehicles and storage of household items in reasonable manner. Garages may not be used for excessive storage, living, recreation or for business purposes. No items deemed unsuitable or aesthetically displeasing by The Master Developer (UDC) shall be placed outside the garage.

#### 6.18

Garage/car boot sales are not permitted at The Pearl-Qatar.



## SECTION 7

### ENVIRONMENT & PRESERVATION OF MARINE AND WILDLIFE

#### 7.01

All forms of fishing and any removal of marine or wild life in and around The Pearl-Qatar is prohibited.

***Refer to Qatari Exploitation and Protection of Living Aquatic Resources Law***

#### 7.02

Hunting, shooting of birds and other wildlife that may be found at The Pearl-Qatar, is prohibited.

***Refer to Qatari law on Hunting of wild animals***

#### 7.03

Feeding fish and birds is prohibited in the Community Common Areas of The Pearl-Qatar.

***1st action is a written warning, 2nd action is a penalty of QAR 250***

#### 7.04

Pouring of liquids, oils, landscape and other waste into the floor drains within the Community Common Areas is prohibited.

***Refer to Qatari Environmental Protection Law***

## SECTION 8

### PETS

The Ministry of Municipality and Environment's Department of Animal Resource's Rules and Regulations for Pets, must be followed. In addition, the following apply:

#### 8.01

For the purpose of keeping animals as pets, no undomesticated nor exotic animals are permitted into The Pearl-Qatar. Domestic dogs, cats, birds and fish may be kept as household pets.

***Refer to Ministry of Municipality and Environment's Department of Animal Resources rules and regulations***

#### 8.02

Disposal of animal carcasses at The Pearl-Qatar is strictly prohibited. Community Users are advised to get in touch with The Ministry of Municipality and Environment's Department of Animal Resource's department for advice on how to properly dispose the carcass of an animal.

***Refer to Qatari Animal Health Law***

#### 8.03

Structures for the housing of any bird or pet should not be visible from neighbouring properties or from the Community Common Area.

***1st action is a written warning, 2nd action is a penalty of QAR 250***

#### 8.04

Strolling with pets on the boardwalk, inside of retail areas, playgrounds, on beaches and around the mosque is not allowed. However, pets are permitted in the outer areas of residential communities, which include some paved areas, greenery and dog-friendly zones which have been marked.

***Immediate Penalty: QAR 500***

#### 8.05

Community Users shall not allow their pets to enter any fountain or lake at The Pearl-Qatar.

***Refer to Qatari Penal Code***

#### 8.06

It is the responsibility of a Pet Owner/Handler to dispose of their pet faeces in the pet bins provided.

***Refer to Qatari Civil Code***

#### 8.07

It is the responsibility of the Pet Owner/Handler to ensure his/her pet is wearing appropriate identification which should be easily visible with the Pet Owner's name, contact number and unit details at all times when outdoors. In the event where an unleashed pet wanders in the Community Common Areas of The Pearl-Qatar, The Master Developer (UDC)'s appointed person is permitted to remove the pet from the Community Common Area.

***1st action is a written warning, 2nd action is a penalty of QAR 500***

#### 8.08

All pets shall be kept in appropriate containers or on a leash and must be under the handlers full control when out in the Community Common Areas.

***1st action is a written warning, 2nd action is a penalty of QAR 500***

#### 8.09

Feeding of a pet on the Community Common Areas is strictly prohibited.

***1st action is a written warning, 2nd action is a penalty of QAR 500***

## SECTION 8

### PETS (CONTINUED)

#### 8.10

No animal shall be allowed to be left unattended or abandoned on balconies/patios or in any part of the building/Community Common Areas.

#### 8.11

No animal shall be allowed to make an excessive amount of noise.

#### 8.12

The Pet owner will be responsible for any medical expenses, legal claims and damage fees claimed by The Master Developer (UDC) or other Community Users affected as a direct action of their pet(s). The Master Developer (UDC) does not accept any claim or liability towards any injury or damage caused.

***Refer to Qatari Civil Code***



## SECTION 9

### DISPOSAL OF WASTE

#### 9.01

All Community Users are required to adhere to the ENVAC rules of use which can be found displayed on each chute around The Pearl-Qatar. Items which are allowed to be disposed inside the chute include: paper-based material, tins, cans, glass bottles, food, plastic bags and other domestic waste providing that it fits inside a medium sized refuse bag.

Items which are not allowed to be placed inside of the ENVAC chute include but are not limited to: bulky waste, furniture, appliances, cardboard, dangerous chemicals, combustibles, masonry, metal scraps, waste emitting an offensive odour, animal feces, urine, animal carcasses, viscous waste, adhesives, spongy waste, pillows, blankets, cables, computer hardware, water gallon containers, large textiles, batteries, remotes, styrofoam, hangers, chopping boards, plants, cement, concrete and large toys.

Compliance to the ENVAC rules and sound judgement shall be exercised when disposing waste.

***1st action is a written warning, 2nd action is a penalty of QAR 1000***

***Community Tip: To dispose of bulky or prohibited waste, please call Ittisal on 800-6222 to arrange a collection free-of-charge.***

#### 9.02

Building Management and Owners shall arrange for bulk waste to be stored out of sight, until it is removed.

***1st action is a written warning, 2nd action is a penalty of QAR 500***

#### 9.03

Appropriate disposal of construction waste is the responsibility of each Building Management and Owners on whose behalf it is being conducted.

***Immediate Penalty: QAR 2000***

#### 9.04

Community Users are not permitted to place a wheelie bin, pedal bin or other bins of similar nature, outside their property. All bins of this nature must be kept indoors and out of sight.

***1st action is a written warning, 2nd action is a penalty of QAR 500***

## **SECTION 10**

### **PEST CONTROL**

#### **10.01**

Unless an agreement is in place to state otherwise, it is the responsibility of the Owner(s), Owners Association(s) and Building Management to conduct pest control at their own expense and on a routine basis for their property.

#### **10.02**

Each property should be routinely controlled for pests prior to the occupancy of the property by the Owner. This shall include the regular cleaning of any water feature (fountain, pond, etc) to ensure that mosquito or other insects do not breed in the water.

#### **10.03**

Pest control activity shall only be carried out by a licensed pest control company.

#### **10.04**

Prior to appointing a pest control company to conduct pest services in a property, it is the responsibility of the occupant to inform the pest control company of any infants as well as other members of the household with health concerns that may be affected by the pest control activity.

## SECTION 11

### PROPERTY USE, APPEARANCE, MAINTENANCE & IMPROVEMENTS

#### 11.01

Community Users are required to maintain at all times, the external appearances of their properties in a clean, well maintained and tidy condition.

#### 11.02

Each Community User is responsible for the cleanliness, good repair and maintenance of any podiums, entrances and driveways which form part of their property or land.

#### 11.03

Building Management and Owners are to ensure that the appearance of their properties are both aesthetically pleasing and desirable when viewed from the outside and shall take steps to enforce the maintenance of such standards where deemed necessary in the opinion of The Master Developer (UDC).

#### 11.04

The Master Developer (UDC) controls and regulates the construction, alterations and improvements to properties at The Pearl-Qatar. Accordingly, no Community User shall build, erect, attach or install any improvements on his/her Property/Plot nor in the Community Common Areas without complying with the guidelines set forth in these Rules and Regulations and obtaining approval from The Master Developer (UDC) before works can begin.

***1st action is a written warning, 2nd action is a penalty of QAR 3000***

#### 11.05

Community Users shall not undertake any modifications/improvements without the prior written consent of The Master Developer (UDC). This excludes general day-to-day domestic improvements such as painting of internal walls, framing pictures on the wall etc.

***1st action is a written warning, 2nd action is a penalty of QAR 3000***

#### 11.06

No owner shall be allowed to construct any additional buildings and security huts without the prior approval from The Master Developer (UDC).

***1st action is a written warning, 2nd action is a penalty of QAR 3000***

#### 11.07

Notwithstanding any approval granted by The Master Developer (UDC), no improvements may be undertaken until any planning approval or permits required have been approved by The Master Developer (UDC).

***1st action is a written warning, 2nd action is a penalty of QAR 3000***

#### 11.08

No owner shall be allowed to construct, extend or alter any boundary wall until planning approval has been received by The Master Developer (UDC).

***1st action is a written warning, 2nd action is a penalty of QAR 3000***

#### 11.09

All Owners planning to construct, extend or alter any boundary wall will be required to communicate with the neighbouring property to ensure it does not affect, violate or is deemed aesthetically displeasing. A No Objection letter shall be secured, signed by the neighbour who will be affected by the changes.

***1st action is a written warning, 2nd action is a penalty of QAR 3000***



## SECTION 11

### PROPERTY USE, APPEARANCE, MAINTENANCE & IMPROVEMENTS (CONTINUED)

#### 11.10

The granting or withholding of consent shall be at the discretion of The Master Developer (UDC) exercised in the best interests of The Pearl-Qatar and neighbouring Community Users.

#### 11.11

Any approval for home improvement should have the Clearance Certificate or approval documents displayed at the site during the period of the construction or alteration work and kept on file to validate for future Owners of the Property that the alteration was approved by The Master Developer (UDC).

**1st action is a written warning, 2nd action is a penalty of QAR 500**

#### 11.12

No Community User shall build, construct, erect, install or undertake any alteration or improvement without first submitting appropriate plans and specifications to The Master Developer (UDC) and obtain necessary approval.

**1st action is a written warning, 2nd action is a penalty of QAR 3000**

#### 11.13

All works should be carried out by a licensed tradesmen with allowances made for additional loading to services. All contractors are required to have access passes and permits which are issued by The Master Developer (UDC). All construction noise, smoke, odor or vibrations should be kept to a minimum and comply with applicable industry regulations.

**1st action is a written warning, 2nd action is a penalty of QAR 3000**

#### 11.14

The installation of an antenna, dish, satellite or air conditioning unit is prohibited.

**1st action is a written warning, 2nd action is a penalty of QAR 2000**

#### 11.15

Nothing may be attached to the exterior of the building. Such items may include awnings, pergolas, shade, protective sheeting, plants or landscaping without prior consent from The Master Developer (UDC).

**1st action is a written warning, 2nd action is a penalty of QAR 2000**

#### 11.16

Windows are not to be covered by any form of paper, paint, tinfoil, fabric or other decorations that may look aesthetically displeasing when viewed from the outside.

**1st action is a written warning, 2nd action is a penalty of QAR 500**

#### 11.17

Windowpanes shall be maintained in good condition. Damaged glass are to be repaired or replaced.

**1st action is a written warning, 2nd action is a penalty of QAR 500**

#### 11.18

Each Community User is to ensure that windowpanes are cleaned on a regular basis. Dust should not be allowed to accumulate to a point where one cannot see through the window.

**1st action is a written warning, 2nd action is a penalty of QAR 250 + Cost of any Cleaning**

#### 11.19

Indoor festival/celebration lighting is permitted in individual households during Eid and national days. This shall be kept temporary to a period no more than 10 days. Outdoor temporary celebration and decorative lights are not permitted.

**1st action is a written warning, 2nd action is a penalty of QAR 250**

## SECTION 11

### PROPERTY USE, APPEARANCE, MAINTENANCE & IMPROVEMENTS (CONTINUED)

#### 11.20

Flashing decorative lights or lighting that creates glare visible from outside the property is not permitted.

***1st action is a written warning, 2nd action is a penalty of QAR 250***

#### 11.21

Lighting decorations causing complaints from neighbouring Community Users should be turned off.

***1st action is a written warning, 2nd action is a penalty of QAR 250***

#### 11.22

The only items allowed on balconies and patios are seasonal furniture and plants. Balconies and patios shall not be used for storage of any other material or equipment. No laundry or fabrics may be left to dry outside on balconies, railings, terraces, patios, driveways, or windows. All laundry shall be dried indoors and shall not be visible when viewed from outside of the property.

***1st action is a written warning, 2nd action is a penalty of QAR 500***

#### 11.23

No item including but not limited to plant pots and vases, shall be placed on top of any railing. All forms of plants and pots must be placed on the balcony/terrace floor.

***1st action is a written warning, 2nd action is a penalty of QAR 500***

#### 11.24

Community User shall not make any improvements to a balcony, entry, patio or similar area unless and until the plans are approved in advance by The Master Developer.

#### 11.25

All balcony equipment such as balcony screens, seasonal furniture etc, must conform to the balcony guidelines. For a digital copy of the balcony guidelines, please contact Ittisal on 800 6222.

***1st action is a written warning, 2nd action is a penalty of QAR 1000***



## SECTION 12

### COMMUNITY AMMENITIES

All Community Users are required to have a valid resident card on them at all times when using the common amenities at The Pearl-Qatar. To obtain a resident pass, please visit the Registry office with the following:

- A) Copy of your signed lease/SPA.
- B) Copy of your Qatari ID.
- C) One passport sized photograph.

In addition to this requirement, Community Users are required to adhere to the following:

#### 12.01

Organised sports activities which include charging a fee by any person or groups are not allowed in the Community Common Areas without prior written consent from United Development Company. This includes, but is not limited to yoga, bootcamp and classes at the tennis courts.

**Immediate Penalty: QAR 1000**

#### 12.02

Appropriate clothing and footwear shall be worn when using the Common Amenities at The Pearl-Qatar.

#### 12.03

Glass objects such as cups and bottles are not permitted to be brought onto the Common Amenities.

#### 12.04

Pets are not permitted on the tennis courts, community beaches and playgrounds.

#### 12.05

Beaches which are situated directly in front of the villas are exclusively for the villa Owners/Occupiers and their respective guests. No other resident or visitor is allowed in these areas. The Community beach at Lido Venezia, Qanat Quartier is for the exclusive use of The Pearl-Qatar residents as well as any other party granted permission by the Master Developer (UDC).

#### 12.06

All Residents are required to present a valid resident's card to the security at the beach control points in order to gain access to the community beaches. If you are coming with a guest who isn't a resident at The Pearl-Qatar, then you will need to enter together. Each household may bring a maximum of 2 guests during any one day.

**Remedial Action: Refused Entry**

#### 12.07

Children under 18 are not permitted at the beach or to swim unless accompanied by a responsible adult. In addition, children who cannot swim or require floating devices are not advised to enter the water.

#### 12.08

Security will from time to time carry out inspections on the beaches and request to see access passes. All Community Users are required to comply and present proof of residency.

**Immediate Penalty: Asked to leave**

#### 12.09

The use of jet-skis in and around the beaches and surrounding coastal waters of The Pearl-Qatar is strictly prohibited and will be subject to action by the coast guard.



## SECTION 12

### COMMUNITY AMMENITIES (CONTINUED)

#### 12.10

Disruptive behavior and noise is not permitted at the Common Amenities. Parents are responsible for their children's behaviour at the Common Amenities.

**Immediate Penalty: Asked to leave**

#### 12.11

Community Users are not permitted to bring their own beach umbrellas nor relocate any of the existing beach furniture its positions.

**Immediate Penalty: Asked to leave**

#### 12.12

Diving at The Pearl-Qatar is not advised. Users do so at their own responsibility and risk. The Master Developer (UDC) accepts no liability for any loss, injury, damage to persons or property.

#### 12.13

Swimming at the community beaches between dusk till dawn is not permitted. However, Community Users may use the sandy areas of the beach (without entering the water) for the purpose of relaxation during the evenings.

#### 12.14

Pets are strictly not allowed on the beaches of The Pearl-Qatar nor the boardwalks which are parallel to the beaches.

**1st action is a written warning, 2nd action is a penalty of QAR 500**

#### 12.15

Community Users shall not drive/ride any form of vehicle on the beach. This includes, but is not limited to dirt bikes, buggy's and quad bikes.

#### 12.16

Mooring of any watercraft on the beach is prohibited.

#### 12.17

Open fires, Shisha-smoking, barbecues, loud music, private events including birthday parties, weddings and this includes any request for children play equipment's such as bouncy castles, slides are all not permitted on any part of the Community Common Area.

**Immediate Penalty: QAR 1,000**

#### 12.18

Unless in the seclusion of a facility at the beach, changing clothes at the beach is prohibited.

**Immediate Penalty: Asked to leave**

#### 12.19

Misuse of beach property will not be tolerated.

## SECTION 12

### COMMUNITY AMMENITIES (CONTINUED)

#### 12.20

Smoking is not permitted at the Community Amenities.

**Remedial Action: Asked to Leave**

#### 12.21

No stalls for selling or distributing items are allowed at the Community Amenities without approval from The Master Developer (UDC).

**Immediate Penalty: QAR 1,000**

## SECTION 13

### BARBECUES

No open fires are permitted anywhere at The Pearl-Qatar. Barbecues are permitted at The Pearl-Qatar providing Community Users meet the following conditions:

#### 13.01

No barbecues are permitted at The Pearl-Qatar's Community Common Areas. This includes, but is not limited to; beaches, parks and playgrounds.

**Immediate Penalty: QAR 1,000**

#### 13.02

Generally, barbecues are not permitted on a residential balcony at The Pearl-Qatar. Barbecues are only permitted if the Community User abides by the barbecue rules and also meets either of the following criteria:

1. Community User has a large terrace and no other units are above them.
2. Community User lives in a townhouse, in such cases the Community User shall conduct the barbecue in an open air environment in his/her backyard or at the front of their townhouse entrance, if the space allows.

**Immediate Penalty: QAR 500**

#### 13.03

All gas cylinders, containers, wood and any other source of fuel shall be kept away, secured in a safe place when barbeque is not in use.

**Immediate Penalty: QAR 1,000**

#### 13.04

A portable fire extinguisher, regularly serviced and filled must be present within 3m proximity of barbecue set up and clearly visible to community inspectors.

**1st action is a written warning, 2nd action is a penalty of QAR 500**

#### 13.05

Barbecue grills are to be stored in a cool place, out of direct sunlight when not in use.

**1st action is a written warning, 2nd action is a penalty of QAR 500**

#### 13.06

Barbecues which cause complaints from other Community Users shall be switched off or removed upon request.

**Immediate Penalty: QAR 1,000**

#### 13.07

The consumption of alcohol in the Community Common Areas is not permitted.

**Refer to Qatari Penal Code**

#### 13.08

Community Users shall ensure that no damages or discoloration to any surface is caused. If any damage is caused, it shall be attended to immediately and fully restored back to its original condition.

#### 13.09

The Master Developer (UDC) does not accept any liability regarding any form of injury, damage or accident that may occur from the use or storage of any barbecue unit or its accessories.



## SECTION 14

### CANALS & MARINAS

#### 14.01

The Marina Regulations within The Pearl-Qatar is obligatory for: All persons and vessels that use The Pearl-Qatar waters and its immediate surroundings.

#### 14.02

Ronautica Middle East may modify at any time, the required specifications of the vessels that will be admitted in The Pearl-Qatar waters.

#### 14.03

Marina Users shall take reasonable steps to prevent any oil/fuel spillage to The Pearl-Qatar or its waters.

#### 14.04

Each vessel owner shall carry a third-party liability insurance including coverage for loss or damage to the property at the Marinas at The Pearl-Qatar for a minimum limit of QAR 1,000,000 or the value of the vessel, whichever is higher, unlimited in the aggregate as a primary cover.

#### 14.05

Watersports is not permitted at The Pearl-Qatar unless approved by The Master Developer (UDC) or Ronautica Middle East. However, Community Users at their own risk and with no liability to The Master Developer (UDC), may use open waters (excluding canals) for the purpose of kite surfing, kayaks and stand-up paddles. Such users must exercise due care and distance from other sea users.

***Immediate Penalty: QAR 2,000***

#### 14.06

No unauthorised vessels shall enter The Pearl-Qatar without approval from The Master Developer (UDC) or Ronautica Middle East.

***Refer to Qatari law on trespassing***

## SECTION 15

### LANDSCAPE & WATER FEATURES

#### 15.01

It is the duty of each Owners Association and Owner at his/her sole expense, to keep all landscaping neatly trimmed, properly cultivated and maintained. It is also his/her responsibility to keep it free of debris and well maintained in order to enhance the appearance which contributes positively to The Pearl-Qatar as a whole.

**1st action is a written warning, 2nd action is a penalty of QAR 500**

#### 15.02

No unsightly material such as rubbish, weeds or debris are to be placed or allowed to accumulate. In addition, no material and equipment are to be left unattended in the Community Common Areas.

**1st action is a written warning, 2nd action is a penalty of QAR 500**

#### 15.03

Major landscape improvements may not be implemented without the prior approval of The Master Developer (UDC). Such improvements include, but is not limited to irrigation systems, sheds, swimming pools, shade structures, fences, gates, etc., whether temporary or permanent.

**Immediate Penalty: QAR 3000 + cost of removal**

#### 15.04

Community Users are not permitted to remove any trees, vegetation, flowers or other plants at The Pearl-Qatar without consent from The Master Developer (UDC). This is irrespective of whether the Owners, Occupier or the Owners' Association was responsible for the original planting.

**Refer to Qatari Penal Code**

#### 15.05

Community Users and pets are not allowed to enter the lake waters or its features.

**Immediate Penalty: QAR 2000**

#### 15.06

Disposal and draining of hazardous substances into the lakes is prohibited.

**Refer to Qatari law**

## SECTION 16

### MISCELLANEOUS

#### 16.01

Wheeled objects are prohibited from being used on the boardwalk. This rule exempts the following:

1. Baby strollers
2. Wheelchairs
3. Children up to the age of twelve with bicycles/tricycles/skateboards/scooters/hover-boards.

***1st action is a written warning, 2nd action is a penalty of QAR 250***

#### 16.02

Signs, advertisements, or notices displayed anywhere at The Pearl-Qatar without prior consent from the building management and The Master Developer (UDC), is prohibited.

***1st action is a written warning, 2nd action is a penalty of QAR 1000***

#### 16.03

Subsequent to 16.02, townhouse and villa owners are permitted to erect a maximum of one "For sale" sign, which shall be affixed to the wall of their property at eye-level. The maximum signage size is 80cm x 55cm. Similarly, Owners who are constructing their villas are permitted to erect the project construction sign which shall display the design of their villas. The sign shall be removed upon completion of the villa. To receive a copy of the 'villa signage' guidelines, please contact Ittisal on 800 6222.

***1st action is a written warning, 2nd action is a penalty of QAR 1000***

#### 16.04

The Master Developer (UDC) reserves the right to remove any signs which does not conform to the rules and regulations of The Pearl-Qatar without prior warning.

#### 16.05

Kayaks, SUP's, canoes, surf boards or associated equipment are not permitted to be placed in any part of the Community Common Area. The Master Developer (UDC)'s appointed person, may remove any of the listed items in this regard without prior warning.

#### 16.06

All seasonal furniture and plants must conform to The Pearl Qatar's landscape and seasonal furniture guideline.

***1st action is a written warning, 2nd action is a penalty of QAR 500***

#### 16.07

No ball games allowed on the boardwalk.



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