

Trimleston Property Management Company Ltd

House Rules

1. **Security:**

Front and back doors and all common area doors should always be kept locked. Windows should not be left open when you are absent from your apartment. Burglaries and any suspicious activities in the area should be reported to Balbriggan Garda Station (01 802 0510).

2. **Fire Equipment/Prevention:**

Fire extinguishers and smoke detectors in the common areas must not be interfered with.

3. **Noise:**

All stereo, radio, TV and computer appliances or any musical instruments should be kept at a volume which will not disturb your neighbours. **No noise or kitchen appliances should be used by the apartments between 10pm and 8am.**

4. **Common Areas/Grounds:**

Every effort should be made to keep the common areas, bin stores and grounds of the estate clean, litter free and tidy. Please note bicycles must not be stored inside the building. There are available storage areas for bicycles outside each block.

5. **Balconies:**

Residents are reminded that balconies are **not** to be used for storage or to air laundry.

6. **Appendages:**

The erection of external wireless, television aerials, or satellite dishes is **not** permitted without prior approval of the Management Company.

7. **Refuse:**

Under no circumstances should refuse be stored on balconies, in the common areas, or in the grounds. All refuse should be stored in the bin stores in the appropriate bin or if you are a house owner in your own bin.

8. **Animals:**

Animals are not forbidden in the apartments. However, they must be kept safely, and must not provide any disturbance or annoyance to other residents of the block.

9. **Children/Guests:**

Residents are responsible for the behaviour of children and guests in the common areas of the estate. Residents will be held responsible for any damage caused by children and guests.

10. **Notices/Posters:**

It is prohibited to display notices or posters in windows, on balconies, or to place them in common areas of the apartment blocks.

11. **Landlords:**

Landlords are responsible for the behaviour of their tenants. If tenants become a nuisance, annoyance, or do not adhere to the rules of the estate the landlord will be asked to terminate the lease. Tenants should be advised of all house rules, and refuse collection requirements.

12. **Emergency contact:**

Residents should ensure the Management Company is kept informed of all changes in ownership and tenancy.

13. **Parking:**

Each apartment is provided with their own parking space. Please utilise this space and if necessary marked visitor spaces. Do not park in other apartment spaces, on grass verges, and ensure access is always available for emergency vehicles.

14. **Bicycles**

Each block is provided with Bicycle Racks for secure storage of Bicycles. Please use them. **Bicycles are not to be taken upstairs** as they are damaging the paintwork in the common areas.

Please note Landlords are required to incorporate these house rules into their lease and ensure tenant is kept up to date with any changes.

On behalf of

Directors of Trimleston Property Management Company Ltd.

Please refer all queries to:

Macfar Property Management

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