

considers the playing of these toys to be unsafe and detrimental to the wellbeing of all Residents. Residents who are in breach shall pay a cleaning fee of \$100 for the purpose of removing the expended projectiles from the premises of the Condo regardless of the quantity of projectiles already released. This cleaning fee shall be billed to the account of the SP.

- 3.1.14 All types of UAVs, regardless of size or capabilities, are not allowed to be operated or flown inside the grounds of the Condo for any purpose. The Security will confiscate any UAV that is in breach and shall dispose of it as deemed fit by the Management.

### 3.2 MULTI – PURPOSE HALL (MPH) / BARBECUE PIT/PAVILION

- 3.2.1 The MPH is available from 8 am to 10 pm and the bookings are divided into two main sessions. Session 1 is from 10 am to 3 pm and session II is from 4 pm to 10 pm.

- 3.2.2 The fees for the use of the MPH are as follows:

Session I - 10 am to 3 pm	: \$50
Session II - 4 pm to 10 pm	: \$50
From 8 am to 10 pm	: \$20 per hour or part thereof

Except for the use from 8 am to 10 am hourly bookings, the session bookings shall be accepted not earlier than 2 weeks before usage. Priority of booking will be accorded to those using the MPH for the entire sessions.

**The fees for use of the BBQ pit shall be \$20 for each session as follows:**

<b>Session I - 10 am to 3 pm</b>
<b>Session II - 4 pm to 10 pm</b>

**BBQ pit bookings include reservation of the pavilion seating area.**

The management will take all reasonable steps to ensure sufficient gas is available for each booking. However, in the unlikely event gas is used up during the course of the session, fees charged will still apply.

There will be no fees relating to confirmed bookings and usage of the pavilion seating area only, however the standard deposit of \$150 will be collected to confirm the booking and session times shall follow those of the BBQ pit.

- 3.2.3 Bookings must be made by the resident via Cascove website at [www.cascove.sg](http://www.cascove.sg). Whichever the means, a deposit must be provided to confirm the booking.
- 3.2.4 **A booking deposit of \$150 is to be paid to the Management to make the booking. Only CASH or CHEQUE is accepted. Reservations made without a booking deposit are considered non-bookings and the slot will be released to the first party that makes a booking with a deposit.**
- 3.2.5 Each unit is permitted a maximum of six (6) bookings in a calendar year. **Reservations are not transferable.** However, in the event a resident has exceeded the maximum bookings per calendar year and the facility is available, the resident may be allowed to book the facility at the last minute within 48 hours of its intended usage. The

Management reserves the right to disallow this additional usage without citing any reason.

- 3.2.6 If there are multiple parties requesting for the use of the MPH on the same sessions and the timing can be de-conflicted, the Management reserves the right to allocate the usage accordingly and apportion the costs. However, the maximum costs to be paid will not exceed \$50 for each usage whether based on per session or per hour booking. For example, if a user uses the slot from 10 am to 1 pm and another user from 2 pm to 4 pm, the first user will pay \$50 for 3 hours usage whereas the second user will pay \$40 for 2 hour usage.
- 3.2.7 The keys can be collected 15 minutes prior to the event. Requests for collection of keys way in advance of booking hours resulting in longer hours of use may result in additional charges.
- 3.2.8 A projector is available for use by residents in the MPH. The cost of renting the projector shall be \$5 for per hour. The maximum rental period shall not be more than 6 hours.
- 3.2.9 For safety reasons, the maximum capacity permitted for the MPH is **30 persons** and the BBQ pit area is **20 persons**. If the respective capacity is exceeded, the Management is entitled to exclude such number of visitors to ensure that the approved capacity is observed. [Maximum pax is 5 persons fully vaccinated as directed by law](#)
- 3.2.10 Cancellation of bookings shall be made at least ONE (1) week before the scheduled date of use. The third (3<sup>rd</sup>) cancellation within six (6) months count towards each unit's maximum annual allotted booking.
- 3.2.11 Security shall cease function after 10 pm. Function ceasing means the entire BBQ is stopped and cleaned. Failure to comply with the Security's direction to cease shall lead to forfeiture of the deposit.
- 3.2.12 Forfeiture of or deduction from the deposit shall be made in the event of the breach of the rules, whether the breach is committed by the resident or the visitors.
- 3.2.13 The resident concerned shall be responsible for maintaining the cleanliness and condition of the MPH, BBQ pit, common area as well as the common facilities (including the furniture and fittings associated therewith) and reinstating the same after use. Residents and visitors shall not litter in or around and/or damage the walls and flooring of the MPH and/or BBQ pit as well as the furniture and fittings associated therewith. All refuse and debris must be disposed into watertight plastic bags and deposited into the **rubbish bins at the basement**. No bagged trash shall be left next to bins at either the MPH or BBQ area. Failure to remove trash after an event automatically results in forfeiture of the deposit and no appeal is entertained. If bulk material is brought into the Condo for the event, the residents concerned must remove bulk refuse out of the condo at their own costs. Failure to do so will result in forfeiture of deposit.
- 3.2.14 Should any cleaning, repair and/or replacement charges be incurred in respect after the use of the MPH, BBQ pit, common area as well as the common facilities (including the furniture and fittings associated therewith), it will be deducted from the deposit and the balance will be refunded interest-free to the concerned. In the event that the costs of cleaning, repair, replacement and/or reinstatement exceed the deposit, the resident is

required to pay the excess. Further, the Management also reserves the right to ban the resident (and his/her visitors) from using the facilities for such period of time as determined at its sole discretion.

- 3.2.15 Decoration may be allowed but care must be taken not to damage the walls and ceiling boards. All decorations must be removed immediately after the function. Residents are advised that if the decorations damage or cause permanent marking and disfiguration of the walls and ceiling boards, cleaning fees and forfeiture of deposit will result.
- 3.2.16 All premises shall not be used for commercial, religious, political, corporate gathering or illegal activities. Usage in any other manner requires prior written approval of the Management.
- 3.2.17 Cooking is prohibited in the MPH and washing is to be done only in the resident's own apartment. The pool showers or the common toilets shall not be used for washing of any equipment used for the functions. The Management reserves the right to confiscate the deposit as a utility fee if it finds the above prohibition is done.
- 3.2.18 Live bands or mobile discos are not permitted in the Condo.
- 3.2.19 All chairs, tables, equipment, furniture or decorations brought into the MPH are to be removed immediately at the end of the function. The tables and chairs around the swimming pool are not to be used for private functions. All furniture that has been moved around is to be put back to their original spaces.
- 3.2.20 The Management reserves the right to demand the list of visitors attending the function and to have the visitors registered at the guard house. The Management and security may check the identities of any persons in the common area from time to time. This is to prevent unauthorised persons from crash use of the common facilities.
- 3.2.21 All visitor vehicles shall be registered on entry as per normal visitors to the Condo. If the resident expects a high number of visitors to be driving and there could be shortage of carpark lots, the resident needs to inform the Management who will do advance planning to try and free carpark space for the function. However, if there are no more car park spaces available at the surface carpark, the visitor cars will not be allowed entry. Under no circumstances will Security allow visitor cars into the basement carpark. Visitor cars will not be allowed to be temporarily parked whilst waiting for other cars to depart for a free space.
- 3.2.22 Residents are responsible for the conduct and behavior of their visitors and to ensure their visitors' compliance with the Bylaws. In particular, the residents and their visitors shall ensure that they do not become or cause nuisance to other residents. Security shall be entitled to tell visitors who cause nuisance to other residents to leave the premises.
- 3.2.23 The Management and security reserve the right to exclude the residents and their invited visitors from the use of the recreational facilities should there be any non-observance of the Bylaws or misuse of recreational facilities or failure to abide by the foregoing. Security shall have the right to tell visitors to leave the premises in the event that the conduct is not in compliance with the Bylaws. Failure to comply with the Security's direction to cease shall lead to forfeiture of the deposit. Residents shall be responsible

for any damage caused by them or their visitors to the Multi-Purpose Hall, BBQ pit and common area facilities.

- 3.2.24 The Management shall not be held responsible for any injury, damage or loss howsoever sustained by the residents and/or their visitors when using the facilities. Residents and visitors are reminded to exercise due care and caution in respect of their safety and well-being and use the facilities at their own risk. The liability of the Management is hereby excluded to the maximum extent permitted by law.
- 3.2.25 The deposit shall be automatically forfeited by the Management in the event that the police or other government authorities are called into the condo to attend to complaints relating to activities in or around MPH, BBQ pit and common area as well as the common facilities.
- 3.2.26 The Management reserves the right to change these rules and regulations from time to time.

### **3.3 SAUNA**

- 3.3.1 Open daily from 7 am to 10 pm unless otherwise posted on the door of the facility.
- 3.3.2 Children below 12 years of age are strictly not allowed to use the sauna whether adults are present or not.
- 3.3.3 Non residents or visitors are not allowed to use the sauna.
- 3.3.4 Drying of clothes inside the sauna room is strictly prohibited.

### **3.4 GYMNASIUM (Strictly for residents use only)**

- 3.4.1 Open daily from 7 am to 10 pm unless posted on the door.
- 3.4.2 ONLY RESIDENTS (owners or tenants living in the Condo) are allowed to use the gymnasium. Visitors are not allowed entry even if accompanied by the resident. **Trainers are not allowed inside the gym.**
- 3.4.3 Access to the gymnasium will only be via resident's access card. The Security will not open the gymnasium door for anyone even if they are residents.
- 3.4.4 Residents using the gymnasium shall be appropriately attired at all times. Bare body for men is not allowed. Only exercise shoes shall be worn and slippers or bare feet are disallowed.
- 3.4.5 Children below 12 years of age are not allowed to use the gymnasium or to be inside the gym.
- 3.4.6 Eating, drinking and smoking inside the gymnasium are strictly prohibited. Users can consume water from a bottle but must exercise care not to spill it in the gym. Open cans are not allowed.