

SHORT-TERM RENTAL GUESTS & THEIR VISITORS

STERLING EAST

Guests and Visitors Info and Undertaking on Building Rules & Guidelines

Guest/Visitor's Name:			
Unit Number:			
Mobile Number:			
Email Address:			
Emirates ID/Passport Number			
Date In:		Time In:	
Date Out:		Time Out:	
Building Rules and Regulations			
Welcome to our building! We aim to provide a comfortable and respectful environment for all residents, short term guests and their visitors. By entering and staying within this property, you acknowledge and agree to abide by the following rules and regulations. Failure to comply may result in fines, eviction, permanent bans from the property, or legal action if necessary			
☐	Respect Security Procedures: All short-term rental guests & visitors must check in with building security upon arrival and follow all instructions provided by security personnel at all times. Please be notified that security protocols have been updated to ensure swift detection and corrective action, including a 24/7 CCTV monitoring system already implemented in the building's common areas.		
☐	Noise and Quiet Hours (10:00 PM - 8:00 AM Daily): Disruptive noise is strictly prohibited during quiet hours. Loud Music/Amplified Sound: Use headphones or maintain minimal audio levels that cannot be heard outside your unit. Loud Conversations/Shouting/Yelling: Maintain respectful noise levels within your unit and in common areas. Excessive Foot Traffic/Heavy Impact Noises: Be mindful of residents below, especially during quiet hours..		
☐	Respect for Neighbors and Common Areas: Treat all residents and building staff with courtesy and respect. Refrain from loitering, congregating, or loud conversations in common areas (hallways, elevators, lobbies). Keep common areas clean and tidy. Dispose of trash properly in designated garbage chutes. Supervise children at all times in common areas to prevent disturbance to other residents. Corridors and hallways are not playgrounds; playing in these areas is strictly prohibited.		
☐	No Disturbance or Harassment: Any form of harassment, intimidation, or disruptive behavior towards residents, staff, or guests is strictly prohibited. This includes verbal, physical, or any other unwelcome conduct.		
☐	No Damage to Property: Owners/ Residents are responsible for any damage caused to building facilities, furniture, elevators, and common areas by themselves or their visitors. Upon notification of damage, owners/residents and/or their visitors will be responsible for the full cost of repairs immediately following a management assessment.		
☐	Intoxicated or Disorderly Conduct: Visibly intoxicated or disorderly behavior in common areas is not permitted and may lead to penalties/fines and/or reporting the matter to authorities.		

STERLING EAST

Guests and Visitors Info and Undertaking on Building Rules & Guidelines

☐	Proper Use of Building Facilities: Shared facilities (lobby, elevators, gym, pool, etc.) are for registered residents only. Personal trainers are not permitted to conduct sessions within building facilities. Outside visitors cannot use facilities unless specifically authorized by management. Playing loud music is prohibited in all facilities; please use headphones. Follow any specific rules posted within each facility. Leave all shared spaces clean and tidy after use. Gym Etiquette & Attire: • Loud music is prohibited; please use personal earbuds. • Avoid slamming weights. Lower them in a controlled manner. • Use the provided napkins and sanitizing wipes to clean machines after use. Always bring a clean towel to wipe down benches. • Attire & UAE Law: In accordance with UAE Public Decency Laws, modest dress is mandatory. Shirts must be worn at all times. • Provocative clothing, "topless" attire for men, or overly revealing sportswear for women is strictly prohibited. Pool Area: Please bring your own towel. Note that eating, drinking, and the consumption of alcohol are not permitted. Smoking and hookah are also strictly prohibited.
☐	UAE Public Decency & Modesty: The UAE maintains strict laws regarding public modesty. Clothing in all shared facilities must not be sexually provocative or expose excessive skin. Building management reserves the right to enforce these standards and remove any individual who violates cultural or legal expectations of decency.
☐	Unauthorized Entry: Visitors must only access the building through the designated ground floor main entrance only.
☐	Parking Regulations: Vehicles must be parked within their designated parking spaces only. Do not park in a way that blocks other residents' parking, driveways, or fire lanes. Every unit has a specific allocated space. Parking in a space assigned to another resident is strictly prohibited. Only one vehicle is permitted per designated parking space. Two vehicles in a single space is not allowed. Vehicles parked illegally or outside of a designated space must be removed immediately and parked in an external parking facility. The car park is for vehicles only. The storage of any items other than the vehicle itself is not permitted in the car park. Any such items found will be removed without prior notice. There is no visitor parking inside the building. Guests must use nearby external paid parking facilities. Only one vehicle is permitted per designated space. Parking two vehicles in a single spot is not allowed. To ensure the safety of pedestrians and other drivers, Residents must drive with extreme caution, even in areas where signage is not yet posted.
☐	Host Responsibility: All residents, tenants are fully responsible, also before the law, for the behavior and conduct of their visitors and must ensure they are aware of and comply with these Building Rules and Regulations.
☐	Serious Violations and Police Involvement: Any criminal activity, violence, theft, or serious disturbance by a building resident, tenant or their visitor will result in reporting to the appropriate law enforcement authorities.
☐	Prohibited Items in Common Areas Hallways and Outside Apartment Doors: Please refrain from storing any items outside your apartment door, including but not limited to: door mats, name plates/signage, decorations, wall hangings, flowerpots, shoe racks, water bottles, lights, key boxes, CCTV, access control panels, pet waste containers, and trash bags
☐	Minimizing Pet Noise: Address dog barking issues, especially when leaving pets alone for extended periods. Always clean up after your pets immediately using sanitizing tissues. Pets must be kept on a leash and muzzled at all times in common areas, regardless of size. All pets must be registered at the reception with their latest vaccination records, microchip number, and DM registration.
☐	Prohibited Conduct within the Building: Acts of a sexual nature and public displays of affection with sexual overtones are strictly prohibited anywhere within the building premises or common areas. Walking within the building in minimal attire is not permitted. All residents and their guests are prohibited from hosting parties or engaging in any illegal or unacceptable activities, such as prostitution, in any common area or private unit. Any such behavior is a direct violation of both UAE laws and the building's regulations. Violators will face immediate and severe penalties, including substantial fines, eviction, and reporting to the appropriate law enforcement authorities, leading to potential legal action.

STERLING EAST

Guests and Visitors Info and Undertaking on Building Rules & Guidelines

☐	Prohibition of Barbecues and Open Flames: Barbecues and open flames of any kind (including but not limited to charcoal grills, gas grills, and open cooking fires), and the storage of flammable materials intended for such use are strictly prohibited in all areas of the building, including individual unit balconies.
☐	Smoking, Vaping, and Debris Disposal in Common Areas: Smoking and vaping are strictly prohibited in all common areas, as per Federal Law No. 15 of 2009 on Tobacco Control. Discarding cigarette butts, ash, or any debris from balconies/windows is also strictly prohibited and presents a fire hazard. Violations will lead to immediate penalties.
☐	Proper Garbage Disposal: Use the garbage chute for general waste only. Do not leave garbage bags in common areas. All garbage bags must be securely sealed to prevent spills, leaks, and odors. Food waste like scraps and liquids must be disposed of in a securely sealed bag and placed in the general waste chute. Keep the garbage room clean by placing all waste and recycling in its designated area. Do not clog the chute. Please break down large bags into smaller portions. Cardboard boxes and large items are strictly prohibited in the garbage chute. Please flatten the cardboard and place it in the designated recycling area in the garbage room.
☐	Fire Alarm Activations: Most fire alarms in residential buildings are triggered by cooking smoke, steam, dust, and scented products like air fresheners and bakhoor/incense sticks. To minimize false alarms, please: • Utilize Kitchen Ventilation: Always turn on your kitchen hood before cooking and keep it running until the air is clear • Use Pot Lids: Covering pots and pans can significantly reduce the amount of smoke and grease released into the air. • Regular Maintenance: Arrange for regular inspection and maintenance of your kitchen hood, including cleaning filters, ensuring proper fan function, and inspecting ductwork for blockages or damage. • Proper Ventilation: Open windows or use other ventilation methods to help disperse strong odors, steam, and smoke. • Avoid Prohibited Substances: Do not smoke cigarettes or shisha inside your apartment. Refrain from burning bakhoor or incense sticks, as their smoke can activate the sensitive detectors. • For Bakhoor Use: While we respect cultural practices, we ask that you take precautions if you must use bakhoor for essential purposes. Use a minimal amount of bakhoor, ensure your kitchen extract is running, and open all windows to allow smoke to disperse immediately. Repeated false alarms from preventable causes will result in a violation and penalty issued through the Dubai Land Department's Mollak system and the involvement of authorities.
Violations of these rules will lead to immediate penalties, including substantial fines and potential reporting to local authorities. By proceeding with your stay, you acknowledge that you have read, understood, and agree to abide by these Building Rules and Regulations. We hope you enjoy your stay!	

Name & Signature

Date