

2

# EAST MEADOWS CONDOMINIUM

MANAGEMENT CORPORATION STRATA TITL PLAN NO. 2673

## AMENDMENTS OF CLAUSE TO EXISTING BY-LAWS

Clause:        2.0     Recreational Facilities  
                         General Rules and Regulations

Inserts:        16.0 Residents are not allowed to permit their pets to soil or defecate at the common areas. Animal's faeces must be cleared and cleaned up by their owners immediately and pet owners shall be responsible for the cost of cleaning or repairing common areas littered or damaged by their pets.

Clause:        2.5     Billiard Corner

Existing:       3a) Bookings must be made through the Internet at the URL address <http://www.8apples.com.sg>. No booking by the telephone shall be entertained.

Replaced with: 3a) Bookings must be made through the Internet at the URL address <http://www.8apples.com>. Telephone booking will NOT be entertained.

Clause:        2.7     Tennis Court

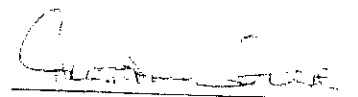
Existing:       4a) Bookings must be made through the Internet at the URL address <http://www.8apples.com.sg>.

Replaced with: 4a) Bookings must be made through the Internet at the URL address <http://www.8apples.com>. Telephone booking will NOT be entertained.

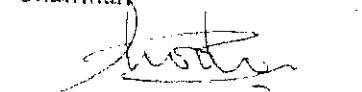
Clause:        2.0     Recreational Facilities  
                         Booking of Function Room

Existing:       2c) Telephone booking will NOT be entertained.

Replaced with: 2c) Booking made in person with valid Facility Cards starts from 9.00am till 5.30pm on weekdays and from 9.00am till 1.00pm on Saturdays. Telephone booking will NOT be entertained.

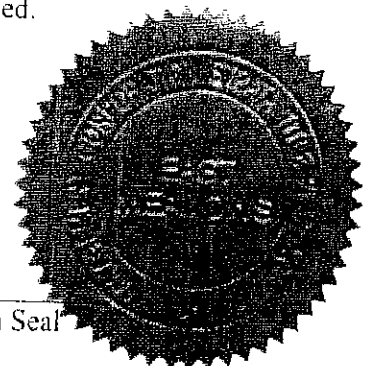
  
Chairman

24/1/09  
Date

  
Secretary

24/1/09  
Date

Common Seal



Adopted at the 6<sup>th</sup> Annual General Meeting held on 29<sup>th</sup> August 2009

BY-LAWS

**EASTMEADOWS CONDOMINIUM  
MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 2673  
BY-LAWS**

**BY-LAWS FOR EASTMEADOWS CONDOMINIUM**

In accordance to the special resolution carried at the 2<sup>nd</sup> Annual General Meeting of the Management Corporation Strata Title Plan No. 2673 held on Saturday, 27<sup>th</sup> August 2005 at the 5<sup>th</sup> Floor Multi Storey Car Park at Eastmeadows Condominium 32 Tanah Merah Kechil Road Singapore 465559.

**BY-LAWS For**

**1) Condominium Living comprising of**

**1.1 Facility Card**

**1.2 Occupancy**

**1.3 Common Area**

**1.4 Renovation**

**1.5 Bulky Delivery & House Removal**

**1.6 Parking Facility**

**(Wheel Clamping Incorporated)**

**&**

**2) Recreational Facilities comprising of**

**2.1 Gymnasium**

**2.2 Swimming Pool/Jacuzzi/Fun Pool/Wading Pool**

**2.3 Barbecue Pits**

**2.4 Children Playground**

**2.5 Billiard Corner**

**2.6 Karaoke Room**

**2.7 Tennis Court**

**2.8 Steam Bath**

**2.9 Lounge Reading Corner (Function Room)**

**Incorporating Wheel Clamping in 1.6 in Parking Facility for  
Condominium Living)**

**EASTMEADOWS CONDOMINIUM  
MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 2673  
BY-LAWS**

**Definition**

1. These Rules will henceforth be referred to as "By-Laws"
2. In these By-Laws, unless otherwise required by the context,
  - (a) "Owner" means the person or persons holding legal title to a housing unit.
  - (b) "Resident" means the person or persons residing in the housing unit.
  - (c) "Guest" means a person other than a resident who is on the premises at the invitation of a resident.
  - (d) "Condominium" means the housing units and common areas of the development
  - (e) "Management" means the estate management team of the Management Corporation or its Managing Agent.
  - (f) "Housing Unit" means a horizontal stratum of any building or part thereof, whether such stratum is one or more levels or is partially or wholly below the surface of the ground, which is intended to be used as a complete and separate unit for the purpose of habitation and may be comprised in a lot, or in part of any subdivided building shown in a registered strata title plan.
3. The Management reserves the right to change any of these By-Laws after due notice is given to residents and owners.
4. All residents shall observe and comply with the By-Laws, which may from time to time be amended or added on by The Management.

**EASTMEADOWS CONDOMINIUM  
MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 2673  
BY-LAWS**

**1 CONDOMINIUM LIVING**

**1.1 Facility Card**

1. To be eligible for the issue of a Facility Card, the applicant must be residing in the Condominium on a permanent basis.
2. Facility Cards are issued only to residents of the original purchasers without charge by the developer. All addition or replacement of cards shall be subject to a charge of \$10.00 per card.
3. To replace a lost card, a letter declaring the lost of the card is required.
4. Facility Cards will be issued to residents aged 12 years and above only.
5. When an owner sells his unit subsequently, he must inform The Management and return all the cards issued to him and his family members so that new cards can be issued to the new owner. New cards will be issued at a charge of \$10.00 per card.
6. If an owner subsequently leases out his unit, he has to surrender his card to The Management. New facility cards can be issued to his tenants on production of a letter of authorization from the owner, or alternatively, a copy of the lease/tenancy agreement. The new cards will be issued at a charge of \$10.00 per card. The cards issued to the tenants must be returned to The Management upon termination of the lease/tenancy.
7. Applicants must submit 1 recent identity card size color photograph and a copy of any legal document to prove their ownership/tenancy of the relevant premises.
8. The Facility Card is non transferable.
9. Only a valid Facility Card will entitle the resident to the use and booking of condominium facilities. Owners who have leased out their apartments will not be entitled to use the facilities as their rights have been transferred to the tenants.

**EASTMEADOWS CONDOMINIUM  
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**1.2 Occupancy**

1. The apartment shall be used only for residential purpose and not for business or any other purpose.
2. A resident shall be responsible for the conduct of his family members and guests at all times, ensuring their behavior is neither offensive to other occupants of the building nor cause damage to any portion of the private/ common property.
3. Ball games, skate boarding and any activity that would deface or cause damage to the walls or common areas are strictly prohibited.
4. Owners/residents must not, without the written consent from The Management, carry out any alterations or install any fittings or fixtures that deviate from the approved plans and specifications. Owners/residents will be responsible for and shall pay all fines or penalties imposed by any government department for any unauthorized additions and/or alterations found within their apartments.
5. An owner who is not residing in Singapore should at his own expense have an authorized agent or representative registered with The Management to conduct periodic inspection of his apartment and assume responsibility for the contents therein. Such owners shall file the names, addresses and telephone numbers of their agents with The Management prior to allowing them access to the property.
6. The owner or his appointed agent shall be responsible for the conduct of his tenant(s) or/and guest(s) and shall upon notice given by The Management, immediately remove, at his own expense, any unauthorized structure/equipment property placed in the common areas.
7. Once an apartment is leased, the rights to the use of the common areas and all the other facilities are automatically transferred to the tenant, and the owner is no longer entitled to use these facilities.
8. Residents are not allowed to use any employee of The Management for any business or private errands.
9. Soliciting of goods and services, and the holding of religious or political activities shall not be permitted in the premises.

**EASTMEADOWS CONDOMINIUM  
MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 2673  
BY-LAWS**

**BY-LAWS FOR EASTMEADOWS CONDOMINIUM**

In accordance to the special resolution carried at the 2<sup>nd</sup> Annual General Meeting of the Management Corporation Strata Title Plan No. 2673 held on Saturday, 27<sup>th</sup> August 2005 at the 5<sup>th</sup> Floor Multi Storey Car Park at Eastmeadows Condominium 32 Tanah Merah Kechil Road Singapore 465559.

**BY-LAWS For**

- 1) Condominium Living comprising of
  - 1.1 Facility Card
  - 1.2 Occupancy
  - 1.3 Common Area
  - 1.4 Renovation
- 1.5 Bulky Delivery & House Removal
- 1.6 Parking Facility
- (Wheel Clamping Incorporated)

**&**

- 2) Recreational Facilities comprising of
  - 2.1 Gymnasium
  - 2.2 Swimming Pool/Jacuzzi/Fun Pool/Wading Pool
  - 2.3 Barbecue Pits
  - 2.4 Children Playground
  - 2.5 Billiard Corner
  - 2.6 Karaoke Room
  - 2.7 Tennis Court
  - 2.8 Steam Bath
  - 2.9 Lounge Reading Corner (Function Room)

**EASTMEADOWS CONDOMINIUM  
MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 2673  
BY-LAWS**

**Incorporating Wheel Clamping in 1.6 in Parking Facility for  
Condominium Living)**

**Definition**

1. These Rules will henceforth be referred to as "By-Laws"
2. In these By-Laws, unless otherwise required by the context,
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  - (b) "Resident" means the person or persons residing in the housing unit.
  - (c) "Guest" means a person other than a resident who is on the premises at the invitation of a resident.
  - (d) "Condominium" means the housing units and common areas of the development
  - (e) "Management" means the estate management team of the Management Corporation or its Managing Agent.
  - (f) "Housing Unit" means a horizontal stratum of any building or part thereof, whether such stratum is one or more levels or is partially or wholly below the surface of the ground, which is intended to be used as a complete and separate unit for the purpose of habitation and may be comprised in a lot, or in part of any subdivided building shown in a registered strata title plan.
3. The Management reserves the right to change any of these By-Laws after due notice is given to residents and owners.
4. All residents shall observe and comply with the By-Laws, which may from time to time be amended or added on by The Management.

**EASTMEADOWS CONDOMINIUM  
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BY-LAWS**

**1.3 Common Areas**

1. The sidewalks, passages, lobbies, stairways and corridors must not be obstructed at any one time, or used for any purposes other than their designated usage.
2. Personal property of any kind shall not be placed on or stored in the common areas.
3. No potted plants are allowed at the common areas. Residents are advised to take preventive measures to avoid breeding mosquitoes, i.e. getting rid of stagnant water.
4. Care should be taken when cleaning areas adjoining the external walls so as to prevent water from running down the exterior of the building or into other apartments.
5. Residents and their visitors shall not cause damage to the grass, footpaths, or any part of the subdivided building or property by the use of vehicles, machines, tools or objects of any description. The resident who is or whose servant, agent, licensee or invitee is responsible for such damage and shall make good any such damage to the satisfaction of The Management.
6. All cost of repair and/or replacement of any damage to the common property caused by residents or their guest shall be borne by the person(s) responsible. The cost of repair for the damages shall be ascertained by The Management for reimbursement purposes.
7. It is intended that the exterior facade of the building represent a uniform appearance. In view of this, residents shall not allow any projections to extend through any door, window openings or curved windows in the living room. No awning shall be installed in any part of an apartment.
8. All furniture and equipment placed or installed in the common area have been provided for the safety, comfort and convenience of all occupants, and therefore shall not be damaged or removed without the permission of The Management. Any damage or loss caused to the items by the residents shall be made rectified or made good by the resident concerned. He shall also be responsible for the acts of his servant, licensee or invitee who caused such damage or loss.
9. Holding of customary or traditional rites (e.g. funeral wakes) is not allowed within the development compound.

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**1.4 Renovation**

1. Owners shall not carry out any works that may affect the external facade of the building without the prior written consent of The Management. Facade refers to windows, balcony, compartments for air-con condensing units, common areas, open areas and all other visible parts of the building which constitute or form part of the external appearance of the building.
  2. Owners shall not install any television or radio antenna on the rooftop or at any external part of the subdivided building.
  3. The owner has to apply for a permit to carry out any renovations to the apartment. There is a \$500.00 deposit payment upon application of which will be refunded free of interest, when the renovation works comply with the specified guidelines below. Generally renovation contractors are not to carry out any unauthorized work to the common areas. Renovation contractors are to clear the debris and not dump in the estate's bin centre. Any damage caused to the common property by owner or his contractor must be rectified by the owner or his contractor. If not the cost of repair shall be deducted from the \$500 deposit. If the cost of repair exceeds the deposit the owners or his contractor must pay for the difference in amount.
  4. Owners need to arrange with The Management for a joint inspection once the renovation works is completed.
  5. The endorsement of The Management does not constitute an approval of the Building Authorities. The owner must bear full responsibility to ensure compliance with the building by-laws and other regulations as may be introduced and applicable from time to time.
  6. Renovation works shall only be carried out on the following time:

Monday – Friday :	9.00 a.m. - 6.00 p.m.
Saturday :	9.00 a.m. - 1.00 p.m.

(No work shall be carried out on Sundays & Public Holidays)
- Owners and their contractors must inform The Management of their work schedule.
7. Renovation contractors must report at the security guardhouse before they proceed to carry out work, failing which The Management reserves the right to refuse entry to any unknown person who cannot be verified there and then.
  8. Renovation workmen must report at the security guardhouse to obtain identification passes and must wear their passes at all times while in the estate. Security personnel have the right to question any person in the condominium found without an identification pass.
  9. Renovation workmen should use only designated lifts and staircases so as not to cause inconvenience to residents. Packing and crating materials must be removed and disposed off by the residents/contractors on the same day as they are brought in.

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10. Owners are not allowed to tap water/electricity supply from the common areas for their use.
11. There are no storage spaces available in estate. When renovation work cannot be completed in one day, the articles/materials has to be stored in the owner's apartment.
12. Owners shall be fully responsible for the dumping or leaving of debris in the estate by themselves or their contractors. Unwanted materials, debris etc., should not be left in the corridors, lift lobbies, fire escape staircases or any other common areas of the condominium. Otherwise they will be removed and the cost of removal shall be charged to the owner concerned.
13. Renovation works should confine within the apartment. Hacking of structural slabs, columns and beams are strictly prohibited. Demolition of non-load bearing wall by the owner can only be allowed if Professional Engineer can confirm that such alteration will not affect the structural stability of the building.
14. Owners must ensure that adequate measures are taken to protect the common property during the delivery or removal of materials by their contractors. Contractor to lay floor mat at the entrance of the unit to prevent messing up the common area. Steps must be taken to protect the common area where delivery or removal of renovation materials is carried out. The area must be tidied up upon the completion of work each day.
15. Owners shall be responsible for the conduct and behavior of their appointed contractors. Any damages to the building and its equipment caused by the moving of furniture or other effects shall be replaced or repaired at the expense of the owners concerned.
16. Applications for renovation works and payment of the deposit should be made to The Management. Applications forms are obtainable from the guardhouse. All applications must be accompanied by copies of all relevant plans, designs and approvals obtained from the relevant authorities in lieu of the intended renovations.

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**1.5 Bulk Delivery & House Removal**

1. Bulk deliveries and house removal should be carried out during the following hours:

Monday to Saturday	9.00 a.m. – 6.00 p.m.
Sunday & Public Holiday :	10.00 a.m. – 5.00 p.m.
2. Residents are to submit to the Management the prescribed application form three days prior to any house removal/bulky delivery. To achieve an orderly and congestion-free house moving, house moving is by appointment. To get a schedule, do contact the guardhouse.
3. Residents and/or their contractors shall pay a deposit of S\$500 with the Management before any bulk delivery or house removal work can be permitted. The deposit of S\$500 shall be returned subject to the compliance of all the conditions stated herein and to all claims by the Management for any cost incurred to remedy or rectify any damage caused to the common property by the residents and/ or their contractors. In the event that the deposit is insufficient to meet the claim of the Management, the residents and/or their contractors shall pay the difference in amount to the Management.
4. On the day of house moving, owners are advised to adhere to the following guidelines:
  - Change for contractor passes at the guardhouse and the passes are to be worn at all times whilst working in the development.
  - Workmen are to use designated lifts and staircase.
  - Packing and crating materials to be removed from the development when the shifting process has completed.
  - Adequate measure to protect the common property.
  - Refrain from using common area water and electrical supply.
  - The workmen must be appropriately attired eg. no bare body.
  - The workmen are to conduct themselves well so as not to cause annoyance or inconvenience to other residents.

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BY-LAWS**

**1.6 Parking Facility**

1. The parking facility is exclusive to residents on a first-come, first-served basis. Each unit is entitled one (1) car transponder. Residents should register with the management the detail of his/her vehicle. Only the original purchasers are issued with a car transponder free of charge by the developer.
2. Subject to availability of lots, a 2<sup>nd</sup> transponder may be issued on a half yearly renewal basis on term and condition determined by the Management. Management reserves the rights to revoke such issue without prior notice.
3. There is provision for handicapped parking and such lot is exclusive for person with the parking label for handicaps.
4. There are limited parking lots for visitors. Priority is given to residents. In the event when there are insufficient lots, visitors will have to park their vehicles outside the estate.
5. The parking facility is catered strictly for cars. Heavy vehicle is prohibited to park in the estate and owners will have to find alternative parking arrangement outside the estate.
6. For safety reasons, residents are to refrain from using the parking lots for recreation, storage or repair works.
7. To facilitate a smooth access and exit in and from the estate, residents are required to display the transponder issued to them at the front left windscreen of their vehicles to enable the sensor to read their card before triggering the barrier arm to be lifted for easy access and exit
8. Lost of transponder has to be reported to the Management as soon as possible. A \$50 replacement cost is payable in this instance.
9. When the unit is leased or sold, the owner has to handover his or her transponder to the tenant or the subsequent owner.
10. All vehicles parked in the condominium will be at the owner's risk. The Management shall not be held liable for any theft, damage or other misdemeanor caused to the vehicles and/or their contents.
11. The Management in its absolute discretion reserves the right to remove, dispose off and / or take steps to remove any bicycles found parked at non designated areas or in a manner which obstruct and / or causes a nuisance to other residents and / or persons lawfully on the premises and / or deemed by the Management to be in a disused and/or in a dilapidated state, even if the bicycle is parked in the bicycle rack. Neither The Management nor staff and contractor engaged for the task will be responsible for any alleged damage to bicycle and / or property related thereto.

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- 12 Bicycles parked at the designated bicycle racks provided at the multi-storey car park are strictly at the owner's risk. The Management shall not be held liable for any theft, damage or other misdemeanor caused to the bicycles and/or their contents
- 13 The Management Council and its Managing Agent are empowered the rights to wheel clamp or tow away any vehicles parked illegally indiscriminately or causing obstruction in which event the owner of the vehicle concerned shall bear all charges incurred. In addition an administrative fee of \$50 will be imposed for the removal of the wheel-clamp. Neither The Management Council nor Managing Agent including its staff and contractor engaged to carry out the wheel clamping will be liable for any damage done to the vehicle during the course of wheel clamping and unclamping the vehicle.

**EASTMEADOWS CONDOMINIUM  
MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 2673  
BY-LAWS**

**2.0 RECREATIONAL FACILITIES**

**General Rules & Regulations**

1. The recreational facilities are for the exclusive use of residents and their guests. Non-Resident owners are deemed to have assigned their rights to their tenants to use the recreational facilities.
2. Residents may invite their guests to the use of facilities. Each guest has to be accompanied by the resident when using the specific facility.
3. Residents are advised to limit their guests, invitees due to space constraint.
4. Residents are not permitted to use any facilities for commercial, religious, political or any other illegal activities.
5. Children under the age of 12 should not use any of the recreational facilities unless accompanied by parents or supervising adults who shall be responsible for their safety and proper behavior.
6. For safety reasons, residents are to advise children from carrying out ball game, roller blade / skating activities in the estate.
7. Residents are responsible for the behavior of their guests and their compliance to the rules.
8. Residents shall be responsible for any damage caused by themselves or their guests to the recreational facilities. Residents must inform the security or management staff of any existing damage to the facility or equipment that they or their guests are about to use, failing which they may be held responsible for such damage.
9. Residents/guests must be properly attired when using the facilities.
10. The Management, security personnel or any appointed representatives of the Managing Agent may require any person in the recreational areas to identify himself for security reasons.
11. With the exception of those games and activities for which the facilities were especially intended for, no other games or activities (such as football, roller-skating, skate boarding and horseplay of any sort) will be allowed in or around the recreational facilities.
12. Residents and their guests must abide by all the rules when they utilize the recreational facilities.
13. The Management reserves the right to change any rules and regulations. Residents shall be notified of such changes through circulars on the notice boards.
14. The Management will not be held responsible for any loss or damage to any property, injury or death arising from the use of the recreational facilities.

**EASTMEADOWS CONDOMINIUM  
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**2.1 Gymnasium**

1. Operation Hours:  
Mondays – Sundays: 6.00 a.m. - 11.00 p.m.

Residents should read all instructions provided before using the equipment.

2. The gymnasium is for residents' exclusive use. Only one guest is permitted and resident must accompany the guest.
3. Children under the age of 12 are not allowed in the gymnasium. Children who are from 12 to 16 are to be supervised by parents and/or adults. Users of facilities do so entirely at their own risk.
4. Due care must be exercised when using the equipment to avoid accident and damage. Residents shall be responsible for damage caused to the equipment by themselves and/or their guests
5. For hygiene and safety reasons, residents are advised to adhere to the following guidelines:
- Proper exercise attire to be worn at all times.
  - Fully clad to avoid being offensive to other users in the gymnasium.
  - Bathing suits and sandals strictly prohibited.
  - Proper shoes (non-marking) to be worn.
  - Place towels on the equipment prior to use.
  - Wipe equipment after use. Observe hygiene when using the gymnasium.
  - Only audio equipment with head/ear set is allowed.
  - Not allowed to change the channel or tune the volume of television set to Channel News Asia and muted.
  - Place weights to its original place after use.
  - Do not move the position of the equipment.
  - No smoking, no eating, no pets allowed
  - Drinking of non-alcoholic drinks is permitted but due care to avoid any spillage onto the carpet.
  - Air-conditioning system is to remain on at all times.
  - Door to remain close at all times.
6. The Management shall not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests, however caused when using the facility.
7. Management reserves all rights to refuse entry for residents who are found NOT observing the rules and regulations governing the use of the gymnasium.

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**2.2 Swimming Pool / Jacuzzi / Fun Pool / Wading Pool**

1. Operation Hours:  
Mondays – Sundays : 7.00 a.m. – 11.00 p.m.  
(except when it is closed for cleaning or servicing)

Residents should read all instructions provided before using the pool.

2. No Life Guard on duty. Users of the pool and facilities do so entirely at their own risk.
3. The swimming pool is for residents' exclusive use.
4. The maximum number of guests per unit allowed to use the pool shall not exceed 4 at any one time. Residents must accompany their guests at all times. Residents must show their residents' cards when approached by representative from the Management.
5. Children at the pool must be accompanied and supervised by parents and/or adults.
6. Only coaches authorized by the Management are permitted to conduct coaching lessons at the pool for residents of the estate. The coaches are not allowed to conduct lessons for non-residents.
7. For health, safety and modesty reasons, residents are encouraged to adhere to the following guidelines:
- Those with infectious disease should refrain from using the pool
  - No smoking, drinking and eating in the pool
  - No pets within the pool vicinity
  - No diving
  - Running, horseplay or rowdy games are not allowed at or in the pool.
  - Noise level at the pool must be kept to minimal to avoid being a nuisance to residents in the pool vicinity.
8. **Attire**
- Only users with proper swimming attire are allowed in the pool (i.e. approved swimming suits).
  - T shirts, shorts, Bermudas and beach wears are strictly prohibited
  - Shoes are not allowed at the swimming pool area
  - Those with long hair must wear bathing cap
  - After a swim, please dry with towel before entering the lobby or tower and other facilities.
9. **Jacuzzi**
- Children under the age of 12 and/ or below 1.2 m of height are not permitted to use the Jacuzzi pool.
  - Users are advised not to tamper with or sit on the grating cover of the suction outlet in the pool.

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**10 Words of Caution**

Users not feeling well are advised to consult a physician before using the Jacuzzi pool. Person(s) with the following conditions are not recommended to use the pool:

- a) Under the influence of alcohol, tranquilizers, stimulants or other kind of prescribed drugs.
- b) Hypertension or heart ailments.
- c) High blood pressure.
- d) Infectious diseases or abrasions.
- e) Pregnant woman.

- 11 Management reserves its rights to stop residents from using the pool should the residents and / or guest is not properly attired and/or failure to observe the rules and regulations for the swimming pool.
- 12. Management shall not be held responsible to residents or guests for any injuries, loss of life, limb or property however caused when using the facility. Residents and/or authorized guests are deemed to have read the rules before use of the pools.

# EASTMEADOWS CONDOMINIUM

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## BY-LAWS

### 2.3 Barbecue Pits

1. **Operation Hours:**

**Mondays – Sundays:**

12.00 p.m. – 5.00 p.m. (1<sup>st</sup> session)

6.00 p.m. – 11.00 p.m. (2<sup>nd</sup> session)

## 2. Bookings:

- a) Strictly only residents with valid Facility Cards are permitted to make bookings. Each resident can only book either 1 barbecue pit or the Function Room once within one month period.
  - b) Booking of the pit for a specific day may be made at Management office one month in advance. Allocations will be made on a first come, first served basis. A non-refundable charge of \$10.00 shall be payable for a confirmed booking. Telephone booking will NOT be entertained.
  - c) Booking in person starts from 9.00 a. m. to 5.30 p.m. on weekdays and from 9.00 a.m. to 12.30 p.m. on Saturdays.
  - d) To discourage frivolous bookings, residents who failed to turn up for 2 bookings and have not made proper cancellation, shall be barred from booking the facility for the next 2 months.
  - e) Cancellation of bookings shall be made at least 1 week before the date booked. The charge of \$10.00 will not be refunded upon cancellation. Residents who made proper cancellation may be permitted to reschedule the cancelled booking without making additional payment.
  - f) Each apartment is entitled to book 1 session (1 pit only) per month.
  - g) Inspection of the facility shall be carried out by The Management to determine whether there has been any damage caused to the common property. All costs incurred to rectify any damage shall be borne by the resident concerned.
3. The number of guests is limited to 30
  4. Residents are advised to submit guest list (names and vehicle registration numbers) to The Management in advance to facilitate security control and guests' easy access into the condominium.
  5. Setting up of tents or camping overnight is not permitted.
  6. Highly flammable equipment is not permitted at the barbecue area.
  7. Live band is not permitted. Portable radios and cassette players are permitted at the barbecue area provided there are no complaints from other users and residents. The Management reserves the right to request the removal of any of these equipment should it deem fit.

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8. The resident who use the pit shall be responsible to ensure no excessive noise or any nuisance caused to other residents.
9. Residents and their guests must keep the barbecue pits and its surroundings clean and tidy after use.
10. All unwanted items and leftover food, litter, etc. should be properly kept in trash bags before disposing them into trash bin provided by the cleaners. Washing of barbecue utensils, equipment, cutlery or crockery is not allowed on the pool deck.
11. Permission must be obtained from The Management prior for hiring of additional tables and chairs to be used at the barbecue/pool deck area.
12. The Management shall not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests.

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**2.5 Billiard Corner**

1. Operation Hours:  
Mondays – Sundays : 10.00 a.m. – 11.00 p.m.
2. Only residents with valid Facility Cards are permitted to use the Billiard Corner. Residents are to bring along their facility card for verification purposes at time of use.
3. Bookings for Billiard Corner:
  - a) Bookings must be made through the internet at the URL address: <http://www.8apples.com.sg>. No booking by telephone shall be entertained.
  - b) User ID and password for gaining access to the web page to book the recreation facility will be issued to the residents.
  - c) Each booking shall be for one hour only.
  - d) Each apartment is entitled to book the Billiard Corner for one hour per day. Subject to availability booking for additional hour can be considered.
  - e) All bookings are not transferable.
  - f) Advance bookings are permitted up to 3 days, inclusive of the day of booking.
  - g) Residents who failed to turn up within 15 minutes after the scheduled time for the game shall have his reservation allocated to the next party on a first come, first served basis.
  - h) Cancellation of bookings must be made through The Management at least a day before the day of use during office hours.
  - i) To discourage frivolous bookings, residents who failed to turn up for two bookings and have not made proper cancellation, shall be barred from booking the facility for the next 2 months.
4. Each resident is permitted to bring in not more than 5 guests at anyone time.
5. Proper attire must be worn at all times.
6. Smoking, eating, gambling, or other activities are not permitted at the billiard corner. Pets are also not allowed.
7. Residents concerned shall be responsible for any loss or damages caused to the equipment and furniture by their guests or themselves.
8. The Management shall not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests, however caused when using the facility.

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**2.4 Children Playground**

1. Operation Hours :  
Mondays – Sundays : 7.00 a.m. to 11.00 p.m.
2. The children play area is for the exclusive use of children under 12 years of age.
3. Children must be accompanied by parents or supervising adults who shall be responsible for their safety and proper behavior.
4. Residents shall be responsible for any damage caused by themselves or their guests.
5. The Management shall not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests, however caused when using the facility.

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**2.9 Lounge Reading Corner (Function Room)**

1. Operation Hours:  
Mondays – Sundays : 7.00 a.m. – 11.00 p.m.  
(available ONLY when there is no booking of facility for functions by residents)  
The Management reserves the right to a first priority use of the lounge / reading corner.
2. Only residents with valid Facility Cards are permitted to use the lounge / reading corner.
3. Booking of lounge /reading corner for exclusive use is not permitted.
4. Proper attire must be worn at all times and swimwear is strictly disallowed.
5. Residents concerned will be responsible for any loss or damages caused to the equipment and furniture, by their guests or themselves.
6. Smoking, eating, gambling or other activities, are not permitted in the lounge. Pets are also not allowed in the room.
7. The Management will not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests, however caused when using the facility.

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**Booking of function**

1. Operation Hours:  
Mondays – Sundays / : 12.00 noon - 5.00 p.m. (1<sup>st</sup> session)  
Public Holidays 6.00 p.m. - 11.00 p.m. (2<sup>nd</sup> session)
2. Bookings:
  - a) Only residents with valid Facility Cards are permitted to book the Function Room. **Each resident can only book either Function Room or 1 barbecue pit once within one month period.**
  - b) Bookings may be made on prescribed form obtainable at the Management Office. Booking of the facility may be made one month in advance. Allocations will be made on first-come, first-served basis. A non-refundable charge of \$10.00 per session shall be payable for a confirmed booking. All bookings are not transferable.
  - c) Telephone booking will **NOT** be entertained.
  - d) Booking will be automatically cancelled **without reference to the applicant** if payment is not received by the stipulated time. The time slot will be released for other residents' booking.
  - e) Cancellation of bookings shall be made at least one (1) week before the date booked. No refund of charges will be made for cancellations. Residents who made proper cancellation may be permitted to book another date without additional payment.
  - f) To discourage frivolous bookings, residents who fail to turn up for two bookings and without making proper cancellation will be barred from booking the facilities for the next two (2) months.
  - g) Each unit is entitled to book one (1) session per month
  - h) The residents (hosts) are required to undertake to comply with the Rules & Regulations as stated herein before any approval is granted.
  - i) An official receipt will be issued to you, please bring along the receipt on the day of use for verification.
3. The number of guests is limited to 20 persons.
4. Live band and disco are not permitted.
5. Portable radios and compact disc players are permitted provided that there were no complaints from residents. The Management reserves the rights to request the removal of any of this equipment should it deem fit.
6. The residents who made the reservation will be held responsible for the cleanliness of the facility. All waste or other refuse must be disposed of into the litterbins provided.

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**2.6 Karaoke Room**

**1. Operation Hours:**

Mondays – Sundays : 10.00 a.m. - 5.00 p.m. (1<sup>st</sup> session)  
6.00 p.m. - 11.00 p.m. (2<sup>nd</sup> session)

**2. Bookings:**

- a) Strictly only residents with valid Facility Cards are permitted to book the Karaoke Room.
  - b) Bookings may be made on prescribed form obtainable at The Management office. Booking of the facility for a specific day may be made one month in advance. Allocations will be made on a first come, first served basis. A non-refundable charge of \$10.00 shall be payable for a confirmed booking.
  - c) Booking made in person starts from 9.00 a.m. to 5.30 p.m. on weekdays and from 9.00 a.m. to 1.00 p.m. on Saturdays. Telephone booking will NOT be entertained.
  - d) To discourage frivolous bookings, residents who fail to turn up for two bookings and have not made proper cancellation, will be barred from booking the facility for the next 2 months.
  - e) Cancellation of bookings shall be made at least one week before the date booked. The charge of \$10.00 will not be refunded upon cancellation. Residents who made proper cancellation may be permitted to reschedule the cancelled booking without making additional payment.
  - f) Each apartment is entitled to book one session per month.
- 3.** The residents who use the room shall be held responsible for the cleanliness of the room. All waste or other refuse must be disposed into the litterbins.
- 4.** The room is not to be used for commercial, religious, political, company gathering or other illegal activities.
- 5.** Cooking of food in the premises is strictly prohibited.
- 6.** Pets are not allowed in the premises.
- 7.** Inspection of the facility shall be carried out by The Management to determine whether there has been any damage caused to the common property. All additional costs incurred in rectifying any damage shall be borne by the resident concerned.
- 8.** The Management shall not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests, however caused when using the facility.

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**2.7 Tennis Court**

1. Playing Time:  
Mondays – Sundays                      7.00 a.m. – 10.00 p.m.
2. Peak Hours                      :  
Monday – Friday                      :              6.00 p.m. – 10.00 p.m.
3. Residents must produce their Facility Cards for identification before The Management personnel switch on the lights for the courts.
4. Booking:
  - a) Bookings must be made through the internet at the URL address <http://www.8apples.com.sg>.
  - b) User ID and password will be issued to the owner for gaining access to the web page for booking.
  - c) Owners shall be responsible for the transfer of user ID and password to tenants or the owner when he is no longer residing in the condominium.
  - d) All bookings are non transferable.
  - e) For advanced bookings, each apartment is entitled to a maximum of a one-hour session per week during peak hours and two one-hour sessions per week during of peak hours.
  - f) After a resident's entitlement has been used up for the week, current bookings of one-hour sessions are permitted subject to availability within an hour before playing time.
  - g) Advance bookings are permitted for up to a week inclusive of the day of booking.
  - h) Bookings may be made for both courts but only at different times of the day
  - i) Cancellation of bookings must be made through The Management at least a day before the day of use during office hours.
  - j) In the case of no turn-ups, the booked hours will automatically be forfeited after a ten minutes grace period. The court may then be allocated to another resident on a first-come, first-served basis.
  - k) Residents who fail to turn up for two bookings and without making proper cancellation will be barred from making any further booking for a period of 2 months commencing from the last booking.
  - l) In the event of rain, items (j) & (k) will not apply to tennis bookings.

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5. Smoking, eating, gambling and other activities not related to tennis, are not permitted in the court.
6. All players must be properly attired for the game. Shoes and balls used must be of the non-marking type.
7. All guests playing at the court must be accompanied by the resident who invited them.
8. Residents will be responsible for any loss or damage caused to the equipment and furniture, by their guests, children or themselves. Any damages caused by the previous players must be reported to the Guard House or Management Office (during office hours only) immediately before the commencement of use.
9. Players must vacate the courts upon expiry of their session.
10. Only coaches authorized by The Management are permitted to conduct coaching lessons on the court.
11. The Management will not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests.

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**2.8 Steam Bath**

1. Operation Hour :  
Mondays – Sundays : 7.00 a.m. – 11.00 p.m.
2. Only residents with valid Facility Cards and their guests are permitted to use the steam room.
3. The steam room is open for use on first come, first served basis and it should not be booked for exclusive use.
4. Children below the age of 16 are not allowed to use the steam room.
5. Smoking is strictly prohibited.
6. Drying of clothes in the steam room is prohibited.
7. Elderly residents should consult a medical practitioner before using the steam room.
8. The Management will not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests, however caused when using the facility.

**Words of Caution**

Users are advised to consult a physician before using the steam room. Person(s) with the following conditions are not recommended to use the pool:

- a) Under the influence of alcohol, tranquillizers, stimulants or other kind of prescribed drugs.
- b) Hypertension or heart ailments.
- c) High blood pressure.
- d) Infectious diseases or abrasions.
- e) Pregnant woman.