

MCST 3174/Circular –Bylaws09

1 June 2009

Additional By-Laws Passed At 2nd Annual General Meeting

1. Charging user a non-refundable administrative fee of **S\$10.00 per booking of session** for the use of facilities such as Barbecue Pits and Mutli-Purpose Function Room.
2. Designating the parking area for the second car and third car owned by the Subsidiary Proprietors or occupiers to a non-prime parking area.
3. No mahjong session or playing of loud music are allowed after 12 midnight on weekends and eve of a public holiday and after 11pm on any other days, unless it is done in an enclosed room and it does not disturb and irritate the neighbours.
4. Only residents and their guests are entitled to use the facilities within the estate. Owners who have leased out their apartments are deemed to have conveyed their legal rights of enjoyment to their tenants during the period of tenancy including the car parking facilities.
5. For subsidiary proprietors who have leased out their apartments(s), they must ensure that they handover all car park label and proximity cards issued by the Management to their incoming tenants. This measure is necessary to avoid duplication of access cards issued to the Subsidiary Proprietors who have leased out their apartments. The subsidiary Proprietors is deemed to have surrendered their legal rights to their tenants during the period of tenancy.

Additional By-Laws Passed At 3rd Annual General Meeting

6. Charging any user a non-refundable administrative fee of **S\$3.00 per hour** for the use of tennis court from 7.00pm to 10.00 pm effective 1st May 2009.
7. Charging a non-refundable administrative fee of **S\$60.00 per month** for the application of the vehicle car park label for the second (2nd) vehicle owned by the Subsidiary Proprietors or Occupiers parking at DeRoyale subject to availability.
8. Charging a non-refundable administrative fee of **S\$80.00 per month** for the application of the vehicle car park label for the third (3rd) vehicle owned by the Subsidiary Proprietors or occupiers parking at DeRoyale subject to availability.
9. Charging a non-refundable administrative parking fee of **S\$3.00 per night** (coupon to be sold) for overnight parking by both visitors and residents without any valid car park labels, subject to availability of the parking lot.
10. The maximum number of vehicles allowed to be registered is capped at three (3) per apartment unit subject to availability.
11. Wheel clamping unauthorized vehicles found parking at non-designated lots within the estate. Unauthorized vehicles refer to vehicles that have no car labels or that they do not display their car labels (1st, 2nd or 3rd car labels) and valid coupon visibly on the vehicle wind screens and they include both residents' and visitors' vehicles. A non-refundable administrative fee of **S\$150.00** will be imposed on the owner or driver of the unauthorized vehicle who has parked on the non-designated lots, and also on residents who have parked on non-designated residents' lots before the management proceeds to unclamp the said vehicle. The management shall not be held responsible for any damage that may caused to the vehicle during the course of towing, clamping or unclamping. Any vehicle that has been clamped for more than 5 days may be towed away by the management and the towing fee will be fully borne by the vehicle owner concerned.

NB: Statutory By-Laws prescribed under the Buildings Maintenance and Strata Management ACT (BMSMA) can be viewed at Management Office or Guard House if required.

For any clarification, please contact Management Office at : 6356 5288