



Club rules

1. OWNERSHIP AND EXTENT

a) Extent:

The Club area is defined as the clubhouse and area abutting the clubhouse to a total area of 4.23 acres. Facilities in the periphery of the clubhouse such as volley ball court, tennis court etc. will be managed by the Club Management and will be governed by the rules and regulations set by it.

b) Ownership:

The club along with the clubhouse and area abutting it as defined in 1(a) belongs to the developer or its successors and assigns nominated by the developer.

c) Operation:

The operation and maintenance of the Club will be done by the developer or party(s) nominated by the developer. The Club will charge members for services rendered by the operating party.

d) Right over rules and regulations:

The developer as the sole owner of the Club has unfettered rights over the definition, addition / deletion of the rules and regulation of the Club. The developer may at its sole discretion change the rules and regulation defined in this document.

2. MEMBERSHIP

a) Categories:

There are six categories of memberships possible:

b) Maytas Hill County Home Owners Membership:

All home owners at Maytas Hill County Phase I will be entitled to this membership. In the case of multiple owners of the single property only one nominated member from amongst them will be entitled to this membership.

c) Owner Nominated Tenant Membership:

Tenants who reside in Maytas Hill County Phase I upon nomination by the owner of the property in which they reside can buy a tenant membership for an annual price defined by the Club authorities. The tenant member will be entitled to use all the facilities of the Club and shall undertake all the responsibilities regarding Club membership on behalf of the owner member. The owner member shall cease to be a member during the period the nominated tenant membership is active. However, the owner member is automatically eligible to become a member when the nominated tenant membership gets terminated. The owner is responsible for all the unfulfilled responsibilities of the tenant member. The membership of the tenant member gets terminated as soon as he ceases to be a resident of the property / withdrawal of nomination by the owner / other reasons such as non-payment and unacceptable behavior oriented termination.

d) Purchased Tenant Membership:

Subject to availability and approval by the Club Management and payment of entry charge and responsibility to pay monthly charges, tenants in Maytas Hill County Phase I who are not nominated by their owners can apply for preferential membership as and when membership is opened to non-owners.

e) Institutional Memberships:

If a residential property is owned by a corporate / institution or any other legal entity other than an individual, the corporate of the entity as the case may be is entitled to an institutional membership.

The institution may nominate an individual who resides in the property owned by it in Maytas Hill County Phase I as a member at a fee. Such an individual will be entitled to use all the facilities and shall undertake all the responsibilities relating to the Club membership on behalf of the institution. The institution shall be responsible for all the unfulfilled responsibilities of the nominated member. The membership of the corporate nominee gets terminated when ever he ceases to be a resident of the property owned by the institution or upon the written withdrawal of the nomination or other reasons.

f) Temporary Membership:

Any resident not covered under the previous four categories can apply for this membership and subject to availability may avail temporary membership at a price defined by the Club authorities. All the rules and regulations governing the temporary membership will be set and amended from time to time by the Club management.

g) External Membership:

The Club Management reserves the right to offer external membership to non-residents of Maytas Hill County Phase I. All the rules and regulations governing such external memberships will be set and amended from time to time by the Club Management.

h) Dependent Members:

- Owner members, owner nominated tenant members, purchase tenant members and institutional members are entitled to a maximum of three dependant memberships provided all such members are also residents of Maytas Hill County Phase I. Dependant members will have to be from the immediate family defined as: spouse, parents, son(s) and daughter(s) below 25 years of age.
- Subject to availability, additional dependant memberships within the immediate family who are residing at Maytas Hill County Phase I may be given at an entry fee and monthly charges decided by the Club authorities and it has to be renewed every year by paying a renewal charge.
- Son(s) and daughter(s) above the age of 25 years forfeit their dependant membership and should they wish to continue using the club facilities, have to apply for membership and if offered, pay the entry charge and membership fee. These memberships are valid for one year and can be renewed on payment of renewal charge.
- Temporary members are not entitled to any dependant memberships.

3. DURATION OF MEMBERSHIP

a) Home Owner Membership:

These memberships are valid for a period of 25 years. The membership will cease earlier on sale of property and such transfer of membership due to sale will only continue for the remaining time period and not for another 25 years.

Owner Nominated Tenant Memberships: Owner nominated tenant memberships are only valid for one year but renewable and the tenant member should get himself re-nominated by the owner member.

Purchased Tenant Membership:

Purchased Tenant Membership is valid for one year or at the end of the tenancy whichever is earlier. If tenancy continues beyond one year the purchased tenant membership is renewable on payment of the renewal charge.

Temporary Membership:

Temporary membership is valid for one year and is renewable on payment of renewal charge.



External Memberships:

The validity of the external memberships will be determined by the Club Management at the time of issue of the memberships.

- b) The Club Management reserves the right of entry at all times. The Club Management is entitled to check for credentials of all the persons entering the club premises. Therefore the members / users are to carry the club, membership cards / entitlement credentials at all times.
- c) Transfer:
 - Membership will automatically cease on sale / transfer of ownership of the house. The new home owner shall pay the transfer fee to get the membership. The transfer fee will be defined by the Club authorities.
 - Transfer fee will not apply on transfers on succession due to death of a member or in case of institutional nomination of a new member (maximum twice a year) due to change of residency by institutional members. The third change (and beyond) of the nominee by the institution will attract full fee.
 - Transfer of membership amongst the joint owners is allowed.
 - Transfer of memberships of members who are tenants or institutional nominees is not allowed without the written consent of the owner members by whom they are nominated.
 - Temporary memberships and external memberships are not transferable.
 - The Club Management reserves the right to ban entry to those members whose behavior is not conducive to the atmosphere of the Club. This ban may be temporary or permanent depending on the severity / repetition of objectionable behavior.
 - The Club authorities will endeavor to limit the number of memberships in the Club to an optimal level. The Club Management is the sole judge of this decision.

4. GUEST(S)

- a) Members can bring guests subject to payment of the prescribed guest fee and adherence to rules and regulations.
- b) Guests may be accompanied by member or dependant member. Members are responsible for all charges incurred by their guest(s).
- c) Member can book rooms for their guest(s) subject to availability. However, guests cannot book rooms for themselves or other guest(s). All stay charges boarding / lodging and others are to be settled at the time of check-out whether by guest or by the member.
- d) The Club Management also reserves right to ban entry to those guests whose behavior is not conducive to the atmosphere of the Club.

5. PAYMENT FOR USAGE OF CLUB FACILITIES

- a) The Management of the Club shall have the right and authority to fix charges for the pay and use facilities at the club from time to time.
- b) Payments are to be made as per the fee structure against bills / statement of account depending upon the usage of the facilities.
- c) Certain types of payments may be insisted to be paid immediately in cash. Other payments may be billed monthly or as intended by the Club Management.
- d) Club Management may fix credit limits for members (all dependant member charges will also be included in the same credit limit). When the amount payable by a member on his/her own / dependant members' exceeds the permissible credit limit, the member may be called upon to make an interim payment.

e) Defaults in Payment:

For non-payment of the subscription/monthly fee and other charges, the Club may at its sole discretion impose a fine and accept a delayed payment, but no member shall be entitled to such a waiver as a matter of right and the decision of the Club Management in this regards shall be final and binding. In case of non-payment even after notice, the Club authorities can cancel membership of the member and any dependent membership and proceed to settle the account through the Society.

6. GENERAL TERMS AND CONDITIONS

a) Usage of Facilities:

The usage of certain facilities of the Club is subject to payment of subscription / monthly fee and compliance with applicable terms and conditions.

b) Management of the Club:

- The Management of the Club shall have unfettered right and authority to manage the affairs of the club and also to frame rules and regulations governing the use of the club facilities without any interruption by / or through any member in any manner.
- The Club shall make its best endeavor to render high standard services to its members, yet any omission, delay, neglect, inefficiency or inaccuracy shall not make either the Club or its employees liable for any action by the member.
- The members shall always remain liable to make payment for the services availed of.
- The member shall not carry on any business or such activity which would be construed illegal, defamatory, immoral or obscene in the Club or its environs and shall agree not to use the address of the Club whether directly or indirectly for any such purpose or purposes. The Management reserves the right to restrict the use of the Club on any such ground without assigning any reason thereof.
- The Management reserves the right to close any facility for maintenance or on any special activity with prior intimation through notice at its sole discretion.

c) Club Timings:

- The Club shall normally remain open between 06.00 am to 11.00 pm on all days, subject to changes at the discretion of the management, from time to time.
- Different facilities at the Club will have their own timings.

d) Peace and Tranquility:

All efforts will be made by the Club Management to ensure ambience, peace and tranquility at the Club house. The Club Management will work with the members to prevent and resolve any issues that may arise in this regard. The members are also expected to do likewise.

e) Community Events:

The Club Management shall arrive at a suitable arrangement for hosting of community events, for which adequate notice will be given.

f) Amendment of terms and conditions:

- The Club can alter, amend, modify, add vary or replace these terms and conditions and the fee structure as applicable.
- Any question as to the interpretation or administration of the terms and conditions defined herein shall be decided by the Club Management in consultation with members wherever deemed necessary by the Club Management and such decision shall be final.

7. GENERAL PRIVILEGES AND FACILITIES

The Club Management shall decide from time to time about fixing or modifications of fees, facilities, services and privileges. The facilities available on pay and use basis as outlined in the fee structure shall be notified by the Club.

8. BREACH OF CLUB RULES

In case of breach of the rules and regulations of the Club or the terms and conditions by a member or his / her dependant or his / her guest for misconduct, or any act of gross indiscipline or nonpayment of subscription fee / facility usage fees, the Club Management shall first caution such member in writing. If however, it continues, then in this unlikely event the Management of the Club reserves the right to take disciplinary action. The decision of the Club Management shall be final and binding on the defaulting member.

9. MEMBER LIABILITY

- a) Members are liable in accordance with the law, for any civil or criminal acts done by them which are forbidden by law either inside or outside the Club.
- b) The Club / company or its management is fully indemnified by the members against all claims, losses, damages, costs and expenses that may be suffered by any of the member, his / her spouse, or children or guests in connection with the breach or any applicable rules and regulations or the use of the facilities in any manner.
- c) The member shall forthwith on demand pay in full to the management as the case may be, such claims, losses, damages, costs and expenses.
- d) The Club / company or its management or its staff is not responsible for the damage or loss of life or property of the member / s, his / her spouse, or children or guests caused during usage of facility of the Club.

10. COMMON RULES AND REGULATIONS TO ALL FACILITIES

- a) All facilities are accessible to members and can be used by guests only if accompanied by a member.
- b) No food or beverages shall be permitted near certain facilities and their immediate vicinity which will be determined by the Club Management from time to time. Smoking is strictly prohibited in all the facilities except in designated areas.
- c) No live stock or other household pets shall be allowed in or near the facilities.
- d) Radios, tape recorder, television sets and other electronic / mechanical equipment shall not be used in the facilities except with special permission from the Club Management.
- e) Players shall be properly attired for the game which they intend to play.
- f) Members may be required to produce his identification card to the Club Management before using the facilities. The Club Management may require any person in the facilities area to identify himself or herself. Only members or their guest(s) are entitled to use the sporting facilities, gymnasium, swimming pool and children's play area.
- g) Use of the tennis / squash / volley ball / basketball courts and cricket stadium may be reserved by telephoning the management office not later than 24 hours before the scheduled game. Booking may only be cancelled upon twelve (12) hours prior notice. Failure to use the court after ten minutes of the time scheduled for play will attract a fine of Rs. 200 each. The period reserved will then be forfeited.
- h) Reservation made on the same day as the date of play must be made in person.

- i) Member(s) may only be permitted to book one (1) hour at a time and for a maximum of two (2) hours per day provided the hours reserved are not consecutive.
- j) Member(s) shall not litter, deface or in any way create any nuisance whilst on the premises of these facilities whether using the facilities or not.
- k) These rules and regulations are subject to change without prior notice.

11. SWIMMING POOL RULES AND REGULATIONS

- a) The swimming pool may be used from 06.00 am to 12.00 pm and 03.00 pm to 09.00 pm.
- b) All persons must shower immediately before entering into the swimming pool. A person having an infection or communicable disease shall not use the swimming pool. Spitting, nose blowing and the likes shall not be permitted in the swimming pool.
- c) No person shall wear hair pins, rollers, safety pins and other like objects while in the swimming pool. Men / children shall always wear shorts and women shall wear the appropriate swimming costume only.
- d) Surfboards, scuba gear, bulky inflatable toys and similar objects except life saving floaters shall not be permitted in the swimming pool.
- e) No person aged 12 years and under shall be allowed in the swimming recreation area (which means the swimming pool and the area surrounding it) unless they are accompanied and supervised by an adult.
- f) Ball sports, frisbee playing, roller skating and other similar activities shall not be permitted in the swimming recreation area.
- g) Diving into the swimming pool from a height is prohibited.

12. TENNIS COURT, SQUASH COURT, VOLLEY BALL COURT AND GYMNASIUM, YOGA – RULES AND REGULATIONS

- a) These facilities may be used only from 06.00 am to 10.00 am and 03.00 pm to 09.00 pm.
- b) User(s) are to ensure that their shoes are free from sand before entering the court / area. No street / outdoor shoes such as boots, high-heeled shoes or leather shoes are to be worn into the court / area except shoes designed for tennis. Appropriate wear only will be permitted.
- c) User(s) shall strictly adhere to the special code of conduct relating to the court / gym / yoga room which will be enforced by the club management.
- d) User(s) will take care not to damage playing surface or equipment and are liable to a fine for any damage they cause.

13. MINI-THEATRE RULES AND REGULATIONS AT THE CLUB HOUSE

- a) The mini home theatre and the facilities shall solely and exclusively be used by the occupant(s) and his guest(s) and may be used during defined hours of mini theatre operation.
- b) The guest(s) may only use the Mini Theatre and facilities when accompanied by the member(s) who shall ensure that this Guest(s) comply with the rules and regulations contained herein. At a time, maximum of 18 people only are allowed.
- c) Use of the mini home theatre and facilities may be reserved by telephoning the Management office not later than twenty-four (24) hours before the scheduled time and on payment of a usage charge. Failure to use the mini home theatre and facilities after thirty (30) minutes of the scheduled time will attract a fine of Rs. 200/-. Each member is allowed to reserve the mini home theatre for only 4 hours and only once in a month. The member should bring his own DVD and CDs.



- d) Member(s) may bring their own snacks and beverages including alcohol provided always that the occupant(s) shall ensure that the mini home theatre and equipment is cleaned before leaving and shall not litter the side area. Smoking is strictly prohibited.
- e) Viewing of illegal X rated movies is strictly prohibited. The Club Management reserves the right to inspect the video, audio or any other content intended by the members to be viewed in the club premises to enforce this rule.

14. BARBEQUE AREA RULES AND REGULATIONS

- a) The barbeque area and the barbeque facilities shall solely and exclusively be used by the member(s) and his / her guest(s) and may be used only from 03.00 pm to 11.00 pm.
- b) Use of the barbeque area and facilities may be reserved by telephoning the management office not later than twenty four (24) hours before the scheduled time. Failure to use the barbeque area or facilities after thirty (30) minutes of the scheduled time will attract a fine of Rs. 200/- and thereafter the Club Management may allow other occupant(s) to use the barbeque area.
- c) The occupant(s) may bring their own beverages including alcohol, provided always that the occupant(s) shall ensure that the barbeque area and equipment is cleaned before leaving and shall not litter the said area.
- d) Club staff are expected to provide service to members / users only in the designated areas. Members / Users shall not demand service outside the designated areas and if demanded the club staff may refuse to provide service.

15. BANQUET HALL RULES AND REGULATIONS

- a) Use of the banquet hall may be reserved by telephoning the management office not later than one week before the scheduled time and on payment of the usage charge. Failure to use the banquet hall and facilities after one hour of the scheduled time will attract a fine of Rs. 5000. Cancellation one day before attracts a fine of Rs. 1000 and on the same day would be Rs. 5000. Thereafter, the Club Management shall be allowed to allow other user(s) if any to use the banquet hall. Occupant(s) are allowed to reserve the banquet hall for only one day and only once in a month.
- b) The occupant(s) shall ensure that the banquet hall is cleaned before leaving and shall not litter the said area.
- c) User(s) are required to produce list of expected guests at the entry gate and to the Club authorities before using the facilities. The Maytas Hill County Club authorities may require any person in the banquet hall to identify himself / herself.
- d) Any guest(s) who breaches any of the rules and regulations contained herein may be requested to leave the banquet hall. Any user(s) who commits such breach may be required to pay such fine(s) as the Maytas Hill County Club authorities may impose. The member(s) may be fined by the Maytas Hill County Club authorities in respect of any breach committed by his guest(s).

16. GUEST ROOMS RULES AND REGULATIONS

- a) Only the guest(s) may use the guest rooms and facilities and the member(s) shall ensure that his guest(s) comply with the rules and regulations contained herein. In the room, a maximum of 5 people (husband, wife and three children aged below 12) are only allowed.
- b) Use of the guest rooms and facilities may be reserved by telephoning the management office not later than twenty four (24) hours before the scheduled time. Failure to use the guest rooms and facilities after thirty (30) minutes of the scheduled time will attract a fine of Rs. 200 and thereafter the club authorities can allow other occupant(s) if any to use the guest rooms.

- c) The occupant(s) of the room shall ensure that the guest room is clean before leaving and shall not litter the said area. Member(s) making the booking will be liable for any litter or damage done to the guest room.
- d) Immoral usage of the guest room is strictly prohibited.
- e) The usage of the guest rooms will be charged on a per day basis.
- f) Check-out / Check-in time is 12:00 noon.

17. LIBRARY RULES AND REGULATIONS

- a) The library will remain open from 11.00 am to 8.00 pm.
- b) The member(s) and their guest(s) can use the library.
- c) Any member(s) or his guest(s) who breaches any of the rules and regulations contained herein may be requested to leave the library and may be required to pay such fine(s) as the Club authorities may impose. The member(s) may be fined by the club authorities in respect of any breach committed by his guest(s).
- d) Children aged below five should be supervised by an adult.

18. SAUNA AND JACUZZI RULES AND REGULATIONS

The sauna shall solely and exclusively be used by the member(s) and may be used only from 12 noon to 8 pm. The member(s) are only allowed to enter the Sauna with towels.

19. CHILDREN'S AREA RULES AND REGULATIONS

- a) The children's playground shall solely and exclusively be used by the children of the member(s) or his guest(s) and who are below twelve (12) years of age.
- b) The children may only play in the children's playground when supervised by the member(s) who shall supervise the children with due care and diligence.
- c) No food or beverages are allowed in the children's playground.
- d) The member(s) shall ensure that the children do not litter, deface or in any way create any nuisance whilst on the premises of the children's playground.
- e) Children below the age of 8 are entitled to be accompanied by maid / nanny. However, the maid / nanny is not entitled to use any facilities of the club.
- f) Consumption of alcohol and smoking are strictly prohibited.

20. CHANGE IN FACILITIES

- a) The Club Management can decide to remove certain facilities or add certain facilities at its own discretion.
- b) The Club Management can set a usage fee for such new facilities as it deems appropriate.



Kindergarten rules and regulations

1. Kindergarten refers to the facility at Maytas Hill County Phase 1 which offers a program to children.
2. Ownership of the Kindergarten lies with the developer. The Kindergarten will be operated by the developer or any party nominated by the developer.
3. Admission into the Kindergarten is the sole right of the developer / operator.
4. The fee structure and various other charges levied for services offered at the Kindergarten will be fixed and altered by the developer or operator from time to time
5. Kindergarten area and the areas within in the close vicinity of the Kindergarten will be declared as Kindergarten zone by the Maytas Hill County Property Management and Society upon the recommendation of the developer / operator
6. The following rules and regulations apply in the Kindergarten zone:
 - a) Consumption or carrying of alcohol and drunkenness is strictly prohibited in the Kindergarten Zone.
 - b) Kindergarten zone is a no-smoking zone.
 - c) Driving speed limit on the roads that come under Kindergarten zone is 10 kmph.
 - d) Drivers are expected to be on the lookout for small children who may stray into the vehicle path and ensure no harm comes to the children.
 - e) No noise creating activities are to be performed in the Kindergarten zone.
 - f) Pets or any other animals are not allowed to enter the Kindergarten zone.
 - g) No explosives, weapons or any other dangerous articles should be brought or used in the Kindergarten zone even if they are permitted to be brought within Maytas Hill County Phase I.
 - h) For the violation of any of the above rules by any person within the Kindergarten zone, such person is liable for any action taken against him by the developer / operator if the violation is done within the Kindergarten zone and by the Maytas Hill County Property Management and Society upon the recommendation of the developer / operator if the violation is done outside the Kindergarten area but within the Kindergarten zone.
7. The Kindergarten management reserves the right to add to or amend any of the above rules from time to time to provide best service.

Shopping centre rules and regulations

1. Shopping centre refers to the space including the constructed area allocated for the purpose of providing shopping facilities in the Maytas Hill County Phase 1.
2. The ownership of the shopping centre is solely with the developer.
3. The developer at his own discretion may nominate operator(s) to operate the whole or part of shopping centre or operate by its own.
4. In the above scenario, the party by which the shopping centre is operated is here after referred to as operator in this document.
5. Any act performed within the shopping centre or its premises not confirming to law is the responsibility of the parties involved in the act but not the developer.
6. Operation and maintenance of facilities like ATM, couriers etc., which may be provided in the shopping centers for the convenience of the residents of Maytas Hill County Phase 1 is the responsibility of the operators of those facilities but not the developer.
7. The developer will only provide the premises for provision of various third party operators.
8. Sale of items banned under law of the land is strictly prohibited and if performed, the seller (operator) and the buyer may be prosecuted under applicable law.

