



جزيرة اللؤلؤة
THE PEARL ISLAND
قطر QATAR

COMMUNITY RULES



VERSION: 2022.01

A RESIDENT'S GUIDE TO COMMUNITY LIVING AT THE PEARL ISLAND

THEPEARLQATAR.COM



المتحدة للتنمية
UNITED DEVELOPMENT CO.

WELCOME



جزيرة اللؤلؤة
THE PEARL ISLAND
قطر QATAR

Dear Valued Residents,

First and foremost, we extend our warmest welcome to you as a member of this prestigious community. The purpose of the community rules is to regulate the use of the Island's facilities. This is in line with our vision to create a widely-admired, safe and sustainable development.

These rules protect the integrity of The Pearl Island and promote good community living which is intended to foster an environment of neighbourliness, consideration and cooperation between residents. Acceptance of this by everyone, leads to something we all desire, a pleasant and friendly community in which we're all proud to call home.

As with any high-end living, these rules are adopted to ensure your community maintains the lifestyle which makes The Pearl Island, what it is today.

As an organization that deeply values our residents and investors alike, from us, you can expect a commitment that we'll exert all efforts in ensuring we continually maintain your community to a high standard.

Accordingly, you will find this set of rules beneficial, in turn, helping to enhance your living experience at The Pearl Island.

Sincerely yours,

Community Services Department
United Development Company

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OUR TEAMS



Community Services

This is The Master Developer’s (UDC’s) appointed managing agent to control, manage and administer the Master Community, Community Common Areas and island-wide common infrastructure. This includes, but is not limited to beaches, playgrounds, roads, landscape, traffic signals, street lights, bulk waste collection, security, as well as other services at The Pearl Island. This covers all areas which are neither allocated for commercial or residential purposes.

Write to us: mastercommunity@udcqatar.com

Where are we located? UDC offices in Medina Centrale

Registry (Department)

The Registry Department currently oversees the island’s register. This department was formed to serve as a focal point for residents who require permits and resident passes. Registry Department also deals with renovation and modification requests as well as issuing clearance certificates necessary for processing the re-sale of a property.

Write to us: registry.reception@udcqatar.com

Where are we located? UDC offices in Medina Centrale



ITTISAL – The official 24/7 call center

Dedicated to serving residents and visitors of The Pearl Island, Ittisal is the focal point where general island queries are received, coordinated and responded to. It aims to provide callers with accurate and timely assistance to resolve their maintenance, security, safety and other needs.

Residents may call Ittisal to get assistance/clarification on queries no matter how big or small.

Call us: 8006222

write to us: ittisal@udcqatar.com



These community rules may be amended from time to time and will hereinafter be referred to as the "Rules", or "Community Rules".

Authority

The Master Developer, United Development Company (UDC) is the only party who is authorized to ensure Community Users comply with the community rules.

These community rules are binding on all Community Users, including but not limited to the Owners Associations, Building Management, Owners/Occupiers, their visitors, guests, contractors, employees, clients, customers and business associates, together known as the 'Community Users'.

Convenience

The community rules can be accessed via the following formats:

1. Hard copy
2. Online interactive flipbook via thepearlqatar.com
3. PDF version by sending a request to ittisal@thepearlqatar.com

If you prefer these rules in Arabic language, please contact Ittisal and they will arrange to have a copy sent to you.

Territory

The community rules will apply to all areas of The Pearl Island including but not limited to land, water, facilities and structures located within The Pearl Island and its immediate surroundings and will bind all Community Users.

Public Liability

Presence and use of the facilities at The Pearl Island is entirely at the risk of each and every person entering or using the island. The Master Developer (UDC) or its managing agent shall not be held responsible for any loss, damage, theft, injury or fatality to persons or property which may arise from the use or presence of the facilities at The Pearl Island. All persons present in or using the facilities at The Pearl Island are required to adhere to these Rules and Regulations as well as that which is posted in various parts of The Pearl Island, including the interior and exterior of buildings.

Cultural Awareness

Qatar is an Islamic nation in the Arabian Peninsula. It is a country built on a history steeped in tradition and rich in values, culture and heritage. Prayer is the foundation of modern society and the teachings of Islam are reflected in every aspect of daily life.

The mosque and prayer rooms are to be treated with respect. Community Users are encouraged to familiarize themselves with the acceptable and unacceptable behaviours in this regard and adhere to posted signs.



DEFINITION OF TERMS

The Pearl Island

The artificial man-made island spanning four million square meters located geographically, east of mainland Qatar. Hereinafter also referred to as "Community", "The Pearl" or "Island."

Master Developer is otherwise known as **United Development Company (UDC)**

The Master Developer (UDC) oversees and administers the general management of The Pearl Island. The Master Developer (UDC) for The Pearl Island is United Development Company (UDC), a public shareholding company incorporated and existing under the laws of the State of Qatar, having Commercial Registration No. 22980 with its registered office in The UDC Tower 1 (01), The Pearl Island, P.O. Box 7256, Doha, State of Qatar.

Master Community

All areas of The Pearl Island which are neither a residential or commercial property. This includes both, developed and undeveloped areas.

Community Services

The managing body who on behalf of The Master Developer (UDC), oversees, administers and manages all matters in relation to The Master Community of The Pearl Island.

Community Staff

Employees, service providers and contractors who are appointed by The Master Developer (UDC) to oversee, administer and manage the requirements of the community.

Community Users

Owners, residents, visitors, household staff and contractors at The Pearl Island. Community Users also include marina users, boat crew and their visitors. All parties shall be collectively known as, Community Users.

Resident otherwise known as **Occupier**

A person who lives at The Pearl Island.



Building Management

A company appointed by the Owner(s) of a building for the purpose of administering, managing and maintaining one or more buildings at The Pearl Island on behalf of the owner(s). In some cases, the building management may be an Owners Association. The Building Management holds the right to establish and enforce additional rules, guidelines, and penalties in the buildings/ Owners Associations under their management in conjunction with these Community Rules.

Owners Association

An association legally appointed for the purpose of administering, managing and maintaining a building at The Pearl Island on behalf of multiple owners.

Building Common Area

Any part of a building which is designated primarily, for the common use of all owners and tenants. This includes, but is not limited to lifts, corridors, garbage rooms, car parks, swimming pools, gymnasiums etc.

Community Common Areas

Any part of the Master Community which is designated for the primary use of all Community Users. This includes, but is not limited to: beaches, tennis courts, fountains, canals, parks, playgrounds, boardwalks, bus stops, roads, pavements, landscapes, fire hydrants and utility rooms etc.

REMEDIAL ACTION

Disputes between Community Users in the same building

Where any Community User has caused a violation of these rules or otherwise inconvenienced another Community User in the same building, the affected party is encouraged, as first remedy, to notify the offending party of the breach or inconvenience in an amicable manner. Where Community Users are unable to amicably resolve disputes or complaints directly between themselves, they may refer the dispute in writing to the building management, to resolve. The building management is authorized and encouraged to take necessary action in order to remedy any violation, complaint or dispute under these Community Rules.

Disputes between villa occupants

Where any Community User has caused a violation of these rules or otherwise inconvenienced another Community User in another villa, the affected party is encouraged, as first remedy, to notify the offending party of the breach or inconvenience in an amicable manner. Where Community Users are unable to amicably resolve disputes or complaints directly between themselves, they may refer the dispute in writing to Community Services.

Community staff will inspect the island on a regular basis to seek out any violations being committed against the Community Rules. As such, community staff will visit the area of an alleged breach and if possible, photographs and video recordings will be taken to document the violation. This may be done using any technology which is available. Any image or video captured may be shared with The Master Developer's (UDC's) legal counsel and competent governmental authorities.

Unless otherwise specified, violation of each rule carries a QAR 500 penalty.

In case of a violation, the offender will receive a penalty notice which they are required to settle within 30 days.

Failure to settle penalties and resolve the issue in a timely manner will result in the penalty amount being doubled every month.

Further escalation, including legal action and/or escalation to the Ministry of Interior (MOI) may be undertaken if the issue persists or remains unresolved.

All Violations and Penalties are centrally recorded against the Unit and/or the Community User and any other service, transaction, requests, procedures, or the like from the Community User will not be accommodated until the resolution of the violation and associated penalties. No prior written warning will be served.

The Community Rules and Regulations apply on the following:

- Common areas
- Residential areas
- Retail areas
- Privately owned buildings, towers, villas, apartments and townhouses
- Commercial areas and buildings
- Community services have the full right to send violations to all tenants including and not limited to retail and residential

SECTION 1

RESPONSIBILITIES OF OWNERS AND BUILDING MANAGEMENT



1.01

The Owner(s), Owners Association(s) and Building Management are required to comply with the community rules. In addition, it is their responsibility to ensure that they are not in violation of any law or rule of The State of Qatar. It is also their responsibility to ensure that all occupants are acquainted with the same. Accordingly, appropriate remedial action shall be taken against any of its occupants found in breach of any of the rules listed in this guideline.

1.02

The Owner(s), Owners Association(s) and Building Management shall familiarize themselves and their occupants with the rules with regard to the disposal of waste at The Pearl Island and the correct way to use the ENVAC chute(s). In addition, each Owners Association and Building Management is required to affix the ENVAC rules as approved by the Master Community Management in every garbage room within their building(s).

1.03

The Owner(s) will at all times be responsible for the occupant(s) of his/her property and shall communicate and seek compliance with all the provisions of these rules. Subsequently the Occupier(s) shall be responsible for the acts of their household, staff, guests and moving companies and is responsible for rectifying to the satisfaction of The Master Developer, any damages caused to structures or infrastructure at The Pearl Island (UDC).

1.04

It is the responsibility of The Owner(s) that all lease agreements for any properties at The Pearl Island shall have a written condition whereby the tenant undertakes to ensure they will comply with 'The Pearl Island's Community Rules.' Alternatively, a supporting and completely binding undertaking letter may be used as a substitute.

SECTION 2

GENERAL, USE AND ACCESS RESTRICTIONS

2.01

Community Users are to treat all Community Staff in a cordial manner. Abuse, intimidation or threatening behaviour will not be tolerated.

Refer to Qatari Law on abuse

2.02

Community Users shall not approach Community Staff for any kind of business or private errand. This includes, but is not limited to safekeeping keys, delivering packages, housekeeping or contracting.

1st action: QAR 500

2nd action: QAR 1,000

3rd action: QAR 1,500

2.03

Each Community User, shall have the right to non-exclusive use of Community Common Areas. No part of the Community Common Areas will be exclusively reserved for a resident or a group of residents except with prior approval from The Master Developer (UDC).

2.04

Contractors and handymen are permitted to enter into the community only with an approved entry permit as issued by The Master Developer (UDC).

2.05

In an emergency, the competent authorities may access any residential property in the community to rectify an issue that may have an effect on the Community Common Areas or effect a neighbouring property.

2.06

Access to unauthorized areas is strictly prohibited without prior written approval by The Master Developer (UDC).

Refer to Qatari Law on trespassing

2.07

No property, classified for residential purposes, shall be used by any company for commercial use.

1st action: QAR 10,000

2nd action: Involvement of Ministry of Municipality (MOM) and legal action as per Qatari Law regarding property lease

2.08

Community Users shall not for any purpose, use a property in a way which may be damaging to the reputation of the property or The Pearl Island.

Refer to Ministry of Interior (MOI)

UDC properties Ministry of Interior (MOI) plus Termination of lease

2.09

Community Users shall not distribute any flyers, letters or adverts anywhere at The Pearl Island without approval of the building management or The Master Developer (UDC). This includes but is not limited to materials posted in lifts and left on doorsteps.

Immediate penalty: QAR 5,000

2.10

Community Users shall not damage anything which is part of, or makes up The Pearl Island. Each Community User is liable for any damage to the Community Common Areas including damage done by members of his/her household and guests. This applies to both children and adults hosted by them.

Immediate penalty: QAR 5,000 plus cost of cleaning or rectification & 15% markup if cost is more than 3,000

2.11

Community Users shall not use language or behave in a manner likely to cause an offence or embarrassment to any person using the Community Common Areas. Community Users are reminded to take heed of the State of Qatar laws in this regard.

Immediate penalty: Involvement of security and Ministry of Interior (MOI)

2.12

Community Users shall not hold any private events in or on the Community Common Areas, beaches, parks or other community amenities.

1st action: QAR 2,000

2nd action: QAR 3,000 and involvement of Ministry of Interior (MOI)

2.13

The Master Developer (UDC), shall not be held accountable at any time for any loss, personal injuries or fatalities.

SECTION 3

MOVING IN, MOVING OUT AND DELIVERIES

3.01

It is the responsibility of the Owners Association(s) and Building Management to ensure that a proper "Move-In Procedure" is drafted and circulated to all Community Users under their supervision. It is also the responsibility of each and every Community User to follow the move-in procedures as directed.

3.02

Owners Association(s) and Building Management are to ensure that the contractors and suppliers shall not damage anything which is a part of or makes up The Pearl Island. Protection shall be affixed where required.

Immediate penalty of QAR 5,000 plus cost of cleaning/rectification & 15% markup if cost is more than QAR 5,000

3.03

Moving of boxes and goods including Marine and Retail are to be done using a trolley where possible. Recycling is available. Please contact the Ittisal on 8006222 for inquiries.

3.04

Community Users are to adhere to the security rules concerning any move-in, move-outs and deliveries. To avoid any damage by movers or contractors, it is the responsibility of the Community User to take necessary precautions to protect the assets in the Community Common Areas.

3.05

Packing and crating materials should be removed and be disposed of from the island by the respective contractor on the same day as they are being brought in. It is the responsibility of the Community User to ensure this takes place.

Immediate penalty: QAR 3,000 plus cleaning/removal fee @ 15% markup

3.06

Community Users shall not under any circumstances allow their appointed contractors to tap into the island's water/electricity supply without approval from The Master Developer (UDC).

Immediate penalty: QAR 5,000

3.07

Bulk deliveries and house removals shall only be carried out during the following times:

Sun-Thurs: 08:00am to 10:00pm

Fri-Sat: 10:00am to 10:00pm

3.08

Delivery vehicles are only permitted to park in parking bays and loading areas. Delivery vehicles shall not park on the road without prior consent from The Master Developer (UDC).

SECTION 4

PRIVACY AND DISTURBANCE



4.01

Community Users shall not take part in any nuisance activity at The Pearl Island. Noise coming from a property during unsociable hours is strictly forbidden.

Unsocialable hours are as follows:

Sun-Thurs: 9:00 pm to 7:00 am

Fri-Sat: 10:00 pm to 9:00 am

The timing would be amended by Master Community as needed.

Refer to Qatari Penal Code

1st action: QAR 1,000

2nd action: QAR 1,500

3rd action: QAR 5,000 and involvement of Ministry of Interior (MOI)

4.02

Community Users are reminded that as The Pearl Island is still undergoing construction, inconvenience may be caused due to noise, construction and traffic. Community Users may call Ittisal on 8006222 to raise any concerns.

4.03

No activities shall be carried out in any part of The Pearl Island that may unreasonably interfere with other Community User's right of privacy. All Community Users are encouraged to familiarize themselves with the State of Qatar laws in this regard.

4.04

Community Users including visitors are not permitted to loiter around a neighbouring property.

SECTION 5

HEALTH, SAFETY & EMERGENCY EVACUATION

5.01

The use of and possession of firearms and any other forms of dangerous weapons which may cause harm to Community Users, animals or marine life, is strictly prohibited at The Pearl Island. This includes but is not limited to the use of and possession of rifle, pistol, pellet/BB guns and explosives.

Refer to Qatari Law on weapons, ammunition, and explosives

5.02

In line with The Qatar Civil Aviation Authority (QCAA), operating aircrafts without authorization is strictly prohibited. This includes the use of unmanned aircrafts such as remote operated flying drones. Further to this regulation, those with approval from CAA are also required to obtain a written approval from The Master Developer (UDC) in order to operate at The Pearl Island.

Refer to Qatar Civil Aviation Regulations

5.03

Fireworks are not permitted anywhere on The Pearl Island without Qatar Civil Aviation Authority (QCAA) approval and written approval from The Master Developer (UDC).

Refer to Qatari Penal Code

5.04

The act of graffiti or vandalism is prohibited in all areas of The Pearl Island.

QAR 5,000 Plus cleaning/removal fee with 15% markup and involvement of Ministry of Interior (MOI)

5.05

Littering is prohibited in all parts of The Pearl Island.

Immediate penalty: QAR 10,000

5.06

Smoking rules are to be observed were indicated. Cigarette butts and ash should, for safety reasons, be disposed of in appropriate ashtrays.

5.07

Community Users are not permitted to throw anything from their balconies.

1st action: QAR 1,000

2nd action: QAR 1,500

3rd action: QAR 5,000 and involvement of Ministry of Interior (MOI)

In addition to all actions, the cost of any repair with 15% markup

5.08

Community Users are not permitted to enter areas under construction or fitout work.

Refer to Qatari Law on trespassing

5.09

While every effort should be made to recognize the danger and to protect lives and resources from the effects of any unanticipated events, all Owners, Occupiers and Building Management are required to adhere to evacuation policies and instructions provided as well as abiding by The State of Qatar's emergency evacuation guideline and that of The Master Developer (UDC).

5.10

Owners, Occupiers and Community Amenities should adhere to the recommended evacuation routes by the Ministry of Interior and plan its emergency response adequately.

5.11

Building Management is to make Owners/Occupiers fully aware of evacuation procedures and preventative measures. This includes but is not limited to having assembly points, fire escape signs, evacuation floor maps and push handlebars where required and is in compliant with the Civil Defense.

Immediate penalty: QAR 10,000

5.12

Building Management should regularly work on developing emergency response scenarios and simulations in order to be better prepared should a real-life, unexpected emergency occur.

5.13

Community Users shall adhere to the health and safety signs affixed at The Pearl Island.

5.14

Any activity or conditions which endanger the health and safety of others, is prohibited.

Immediate penalty: QAR 5,000 and involvement of Ministry of Interior (MOI)

5.15

Community Users shall not keep as storage, anything that is combustible, in the Community Common Areas.

Immediate penalty: QAR 5,000 and If not cleared within 24 hrs then cost of clearance by UDC with 15% markup

5.16

Building Management and Owners shall ensure that occupants are aware of the property's emergency equipment and safety systems. This includes but is not limited to Fire Protection System, Portable Fire Extinguishers, Manual Call Points, Smoke and Heat Detectors. Such systems and safety devices shall not be obstructed and always accessible at all times.

5.17

Building Management are to make Owners/Occupiers/Retail Tenants/Food & Beverage (F&B) Outlets fully aware that the leading cause of fires in the kitchen is unattended cooking. Ensure that anything that can catch fire in the kitchen like food packaging, any kind of towels or curtains- away from the stove burner. Ensure that the stove and areas where hot food or drink is prepared or carried is out of the reach of children and most importantly ovens are not left on after use.

5.18

Building Management and Owners are reminded that electricity is often overlooked as a possible fire hazard. Most fires at home are caused by electrical faults, accidents or by misuse of electrical equipment. Overloading the socket by using several adaptors into one socket can cause it to overheat and catch fire. Always make sure that plugs and adaptors have the right fuse for the appliance in which it is being used for. If in doubt, please consult a qualified electrician.

5.19

Hoarding/fencing must be put up around construction sites in accordance with the specifications set by the Ministry of Municipality (MOM). Failure to do so poses a risk to safety and is an offence.

1st action: QAR 5,000 and ceasing of work permit

2nd action: QAR 10,000 and Ceasing of work permit plus contractor blacklisting

SECTION 6

VEHICLES, GARAGES & ROAD USE

6.01

Pedestrians always have the right-of-way on walkways and footpaths. Motorists shall respect and obey this requirement at all times.

6.02

Community Users and all other road users are required to strictly obey all traffic and signs. Traffic Police is authorized to take necessary action. Radars are in place at various locations within The Pearl Island.

6.03

No vehicle of any kind may be operated in any manner which is dangerous, noisy or which creates a nuisance.

Immediate penalty: Involvement of Traffic Police

6.04

Vehicles that spill fluids or that damages the Community Common Areas are to be removed or repaired. The owner or the driver of the vehicle shall bear any associated costs with cleaning up.

6.05

No off-road or unlicensed motor vehicles is permitted at The Pearl Island.

1st action: QAR 2,000 and involvement of Ministry of Interior (MOI)

2nd action: QAR 3,000 and involvement of Ministry of Interior (MOI)

3rd action: QAR 5,000 and involvement of Ministry of Interior (MOI)

6.06

Changing vehicle oil or other automotive fluid is prohibited in the Master Community areas of The Pearl Island.

Immediate penalty: QAR 1,000 and cost of cleaning with 15% markup

6.07

No car shall be left unattended to for a period of more than 45 days in an open residential area. If you are traveling or will be away from your property during that time, please inform your building management in writing. This includes leaving vehicles, equipment unattended on roads, public parking and other Common Areas.

Immediate penalty: QAR 1,500 plus towing of vehicle and involvement of Ministry of Municipality (MOM)

6.08

Commercial vehicles delivering goods to a residential property, and retail tenants are allowed access to the community once it has conformed with security checks.

6.09

Washing of vehicles is prohibited in all areas of The Pearl Island, an exception applies to organizations who have written approval from The Master Developer (UDC).

Immediate penalty: QAR 10,000

6.10

Community Users are responsible for ensuring that their guests obey the building/community parking guidelines as well as the parking directives issued by security guards.

Immediate penalty: QAR 500 and involvement of Ministry of Interior (MOI)

6.11

Community Users shall use their allocated parking as the primary location for parking their vehicles. Allocated parking shall not be used for the storage of any goods or materials, nor for a workshop or for any other use than parking a vehicle.

Immediate penalty: QAR 3,000 and Removal of offending item(s) and any other expenses incurred (e.g. storage if removed by UDC)

Note: UDC or its representatives takes no liability for any damages caused to Community Users items incurred in the act of removing the items.

6.12

Parking on pavements, gardens, lawns or landscaping areas is strictly prohibited.

1st action: QAR 500

2nd action: After 24 hrs - QAR 500 plus towing of vehicle

6.13

In order to ensure Civil Defence trucks can get access to water in the community areas should and emergency occur, parking within 6 meters of any public fire hydrant within the community is prohibited.

Immediate penalty: QAR 1,000 towing and involvement of Traffic Police

6.14

Mobile homes, caravans, trailers, shipping containers, boats, jet skis, or other recreational vehicles may not be parked anywhere on the building or Community Common Areas.

1st action: QAR 5,000 and Vehicle to be removed within 24 hrs

2nd action: After 24 hrs - Towing of vehicle plus cost of towing

6.15

All vehicles parked at The Pearl Island are done so at the owner's own risk. The Master Developer (UDC) is not liable for any theft, loss or damage.

6.16

Garage Doors are to be kept closed when not in use.

6.17

Garages are to be used only for parking vehicles and storage of household items in reasonable manner. Garages may not be used for excessive storage, living, recreation or for business purposes. No items deemed unsuitable or aesthetically displeasing by The Master Developer (UDC) shall be placed outside the garage.

6.18

Garage or car boot sales and the like are not permitted at The Pearl Island.

SECTION 7

ENVIRONMENT & PRESERVATION OF MARINE AND WILDLIFE

7.01

All forms of fishing and any removal of marine or wildlife in and around The Pearl Island are prohibited.

Immediate penalty: QAR 10,000 with Ministry of Municipality (MOM) & Minister of Environment and Climate Change (MOECC)

7.02

Hunting, shooting of birds and other wildlife that may be found at The Pearl Island, is prohibited.

Immediate penalty: QAR 10,000 with Ministry of Municipality (MOM) & Minister of Environment and Climate Change (MOECC)

7.03

Feeding fish and birds is prohibited in the Community Common Areas of The Pearl Island. However, permitted on the Duck Lake.

1st action: QAR 500

2nd action: QAR 1,000

3rd action: 1,500 and Ministry of Municipality (MOM)

7.04

Pouring of liquids, oils, landscape and other waste into the floor drains within the Community Common Areas is prohibited.

Immediate penalty: QAR 20,000

7.05

Pouring and discharging unknown substance into the aquatic life, causing loss of aquatic life and marine effectiveness (direct or indirect).

Immediate penalty: QAR 10,000

SECTION 8

PETS

The Ministry of Municipality's Department of Animal Resource's Rules and Regulations for Pets must be followed. In addition, the following applies:

8.01

For the purpose of keeping animals as pets, no undomesticated nor exotic animals are permitted into The Pearl Island. Domestic dogs, cats, birds and fish may be kept as household pets.

Immediate penalty: QAR 5,000 and refer to Ministry of Municipality's Department of Animal Resources rules and regulations

8.02

Disposal of animal carcasses at The Pearl Island is strictly prohibited. Community Users are advised to get in touch with The Ministry of Municipality's Department of Animal Resources Department for advice on how to properly dispose the carcass of an animal.

Immediate penalty: QAR 5,000

8.03

Structures for the housing of any bird or pet should not be visible from neighboring properties or from the Community Common Area.

Immediate penalty: QAR 3,000 plus removal and refer to Ministry of Municipality (MOM)

8.04

Strolling with pets on the boardwalk, inside retail areas, playgrounds, or beaches and around the mosque is not allowed. However, pets are permitted in the outer areas of residential communities, which include some paved areas, greenery and dog-friendly zones which have been marked.

Immediate penalty: QAR 2,000 and refer to Ministry of Interior (MOI)

8.05

Community Users shall not allow their pets to enter any fountain or lake at The Pearl Island.

Immediate penalty: QAR 2,000 and refer to Ministry of Interior (MOI)

8.06

It is the responsibility of a Pet Owner/Handler to dispose of their pet feces in the pet bins provided.

Immediate penalty: QAR 2,000 and refer to Ministry of Interior (MOI)

8.07

It is the responsibility of the Pet Owner/Handler to ensure his/her pet is wearing appropriate identification which should be easily visible with the Pet Owner's name, contact number and unit details at all times when outdoors. In the event that an unleashed pet wanders in the Community Common Areas of The Pearl Island, The Master Developer (UDC)'s appointed person is permitted to remove the pet from the Community Common Area.

1st action: QAR 500

2nd action: QAR 750

3rd action: QAR 1,000 and refer to Ministry of Municipality (MOM)

PETS (CONTINUED)

8.08

All pets shall be kept in appropriate containers or on a leash and must be under the handlers' full control when out in the Community Common Areas.

Immediate penalty: QAR 5,000 and refer to Ministry of Interior (MOI) & /or Ministry of Municipality (MOM)

8.09

Feeding of a pet on the Community Common Areas is strictly prohibited.

Immediate penalty: QAR 2,000

8.10

No animal shall be allowed to be left unattended or abandoned on balconies/patios or in any part of the building/Community Common Areas.

1st action (2 days): QAR 1,000

2nd action (4 days): QAR 2,000

3rd action (5 days): QAR 3,000 and refer to Ministry of Municipality (MOM)

8.11

No animal shall be allowed to make an excessive amount of noise.

1st action (2 days): Warning

2nd action (4 days): QAR 1,000

3rd action (5 days): QAR 2,000 and refer to Ministry of Municipality (MOM)

8.12

The Pet owner will be responsible for any medical expenses, legal claims and damage fees claimed by The Master Developer (UDC) or other Community Users affected as a direct action of their pet(s). The Master Developer (UDC) does not accept any claim or liability towards any injury or damage caused.

Immediate penalty: QAR 1,000 and cost of cleaning/repair with 15% markup

SECTION 9

DISPOSAL OF WASTE



9.01

All Community Users are required to adhere to the ENVAC rules of use which can be found displayed on each chute around The Pearl Island. Items that are allowed to be disposed inside the chute include: paper-based material, tins, cans, glass bottles, food, plastic bags and other domestic waste providing that it fits inside a medium-sized refuse bag.

Items which are not allowed to be placed inside of the ENVAC chute include but are not limited to: bulky waste, furniture, appliances, cardboard, dangerous chemicals, combustibles, masonry, metal scraps, waste emitting an offensive odour, animal feces, urine, animal carcasses, viscous waste, adhesives, spongy waste, pillows, blankets, cables, computer hardware, water gallon containers, waste from retail tenants, cooking oil large textiles, batteries, remotes, styrofoam, hangers, chopping boards, plants, cement, concrete and large toys. Compliance to the ENVAC rules and sound judgement shall be exercised when disposing waste.

Immediate penalty: For Towers: QAR 20,000; Villas: QAR 5,000

Community Tip: To dispose of bulky or prohibited waste, please call Ittisal on 8006222 to arrange a collection free-of-charge

9.02

Building Management and Owners shall arrange for bulk waste to be stored out of sight, until it is removed.

Immediate penalty: For Towers: QAR 5,000; Villas: QAR 2,000

9.03

Appropriate disposal of construction waste and other large items is the responsibility of each Building Management and Owners on whose behalf it is being conducted. Tower Owners/Associations - Villa Owners must adhere to the ENVAC usage rules.

1st action: QAR 2,000

2nd action (If not cleared in 2 days): QAR 5,000

For disposal in non-designated areas the penalty is QAR 6,000

9.04

Community Users are not permitted to place a wheelie bin, pedal bin or other bins of similar nature, outside their property. All bins of this nature must be kept indoors and out of sight.

Immediate penalty: QAR 2,000 and cost of removal with 15% markup

9.05

Littering in the common areas (which includes parks and beaches) is strictly prohibited. Food and food waste must be disposed appropriately and should not be left in common areas (including Parks and Beaches).

Spitting is prohibited.

Immediate penalty: QAR 10,000 and refer to Ministry of Municipality (MOM)

SECTION 10

PEST CONTROL



10.01

Unless an agreement is in place to state otherwise, it is the responsibility of the Owner(s), Owners Association(s) and Building Management to conduct pest control at their own expense and on a routine basis for their property.

10.02

Each property should be routinely controlled for pests prior to the occupancy of the property by the Owner. This shall include the regular cleaning of any water feature (fountain, pond, etc) to ensure that mosquitoes or other insects do not breed in the water.

10.03

Pest control activity shall only be carried out by a licensed pest control company.

10.04

Prior to appointing a pest control company to conduct pest services in a property, it is the responsibility of the occupant to inform the pest control company of any infants as well as other members of the household with health concerns that may be affected by the pest control activity.



SECTION 11

PROPERTY USE, APPEARANCE, MAINTENANCE & IMPROVEMENTS

11.01

Community Users are required to maintain at all times, the external appearances of their properties in a clean, well maintained and tidy condition.

11.02

Each Community User is responsible for the cleanliness, good repair and maintenance of any podiums, entrances and driveways which form part of their property or land.

11.03

Building Management and Owners are to ensure that the appearance of their properties are both aesthetically pleasing and desirable when viewed from the outside and shall take steps to enforce the maintenance of such standards where deemed necessary in the opinion of The Master Developer (UDC).

11.04

The Master Developer (UDC) controls and regulates the construction, alterations and improvements to properties at The Pearl Island. Accordingly, no Community User shall build, erect, attach or install any improvements on his/her Property/Plot nor in the Community Common Areas without complying with the guidelines set forth in these Rules and Regulations and obtaining approval from The Master Developer (UDC) before works can begin.

Immediate penalty: For Owners: QAR 10,000 and refer to Ministry of Municipality (MOM)

For Contractors: QAR 20,000 and refer to Ministry of Municipality (MOM) the contractor will be blacklisted

11.05

Community Users shall not undertake any modifications/improvements without the prior written consent of The Master Community. This excludes general day-to-day domestic improvements such as painting of internal walls, framing pictures on the wall etc.

Immediate penalty: For Owners: QAR 10,000 and refer to Ministry of Municipality (MOM)

For Contractors: QAR 20,000 and refer to Ministry of Municipality (MOM) the contractor will be blacklisted

11.06

No owner shall be allowed to construct any additional buildings and security huts without the prior approval from The Master Developer (UDC).

Immediate penalty: QAR 20,000 and refer to Ministry of Municipality (MOM) along blacklist and BUA increase charges as per approved The Pearl Island construction regulations

11.07

No improvements may be undertaken until any approval or permits required have been approved by The Master Developer (UDC).

Immediate penalty: For Owners: QAR 10,000 and refer to Ministry of Municipality (MOM)

For Contractors: QAR 20,000 and refer to Ministry of Municipality (MOM) the contractor will be blacklisted

11.08

No owner shall be allowed to construct, extend or alter any boundary wall until planning approval has been received by The Master Developer (UDC).

Immediate penalty: For Owners: QAR 10,000 and refer to Ministry of Municipality (MOM)

For Contractors: QAR 20,000 and refer to Ministry of Municipality (MOM) the contractor will be blacklisted

PROPERTY USE, APPEARANCE, MAINTENANCE & IMPROVEMENTS (CONTINUED)

11.09

All Owners planning to construct, extend or alter any boundary wall will be required to communicate with the neighbouring property to ensure it does not affect, violate or is deemed aesthetically displeasing. A No Objection letter shall be secured and signed by the neighbour who will be affected by the changes.

Immediate penalty: For Owners: QAR 10,000 and refer to Ministry of Municipality (MOM)

For Contractors: QAR 20,000 and refer to Ministry of Municipality (MOM) then contractor will be blacklisted

11.10

The granting or withholding of consent shall be at the discretion of The Master Developer (UDC) exercised in the best interests of The Pearl Island and neighbouring Community Users.

11.11

Any approval for home improvement, or fitting out tenants should have the Clearance Certificate or approval documents displayed at the site during the period of the construction or alteration work and kept on file to validate for future Owners of the Property that the alteration was approved by The Master Developer (UDC).

Immediate penalty: QAR 2,000

11.12

No Community User shall build, construct, erect, install or undertake any alteration or improvement without first submitting appropriate plans and specifications to The Master Developer (UDC) and obtain necessary approval from Community Services and related to stakeholders

Immediate penalty: For Owners: QAR 10,000 and refer to Ministry of Municipality (MOM)

For Contractors: QAR 20,000 and refer to Ministry of Municipality (MOM) then contractor will be blacklisted

11.13

All works should be carried out by a licensed tradesmen with allowances made for additional loading to services. All contractors are required to have access passes and permits which are issued by The Master Developer (UDC). All construction noise, smoke, odor or vibrations should be kept to a minimum and comply with applicable industry regulations.

Immediate penalty: For Owners: QAR 10,000 and refer to Ministry of Municipality (MOM)

For Contractors: QAR 20,000 and refer to Ministry of Municipality (MOM) then contractor will be blacklisted

11.14

The installation of an antenna, dish, satellite or air conditioning unit is prohibited.

1st action: QAR 2,000 plus removal

2nd action: QAR 3,000 plus removal

3rd action: QAR 5,000 and refer to Ministry of Municipality (MOM)

11.15

Nothing may be attached to the exterior of the building. Such items may include awnings, pergolas, shade, protective sheeting, plants or landscaping without prior consent from The Master Developer (UDC).

Immediate penalty: For Owners: QAR 10,000 and refer to Ministry of Municipality (MOM) and restoration

For Contractors: QAR 20,000 and refer to Ministry of Municipality (MOM) then contractor will be blacklisted and restoration

11.16

Windows are not to be covered by any form of paper, paint, tinfoil, fabric or other decorations that may look aesthetically displeasing when viewed from the outside.

Immediate penalty: QAR 5,000 and refer to Ministry of Municipality (MOM) and legal action

11.17

Windowpanes shall be maintained in good condition. Damaged glass is to be repaired or replaced.
Immediate penalty: QAR 5,000 and refer to Ministry of Municipality (MOM) and legal action.

11.18

Each Community User is to ensure that windowpanes are cleaned on a regular basis. Dust should not be allowed to accumulate to a point where one cannot see through the window.
**Immediate penalty: Tower: QAR 5,000 and refer to Ministry of Municipality (MOM)
 For Villas/other: 2,000 and refer to Ministry of Municipality (MOM)**

11.19

Outdoor festival/celebration lighting is permitted in individual households during Eid and national days. This shall be kept temporary to a period no more than 10 days. Outdoor temporary celebration and decorative lights are not permitted.
**1st action: Formal warning and immediate removal (24 hrs)
 2nd action: QAR 500 and immediate removal (24 hrs)
 3rd action: QAR 1,000 and refer to Ministry of Municipality (MOM)**

11.20

Flashing decorative lights or lighting that creates glare visible from outside the property are not permitted.
**1st action: Formal warning and should be immediate removal (24 hrs)
 2nd action: QAR 1,000 and refer to Ministry of Municipality (MOM)*****

11.21

Lighting decorations creating a nuisance to a neighbouring property should be turned off.
**1st action: Formal warning and immediate removal (24 hrs)
 2nd action: QAR 500 and should be immediate removal (24 hrs)
 3rd action: QAR 1,000 and refer to Ministry of Municipality (MOM)**

11.22

The only items allowed on balconies and patios are seasonal furniture and plants. Balconies and patios shall not be used for storage of any other material or equipment. No laundry or fabrics may be left to dry outside on balconies, railings, terraces, patios, driveways, or windows. All laundry shall be dried indoors and shall not be visible when viewed from outside of the property.
**1st action: Formal warning and immediate removal (24 hrs)
 2nd action: QAR 500 and immediate removal (24 hrs)
 3rd action: QAR 1,000 and refer to Ministry of Municipality (MOM)**

11.23

No item including but not limited to plant pots and vases, shall be placed on top of any railing. All forms of plants and pots must be placed on the balcony/terrace floor.
**1st action: QAR 500
 2nd action: QAR 750
 3rd action: QAR 1,000 and refer to Ministry of Municipality (MOM)**

11.24

Community User shall not make any improvements to a balcony, entry, patio or similar area unless and until the plans are approved in advance by The Master Developer.

11.25

All balcony equipment such as balcony screens, seasonal furniture etc, must conform to the balcony guidelines. For a digital copy of the balcony guidelines, please contact Ittisal on 8006222.
**1st action: Formal warning and immediate removal (24 hrs)
 2nd action: QAR 500 and immediate removal (24 hrs)
 3rd action: QAR 1,000 and refer to Ministry of Municipality (MOM)**

SECTION 12

COMMUNITY AMENITIES



All Community Users are required to have a valid resident card on them at all times when using the common amenities at The Pearl Island. To obtain a resident pass, please visit the Registry office with the following:

- A) Copy of your signed lease/SPA.
- B) Copy of your Qatari ID.
- C) One passport-sized photograph.

In addition to this requirement, Community Users are required to adhere to the following:

12.01

Organized sports activities which include charging a fee by any person or groups are not allowed in the Community Common Areas without prior written consent from United Development Company. This includes, but is not limited to yoga, bootcamp and classes at the tennis courts.

Immediate penalty: QAR 2,000

12.02

Appropriate clothing and footwear shall be worn when using the Common Amenities at The Pearl Island.

12.03

Glass objects such as cups and bottles are not permitted to be brought onto the Common Amenities.

12.04

Pets are not permitted on the tennis courts, community beaches and playgrounds

12.05

Beaches which are situated directly in front of the villas are exclusively for the villa Owners/ Occupiers and their respective guests. No other resident or visitor is allowed in these areas. The Community beach at Lido Venezia, Qanat Quartier is for the exclusive use of The Pearl Island residents as well as any other party granted permission by the Master Developer (UDC).

12.06

All Residents are required to present a valid resident's card to the security at the control points at the beach in order to gain access to the community beaches. If you are coming with a guest who isn't a resident at The Pearl Island, then you will need to enter together. Each household may bring a maximum of 2 guests during any one day.

Remedial Action: Refused Entry

12.07

Children under 18 are not permitted at the beach or to swim unless accompanied by a responsible adult. In addition, children who cannot swim or require floating devices are not advised to enter the water.

12.08

Security will from time to time carry out inspections on the beaches and request to see access passes. All Community Users are required to comply and present proof of residency.

Immediate : Asked to leave

12.09

The use of jet-skis in and around the beaches and surrounding coastal waters of The Pearl Island is strictly prohibited and will be subject to action by the coast guard.

12.10

Disruptive behaviour and noise is not permitted at the Common Amenities. Parents are responsible for their children's behaviour at the Common Amenities.

Immediate : Asked to leave and on 3rd offence (repeat) – cancellation of access rights

12.11

Community Users are not permitted to bring their own beach umbrellas nor relocate any of the existing beach furniture its positions.

Immediate : Asked to leave

12.12

Diving at The Pearl Island is not advised. Users do so at their own responsibility and risk. The Master Developer (UDC) accepts no liability for any loss, injury, damage to persons, property or fatality.

12.13

Swimming at the community beaches between dusk till dawn is not permitted. However, Community Users may use the sandy areas of the beach (without entering the water) for the purpose of relaxation during the evenings.

12.14

Pets are strictly not allowed on the beaches of The Pearl Island nor the boardwalks which are parallel to the beaches.

Immediate penalty: QAR 500

12.15

Community Users shall not drive/ride any form of vehicle on the beach. This includes, but is not limited to dirt bikes, buggies and quad bikes.

Immediate penalty: QAR 1,000

12.16

Mooring of any watercraft on the beach is prohibited.

12.17

Open fires, Shisha-smoking, barbeques, loud music, private events including birthday parties, weddings and any request for children's play equipment such as bouncy castles, slides are all not permitted on any part of the Community Common Area.

Immediate penalty: QAR 2,000

COMMUNITY AMENITIES (CONTINUED)

12.18

Unless in the seclusion of a facility at the beach, changing clothes at the beach is prohibited.

Immediate: Asked to leave

12.19

Misuse of beach property will not be tolerated.

12.20

Smoking is not permitted at the Community Amenities.

Remedial Action: Asked to leave

12.21

No stalls for selling or distributing items are allowed at the Community Amenities without approval from The Master Developer (UDC).

Immediate penalty: QAR 2,000 and refer to Ministry of Municipality (MOM)

12.22

Urinating and Defecation in Common Areas are strictly prohibited.

Immediate penalty: QAR 5,000

SECTION 13

BARBECUES



No open fires are permitted anywhere at The Pearl Island. Barbecues are permitted at The Pearl Island providing Community Users meet the following conditions:

13.01

No barbecues are permitted at The Pearl Island's Community Common Areas. This includes, but is not limited to beaches, parks and playgrounds.

Immediate penalty: QAR 2,000 and immediately ceasing/removal of the barbecue

13.02

Generally, barbecues are not permitted on a residential balcony at The Pearl Island. Barbecues are only permitted if the Community User abides by the barbecue rules and also meets either of the following criteria:

1. Community User has a large terrace and no other units are above them.
2. Community User lives in a townhouse, in such cases the Community User shall conduct the barbecue in an open air environment in his/her backyard or at the front of their townhouse entrance, if the space allows.

Immediate penalty: QAR 2,000 and building owners notified

13.03

All gas cylinders, containers, wood and any other source of fuel shall be kept away, secured in a safe place when barbecue is not in use.

Immediate penalty: QAR 2,000 and building owners notified

13.04

A portable fire extinguisher, regularly serviced and filled must be present within 3m proximity of barbecue set up and clearly visible to community inspectors.

Immediate penalty: QAR 2,000 and building owners notified

13.05

Barbecue grills are to be stored in a cool place, out of direct sunlight when not in use.

Immediate penalty: QAR 2,000 and building owners notified

13.06

Barbecues which cause complaints from other Community Users shall be switched or removed upon request.

Immediate penalty: 1,000 plus ceasing/removal of barbecue

13.07

The consumption of alcohol in the Community Common Areas is not permitted.

Refer to Qatari Penal Code and Ministry of Interior (MOI) notified

13.08

Community Users shall ensure that no damages or discoloration to any surface is caused. If any damage is caused, it shall be attended to immediately and fully restored back to its original condition.

13.09

The Master Developer (UDC) does not accept any liability regarding any form of injury, damage or accident that may occur from the use or storage of any barbecue unit or its accessories.

SECTION 14

CANALS & MARINAS



14.01

The Marina Regulations within The Pearl Island are obligatory for all persons and vessels that use The Pearl Island waters and its immediate surroundings.

14.02

Ronautica Middle East may modify at any time, the required specifications of the vessels that will be admitted in The Pearl Island waters.

14.03

Marina Users shall take reasonable steps to prevent any oil/fuel spillage to The Pearl Island or its waters.

14.04

Each vessel owner shall carry a third-party liability insurance including coverage for loss or damage to the property at The Pearl Island marinas for a minimum limit of QAR 1,000,000 or the value of the vessel, whichever is higher, unlimited in the aggregate as a primary cover.

14.05

Watersports are not permitted at The Pearl Island unless approved by The Master Developer (UDC). However, Community Users at their own risk and with no liability to The Master Developer (UDC), may use open waters (excluding canals) for the purpose of kite surfing, kayaks and stand-up paddles. Such users must exercise due care and distance from other sea users.

Immediate penalty: QAR 2,000 and refer to Ministry of Interior (MOI)

14.06

No unauthorized vessels shall enter The Pearl Island without approval from The Master Developer (UDC) or Ronautica Middle East.

Immediate penalty: QAR 2,000 and refer to Ministry of Interior (MOI)

14.07

Each vessel owner navigating a boat must exercise due care and distance of at least 100 meters from any of the Island's floating water barriers/ beacons and shall not exceed 5 nautical miles per hour in any event.

Immediate penalty: QAR 10,000 and interference of Coast Guard

14.08

Jet skis and jet boats are not permitted to approach or bypass floating water barriers installed to define the allowable limit along The Pearl Island beaches.

Immediate penalty: QAR 10,000 and interference of Coast Guard

SECTION 15

LANDSCAPE & WATER FEATURES



15.01

It is the duty of each Owners Association and Owner at his/her sole expense, to keep all landscaping neatly trimmed, properly cultivated and maintained. It is also his/her responsibility to keep it free of debris and well-maintained in order to enhance the appearance which contributes positively to The Pearl Island as a whole.

Immediate penalty: QAR 5,000 and refer to Ministry of Municipality (MOM)

15.02

No unsightly material such as rubbish, weeds or debris are to be placed or allowed to accumulate. In addition, no material and equipment are to be left unattended in the Community Common Areas.

Immediate penalty: QAR 5,000 and refer to Ministry of Municipality (MOM)

15.03

Major landscape improvements may not be implemented without the prior approval of The Master Developer (UDC). Such improvements include, but are not limited to irrigation systems, sheds, swimming pools, shade structures, fences, gates, etc., whether temporary or permanent.

**Immediate penalty: For Owners: QAR 10,000 and refer to Ministry of Municipality (MOM)
For Contractors: QAR 20,000 and refer to Ministry of Municipality (MOM) and will be blacklisted**

15.04

Community Users are not permitted to remove any trees, vegetation, flowers or other landscape wastes at The Pearl Island without consent from The Master Developer (UDC). This is irrespective of whether the Owners, Occupiers or the Owners' Association were responsible for the original planting.

Immediate penalty: QAR 10,000 and replacement cost

15.05

Community Users and pets are not allowed to enter the lake waters or its features.

Immediate penalty: QAR 2,000

15.06

Disposal and draining of hazardous substances into the lakes is prohibited.

Immediate penalty: QAR 5,000

SECTION 16

MISCELLANEOUS



16.01

Wheeled objects are prohibited from being used on the boardwalk.

This rule exempts the following:

1. Baby strollers
2. Wheelchairs
3. Children up to the age of twelve with bicycles/tricycles/skateboards/scooters/hoverboards

Immediate penalty: QAR 500 and immediate removal

16.02

Signs, advertisements, or notices displayed anywhere at The Pearl Island without prior consent from the building management and The Master Developer (UDC), is prohibited.

Immediate penalty: QAR 5,000

16.03

Subsequent to 16.02, townhouse and villa owners are permitted to erect a maximum of one "For sale" sign, which shall be affixed to the wall of their property at eye-level. The maximum signage size is 80cm x 55cm. Similarly, Owners who are constructing their villas are permitted to erect the project construction sign which shall display the design of their villas. The sign shall be removed upon completion of the villa. To receive a copy of the 'villa signage' guidelines, please contact Ittisal on 8006222.

Immediate penalty: QAR 5,000

16.04

The Master Developer (UDC) reserves the right to remove any signs which do not conform to the rules and regulations of The Pearl Island without prior warning.

16.05

Kayaks, SUP's, canoes, surfboards or associated equipment are not permitted to be placed in any part of the Community Common Area. The Master Developer (UDC)'s appointed person, may remove any of the listed items in this regard without prior warning.

16.06

All seasonal furniture and plants must conform to The Pearl Island's landscape and seasonal furniture guidelines.

Immediate penalty: QAR 2,000 and refer to Ministry of Municipality (MOM)

16.07

No ball games allowed on the boardwalk.

YOUR COMMUNITY IN ONE PLACE

24/7



ITTISAL 24/7 HELPDESK  800-6222

 ITTISAL@UDCQATAR.COM



COMPLIMENTS, CONCERNS
& COMPLAINTS



PROPERTY
MAINTENANCE



RETAIL INFORMATION
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COMMUNITY
NEWSLETTER



UPCOMING EVENTS
AND ROAD CLOSURES



HOME AUTOMATION



REQUEST SECURITY
ASSISTANCE



REQUEST A FREE
LIMOUSINE RIDE



REQUEST IPTV
ASSISTANCE



BOOK A COURT

YOUR COMMUNITY. OUR PRIORITY.



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