

PEARL GARDEN RESORT APARTMENT

BUILDING MANAGEMENT

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PENGUMUMAN: PEMBARUAN TATA TERTIB PENGHUNIAN

Untuk menjaga lingkungan hunian tetap aman, bersih, dan harmonis, PPPSRS menerapkan aturan tegas demi kenyamanan dan ketertiban bersama. Mohon cermati 3 (tiga) poin penting di bawah ini: [Dokumen lengkap *House Rules* terbaru telah dikirimkan kepada seluruh Pemilik Unit sebagai panduan].

- 1. Batas Minimal Jangka Waktu Sewa Unit**
 - **Masa Sewa Minimal:** 6 (enam) bulan.
 - **Tujuan:** Mencegah potensi kriminalitas, tindakan asusila, dan peredaran gelap narkoba.
- 2. Ketentuan Laporan & Tanggung Jawab Kerusakan Unit**
 - **Batas Laporan:** Setiap kerusakan wajib dilaporkan kepada Pengelola maksimal 7 hari setelah ditemukan.
 - **Batas Tanggung Jawab Pengelola:** Perbaikan dampak kerusakan area bersama ke dalam unit hunian hanya ditanggung sesuai standar awal serah terima dari Pengembang. Pengelola tidak menanggung biaya perbaikan/penggantian material yang telah ditingkatkan (*upgrade/non-standard*) oleh Pemilik.
 - **Tanggung Jawab Pemilik Unit:** Pemilik wajib menanggung seluruh biaya perbaikan jika kerusakan disebabkan oleh kelalaian atau kesalahan dari unitnya dan berdampak ke unit lain (atas/bawah/samping) dan/atau ke area bersama.
 - **Sanksi Kelalaian:** Dampak kerusakan yang meluas akibat pembiaran atau penundaan akses perbaikan menjadi tanggung jawab penuh Pemilik Unit sumber kerusakan.
- 3. Kebijakan Larangan Hewan Peliharaan**

ANNOUNCEMENT: UPDATED HOUSE RULES

To ensure collective comfort, order, and security, the PPPSRS enforces regulations aimed at maintaining a safe, clean, and harmonious community. Please pay attention to the three (3) points below: [The complete, updated House Rules have been sent to all unit owners for reference].

- 1. Minimum Lease Term**
 - **Minimum Period:** 6 (six) months.
 - **Purpose:** In order to prevent crime, immoral acts, and illegal drug activities.
- 2. Damage Reporting & Liability**
 - **Reporting Deadline:** Any damage must be reported to the Building Management no later than 7 days after discovery.
 - **Management Liability Limits:** Repairs for damage spreading from common areas into residential units are covered only up to the developer's initial handover standards. The Management does not cover the repair/replacement costs of upgraded or non-standard materials installed by the Owner.
 - **Owner Liability:** Owners must bear all repair costs if the damage is caused by negligence or fault originating from their unit and impacts other units (above/below/adjacent) and/or common areas.
 - **Negligence Penalty:** Any extended damage caused by neglect or delaying repair access is the full financial responsibility of the source unit Owner.
- 3. No-Pet Policy**