



by ORASCOM
DEVELOPMENT



EL GOUNA

RED SEA

Community Rules & Regulations

2026 Edition

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1. Welcome & How to Use This Guide

1.1 Purpose

Community rules exist to safeguard the well-being and mutual enjoyment of El Gouna owners and residents. As a diverse, multinational town welcoming full-time residents, homeowners, visitors and guests throughout the year, maintaining a shared standard of conduct is essential. These rules are designed to foster a respectful and harmonious environment where everyone can enjoy their homes and shared spaces, while preserving El Gouna's aesthetic character and protecting property values across the community.

They are administered consistently and transparently, with correction and education favored ahead of penalty, and with the dignity of every person preserved. By following these guidelines, community members contribute to a respectful and harmonious environment and help prevent situations that may require further action. Where necessary, measures are applied in accordance with the applicable procedures, with formal notice provided in advance.

1.2 Who these rules apply to

These rules bind every person present within El Gouna, regardless of their role or the duration of their stay, including owners, residents, tenants, guests, family members, household staff, property managers, contractors, commercial operators and visitors.

Acquiring or holding a property, entering into or continuing a maintenance contract, occupying a property, registering as a property manager or delegate, obtaining a permit, or entering El Gouna, each constitutes acceptance of and agreement to be bound by these rules. A failure to read them does not affect their binding force. Owners and residents are responsible for the conduct of everyone under their care or authority, including their tenants, guests, family members, household staff and contractors, as set out in [Chapter 9](#).

1.3 How to use this guide

- The guide is organized into eleven chapters. Rules are numbered two levels deep only (Chapter. Section, for example [4.3](#)); detailed provisions appear as lettered or bulleted items under a named heading.
- Callout boxes highlight the key figures most often referred to, such as quiet hours, speed limits and guest capacity.
- [Chapter 10](#) is a Reference section containing a quick reference, a directory of who to contact, and a glossary of defined terms. [Chapter 11](#) answers frequently asked questions.
- In the digital edition, the Contents list and cross-references are clickable, and every page links back to Contents.

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1.4 Key contacts

IN AN EMERGENCY

Security / Hospital / Ambulance / Fire / Emergency in El Gouna: 012 0000 0911

Call Center: 16650

A full directory of departments and contacts is in Chapter 10.

Day-to-day community matters are handled by Community Care. The department directory in [Chapter 10](#) sets out which authority handles each matter and how to reach it.

1.5 Edition, updates & legal basis

This is the current edition of the El Gouna Community Rules & Regulations and supersedes all prior versions. El Gouna Management reserves the right to update, revise or modify its contents; while efforts are made to communicate significant changes, it remains the reader's responsibility to stay informed of the latest published version.

All provisions of this document remain in force unless and until contradicted by the laws of the Arab Republic of Egypt. Where any provision conflicts with Egyptian law, Egyptian law prevails and the remaining provisions continue in force.

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2. Access & Getting Around

2.1 Gate access & cards

El Gouna Access Card Policy regulates access to designated town facilities and services, ensuring the safety and security of residents and visitors, and enabling controlled entry and usage monitoring. Each access card carries a unique electronic chip linked to a specific household member. All access cards require re-activation at the end of each calendar year; to re-activate, send you request to: cards@elgouna.com or visit the Community Care Office located Downtown, Building H1.

Eligibility for Owner cards

- Owner cards are issued to the property owner and their first-degree family members only, without exception.
- For a married homeowner: the owner, the owner's spouse, the owner's parents, and the owner's children from the age of 12.
- For an unmarried owner: the owner, the owner's parents, and the owner's siblings.
- Exceptional Family member cards may be issued to second-degree relatives in exceptional cases, subject to the unit's capacity and to management approval. An exceptional resident card serves only as a gate-access card.

Applying for a new card

- The homeowner must send, from their registered email address to cards@elgouna.com, passport or national-ID copies and personal headshots of the owner and eligible first-degree family members, in accordance with the policy.

Cards for long-term tenants

- Once a long-term contract is concluded between landlord and tenant, the landlord must send, from their registered email address to cards@elgouna.com, a copy of the contract, passport or national-ID copies of the tenant(s), the specific unit number, and the duration of the lease.
- On receipt, Community Care issues the tenant a Resident card to facilitate access to El Gouna and its amenities (terms and conditions apply). The lease and all its terms remain a private agreement between landlord and tenant, with no liability on Orascom Development or El Gouna services.

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2.2 Entry & exit permits

Bringing workers, vehicles, boats, appliances, furniture, materials or renovations into or out of El Gouna requires a permit, requested by email. The relevant addresses are consolidated in the [Chapter 10](#) directory.

Worker permits

- Homeowners and residents requesting the entry of labor or workers must email the Community Care permits desk (permits@elgouna.com), specifying the nature of the job (for example housekeeping, cooking, babysitting or vehicle mechanic).
- Where the job involves materials or equipment (motorized or non-motorized), the request is sent to Town Compliance & Controls (town.compliance@elgouna.com).

Agriculture permits

- Requests for agricultural materials (plants and soil), with a description and number of units, are sent to the External Works department (external.works@elgouna.com) and Town Compliance & Controls (town.compliance@elgouna.com).
- Requests for agricultural systems (valves, hoses, pipes, timers and the like) are sent to Town Compliance & Controls with a system description and number of units.

Vehicles, boats, appliances, furniture, materials & renovations

- Entry and exit requests for boats and trailers, motorized and non-motorized vehicles, home appliances, furniture, building and finishing materials, and home renovations are sent to Town Compliance & Controls (town.compliance@elgouna.com) with a description and proof of ownership where applicable.
- Approved vehicle types include scooters (petrol and electric), motorcycles, golf cars, electric tuk-tuks, bicycles and beach buggies. Upon entry confirmation, the vehicle must be registered with the Security department.
- A trailer that will remain in El Gouna is subject to an inspection confirming that the property can accommodate its parking.

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2.3 Driving & road safety

SPEED LIMITS

Paved roads: 60 km/h

Dirt / sandy roads: 40 km/h

Reduce speed near pedestrians, cyclists, bridges, the Marina and downtown.

General requirements for drivers

- Every driver must hold a valid official driving license and must keep to the right lane while driving, respecting the speed limits shown on installed signs.
- Drivers must keep firmly to the right when meeting an oncoming vehicle (especially at speed), when visibility is poor, when being overtaken, at blind corners, and when an emergency stop is required so that traffic is not obstructed; headlights should be used to alert other road users where necessary.
- Drivers must keep their lights on during late dusk and at night, and in rainy, foggy or dusty weather; must use signal lights before entering an intersection; must not dazzle others while tailgating; and must not keep headlights on when parked.



Strictly prohibited

- Driving under the influence; driving while using a mobile phone; driving side by side with other vehicles for entertainment; sudden U-turns in the middle of the roadway; and driving against the direction of traffic.
- Reckless maneuvers such as blocking the roadway, drifting, or overtaking that may cause others to panic or lose control; overtaking on a curve, roundabout or intersection, near pedestrians or cyclists, in poor visibility, on bridges and seaside roads, where signs prohibit it, or overtaking emergency vehicles.
- Using a vehicle horn outside the traffic-related context; its use is limited to warning of a mechanical problem, avoiding a crash, alerting pedestrians crossing without noticing traffic, or a confirmed emergency.



Pedestrians & cyclists

- Pedestrians — including anyone walking or using a non-electric bicycle, a baby stroller or a wheelchair — must use the designated paths (sidewalks, pedestrian areas, tunnels, bridges and zebra crossings) and must not create a hazard by using vehicle roads recklessly. Pedestrians have right of way on sidewalks within public open spaces.
- Where a pedestrian path does not exist at a roundabout, pedestrians must cross small sections one at a time and must not cross directly while vehicles are moving. Where security personnel are present, pedestrians must follow their directions, especially at intersections.



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Young & minor drivers

- It is strictly prohibited for any person under 18 to operate a motor vehicle of any kind, under penalty applied by the local council of El Gouna.
- A driver aged 18 or above must hold a valid official Egyptian or international driving permit.

2.4 Parking

- Vehicles must be parked only in designated spaces.
- Parking is strictly prohibited where it blocks streets, other vehicles, gates, roadways, intersections or roundabouts; on pedestrian crossings, sidewalks, bike lanes, bridges or continuous white-line road edges; at the entrances of the hospital, downtown, the school, commercial pathways, the beach and public spaces; in designated bays for people with disabilities or for low-emission vehicles; beside work and construction zones; or to keep a vehicle on the main street for the purpose of selling it.
- A vehicle may not be left parked for a long period without notifying El Gouna Management.
- El Gouna Management may issue an immediate decision to remove a vehicle parked in a restricted area or in any of the cases above, with a penalty determined by the council.



2.5 Bikes, motorbikes, tuk-tuks & heavy vehicles

- Cyclists must use designated bicycle paths where they exist and are penalized if detected not using them; they must never ride side by side, even on bike paths, and must follow pedestrians' rules on external and public roads. A bicycle must be equipped with brakes, front and rear lights that do not dazzle others, and at least one rear reflector.
- It is strictly prohibited to ride a motorbike, ATV, UTV, buggy or tuk-tuk without a helmet, without a valid official license, and without an El Gouna registration plate. Such vehicles must be road-fit, with the engine in good condition and not emitting harmful smoke; emissions must be measured periodically.
- Heavy-equipment and truck drivers must not use neighborhood streets dedicated to residents unless there is no other route, and must coordinate with El Gouna Management in advance. Overloading is prohibited: no load may exceed the vehicle's size, and it is prohibited to transport labor on the edges of a pick-up in a visible manner unless the truck is modified and licensed to transport labor.



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3. Living Well Together

3.1 Noise & quiet hours

QUIET HOURS FOR MUSIC

Sunday–Wednesday: music off or lowered by 12:00 AM

Thursday–Friday (weekend): by 1:00 AM

Saturday – Thursday: Construction & power tools : 9:00 AM – 5:00 PM only

- No nuisance or obnoxious or offensive activity may be carried out on any part of the community, nor anything done or maintained, including on a member's premises, that may become an annoyance or nuisance to the neighborhood or interfere with the quiet enjoyment of the community.
- Such nuisances include, but are not limited to, odors, smoke, vibrations and obstruction of views; offensive noises include those caused by pets, televisions, stereos, musical instruments, revving motorized vehicles and car stereos.
- Noise is considered too loud or intolerable if it can be heard by an adjacent neighbor inside their residence.
- A homeowner or resident should liaise with their neighbors at least 48 hours before any event in their unit that will cause loud music, and must obtain the necessary approvals (see [Chapter 8](#)).



3.2 Privacy

- No activity may be conducted in any part of the community that may unreasonably interfere with another resident's right to privacy within their home.
- Community members, their guests and household staff must refrain from looking into neighboring properties or peering through the windows of adjacent homes or buildings.
- Residents are responsible for taking reasonable measures to protect their own privacy — for example through appropriate window treatments or landscaping — provided these comply with the community's Architectural Guidelines and receive prior formal approval (town.compliance@elgouna.com).
- Community members acknowledge that public areas may be monitored by security cameras and that recorded footage may be used as part of town-wide safety and security protocols.



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3.3 Courtesy to staff & the community

- Community members are expected to interact with all staff within the community respectfully and courteously. Verbal or physical abuse of staff will not be tolerated and is considered a serious violation; complaints regarding the behavior or treatment of employees or service providers should be submitted in writing to Security or the Community Care team.
- All community members are expected to treat fellow residents, family members, guests, employees, contractors, household staff and visitors with politeness and respect. Household staff and service personnel — such as drivers, cooks and housekeepers — must be housed and treated in accordance with the applicable standards; their conduct and well-being are the sole responsibility of the residents who employ them.
- Community members may not give direct instructions to representatives of the developer, caretaker staff, Community Care or any service provider acting on behalf of the developer or management; all requests or concerns must be routed through the appropriate official channels.



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3.4 Home appearance & aesthetics

Exterior alterations require approval

- To maintain the aesthetics of El Gouna and preserve the symmetry of each neighborhood, external alterations or modifications are prohibited without the prior written approval of the Town Compliance & Controls department (town.compliance@elgouna.com); where carried out without such approval they are considered a severe violation.
- No owner may construct additional buildings, external or maid's rooms, kennels, birdhouses, pergolas or security kiosks, nor construct, extend or alter any boundary wall.
- No improvement may be undertaken until any required planning approval or permits have been granted by the Town Management.
- Owners and residents must at all times keep the external appearance of their properties clean, well-maintained and tidy.
- All work must be carried out by licensed tradespeople; all contractors must hold valid access passes and permits; and construction noise, smoke, odor and vibration must be kept to a minimum and comply with applicable regulations.

Windows, attachments & fixtures

- Window screens and panes must be maintained in good condition; safety screening requires the prior approval of the Occupants Union and must be of a translucent material. Windows must not be covered with paper, paint, tinfoil, fabric or aesthetically displeasing decorations, and no signs, banners or flags may be placed on balconies, roofs or windows.
- The installation of an antenna, dish, satellite, air-conditioning unit or similar fixture is prohibited without approval of the Town Management; cabling must be neatly concealed so as not to be visible from common areas or neighboring lots. Nothing may be attached to the exterior of the building — including swings, pergolas, shade, sheeting, plants or landscaping — without prior consent.

Laundry, decorative lighting, balconies & patios

- Hanging laundry on clotheslines, balconies or other apparatus visible from the street, a neighboring lot or the common area is not permitted.
- Flashing decorative lighting, or lighting that creates glare visible from outside the unit, is not permitted; plain white string lights are preferred, and lighting that draws complaints must be turned off or removed on request.
- Balconies and patios must conform to El Gouna guidelines and may not be used to store boxes, refuse, unused furniture, appliances, recyclables, woodpiles, clotheslines, barbecue grills, bicycles, toys or similar items visible to others. No item may extend above the balcony wall except tidy hanging or potted plants, patio tables, umbrellas, wind chimes and bird feeders; flags, rugs, drapes and towels must not be draped over railings; and combustible items such as charcoal lighter must not be stored on balconies or patios.
- No improvements may be made to a balcony or patio until the plans are approved in advance.

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4. Pets

4.1 Definitions

- **Pet:** an animal intended to live as part of a domestic household. Domestic dogs, cats, birds and fish may be kept as household pets, provided they are not kept, bred or raised for commercial purposes, nor kept in unreasonable quantities. Poultry, fowl, wild animals, horses, cattle, sheep, goats and harmful reptiles such as crocodiles or snakes are not considered household pets and may not be brought into or kept within El Gouna.
- **Aggressive breed:** a pet that has not caused harm but is commonly known or bred to behave aggressively.
- **Aggressive behavior:** a pet, not necessarily of an aggressive breed, that displays behavior deemed threatening to humans or other animals. **Attack:** an action by a pet involving physical contact resulting in injury such as a bite, knock-down or scratch.

4.2 Registration & vaccination

- All pets must be declared at the main entrance gate or at the Security/K9 unit office. Pets residing in El Gouna permanently, or for longer than three months per calendar year, must be registered at Dubieland and pay a non-refundable annual registration fee due at registration; registration involves declaring the pet and owner details, place of residence, where the pet is kept, and vaccination status.
- A visitor who owns a pet must declare it online when requesting an entry permit; an entry permit for registration is granted within three days. A pet arriving without a permit requires the owner to sign an undertaking to register within three days. The visiting-pet fee is 100 EGP plus a 200 EGP deposit collected on departure, when the animal must be exhibited.
- Vaccination reports and certificates (against rabies, canine parvovirus, canine hepatitis, distemper and any others required by Egyptian law) must be presented at registration; if unavailable, the pet must be vaccinated at the owner's expense at Dubieland within three days for registration to be granted.



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4.3 Leashing & behavior in public

THE LEASH RULE

Dogs must remain firmly on a leash at all times in public and communal spaces — except in clearly marked, Community-Care-approved off-leash zones. A dog may be off-leash inside a properly fenced unit yard (see 4.4).

- Pets may be allowed off-leash in designated areas only under the full control of the owner and not to remain there permanently; refer to Community Care for the list of designated off-leash areas.
- Any pet feces in public spaces must be promptly removed and disposed of by the owner in a sanitary manner using a bag in the nearest bin. Dogs over 25 kg must be handled exclusively by persons over 16 years of age in public areas.
- Any pet displaying aggressive behavior to other animals or humans must wear a muzzle when outside the owner's property boundaries and must under no circumstances be allowed off-leash.
- Well-trained pets not causing a nuisance are allowed on public beaches and areas unless specific local restrictions apply; refer to Community Care for any excluded areas. When kept outdoors unattended, a pet must be restrained by a training leash to prevent it wandering onto adjacent properties.



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4.4 Care & welfare

- Pets must be cared for humanely and in accordance with best international practices. It is strictly forbidden to abandon an animal in El Gouna for any reason.
- An owner must be present as often as needed to attend to the pet's needs. Leaving a pet alone for more than 12 hours is strictly forbidden; during that time the pet may not remain unattended in gardens, balconies, patios or common areas and must be kept indoors.
- A pet may not be left in a unit with someone other than the owner for more than one month, and never for more than one week with a janitor or house-help, unless expressly authorized by Community Care for a valid reason.
- Persistent barking may be subject to measures by Community Care or the K9 unit. Following complaints, El Gouna Management may refuse residence for a pet where a unit is not spacious enough for its needs, and may ask the owner to relocate or remove the pet.
- Units with a front or back yard should be properly fenced if the owner wishes to keep the pet off-leash within the unit.
- The disposal of animal carcasses in garbage bins is strictly prohibited. Any burial of a deceased animal must take place exclusively at the designated Pet Cemetery provided by Dubieland. Burial or disposal in any other location or fashion is strictly prohibited due to the potential environmental and public health risks involved and will be subject to escalated enforcement measures.
- Leaving food or water in public spaces or near structures in a way that attracts strays is forbidden — dry food and fresh water for cats may only be supplied at designated stations. Owners must take all practicable steps to prevent infestation by vermin, insects or pests.



4.5 Dangerous breeds

Entry and keeping of dogs classified as dangerous breeds in El Gouna shall be subject to compliance with all applicable licensing, registration, identification, vaccination, veterinary, and safety requirements prescribed under Egyptian Law No. 29 of 2023 on the Regulation of the Possession of Dangerous Animals and Dogs, its Executive Regulations, and any subsequent amendments or regulations issued by the competent authorities.

The classification and list of dangerous dog breeds shall be as prescribed and updated under the applicable Egyptian law and its Executive Regulations. Any amendments or updates issued by the competent authorities shall automatically apply.

Owners of dangerous dogs must provide evidence of compliance with the applicable legal requirements, including a valid license where required, prior to the dog's entry into

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El Gouna. El Gouna Management reserves the right to deny or withdraw access where the required legal documentation is not provided or is no longer valid.

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4.6 Disturbance, threats & attacks

- An owner is responsible for any disturbance caused by their pet; a pet with a history of repeated complaints may be removed from El Gouna. Using dogs to intimidate others is strictly forbidden.
- Where an aggressive pet is deemed to present signs of aggression, El Gouna Management may require the owner to have the pet examined at the owner's expense; if the pet is then considered a threat, it will be removed.
- Any pet involved in an attack causing physical harm is automatically, immediately and permanently removed from El Gouna. The owner must immediately provide the victim with vaccination documents and cover the medical care resulting from the attack, and is responsible for all medical expenses, legal claims and damages. El Gouna Management may remove an animal involved in an attack even if the victim does not wish to escalate, and may deny future access to a pet considered unsafe or to an owner with a history of introducing aggressive animals. El Gouna Management is not liable towards any person who sustains injury or damage caused by a pet.

4.7 Assistance animals

A pet owner with a vision impairment or disability is entitled to be accompanied by a guide dog or other special assistance animal, within their unit and in public spaces. Such a person must advise Community Care in writing that a special assistance animal is required and provide relevant medical documents when needed.

Ownership of a dangerous breed prior to the issuance of these regulations may be approved on the conditions set out in section [4.5](#).

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5. Environment & Safety

5.1 Waste & recycling

- A community member must not deposit refuse, rubbish, trade empties or other waste on the common areas, other than household waste in the designated bins. Dumping ashes, trash, rubbish, sawdust, garbage, landfill, rocks, grass and landscape cuttings, solid waste or any other unsightly or offensive material anywhere in the community is expressly prohibited.
- All garbage for pickup must be placed inside the trash containers provided with each lot; garden waste is only collected if placed in the appropriate waste bag.
- Community Members must make separate arrangements, at their own cost, for the disposal of large or heavy items, and for removing any material other than household and garden waste.
- Community Members must regularly remove weeds, rubbish, debris, refuse containers, woodpiles, storage boxes and unsightly objects from their lot and must not allow them to accumulate. Service yards, clotheslines, sanitary containers and stored materials must be enclosed, fenced or screened so that they are not visible from a neighboring property or the street.
- Any damage or blockage to the utilities resulting from the misuse or negligence of a community member is recoverable from that member as a debt.



5.2 Hazardous activities & fire

- No hazardous activities, including any activity or condition that could endanger the health and safety of any person, are permitted.
- Except with the prior written consent of Town Management, a community member may not use or store on their unit or the common areas any flammable chemical, liquid or gas, other than materials used for domestic purposes or fuel contained in a vehicle's tank.
- Hunting, trapping, and the discharge of firearms, toy guns, air guns (BB guns) and fireworks that could inflict damage on persons or property are expressly prohibited within the community.
- No open fires may be lit within the community, except in a contained barbecue unit while attended and in use for cooking.

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5.3 Barbecues

Note: Barbecues forming part of an approved private event are instead governed by the separate Health & Safety procedure for private events (see Chapter 8).

- Prior approval from Community Care is required before organizing any barbecuing or grilling in communal areas.
- Gas-fueled grills are strictly prohibited, and this prohibition applies to barbecuing and grilling generally in communal areas.
- Grilling is permitted only in designated areas and is not allowed on the lagoon side; grilling in enclosed spaces is prohibited (outdoor grilling only), and the grill must be attended at all times while in use.
- Grills must be placed on a stable, flat surface, away from trees, sheds, buildings or combustible materials, maintaining a minimum distance of 3 meters from any structure or flammable surface, and a fire extinguisher must be kept nearby.
- Once barbecuing is complete, the charcoal must be fully extinguished by soaking in water, then sealed in a bag and disposed of in the metal waste bins.
- Homeowners are fully responsible for preventing any fire or scorch damage to communal furniture, landscaping or public assets, and for clearing all waste afterwards.
- Community Members must be mindful of others and avoid nuisance from smoke, strong odors or loud music.



5.4 Littering, graffiti & vandalism

- Littering, graffiti and vandalism are expressly prohibited within the community.
- The owner is held liable for the cost of cleaning, repair or replacement resulting from any such activity carried out by residents of their property, and the cost of reinstatement is charged directly to those found responsible.
- All incidents of serious vandalism are reported to the local authorities for further action.

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5.5 Using your property

- Properties are designated as residential units for single-family use; only the occupants and their direct family members, guests and domestic employees may occupy a residence.
- No business or commercial activity to which the public is invited may be conducted within a residential unit. No owner or resident may engage in any activity on the property that violates any law of El Gouna or the Arab Republic of Egypt, and owners must adhere to the terms of easements and restrictions affecting the lot or unit.
- Household staff, including (but not limited to) housemaids, drivers, cooks and gardeners, must hold a valid identification issued by El Gouna Security.
- Issuance and renewal are strictly contingent upon the employer providing, for each staff member and at the employer's cost, a verified and up-to-date criminal-record clearance and a negative drug-screening test, renewed annually and upon each identification renewal. El Gouna Security may suspend or revoke the identification immediately where either condition lapses, expires or is subsequently failed.

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6. Water: Lagoons, Jetties & Boats

6.1 Using the lagoons

ON THE WATER

Lagoon speed limit: 5 knots/ h

Jet-skis: not allowed in Red Sea Governorate. Watersports: only where designated

- The Marina and Lagoon Regulations are obligatory for all persons and vessels using El Gouna waters and their surroundings.
- The speed limit in all lagoons is 5 knots, for the safety of swimmers and to prevent waves that erode the shorelines and damage moored boats.
- Watersports are not permitted in the marinas and lagoons, subject to the exception of waterskiing in Ancient Sands Lagoon.
- Jet-skis are not allowed in the lagoons or the Red Sea, based on Red Sea Governorate's regulations. Community Members may use open waters (excluding the lagoons) for kite-surfing, kayaking and stand-up paddling at their own risk and with no liability on El Gouna services, keeping care and distance from other users.
- Users must take reasonable steps to prevent any oil or fuel spillage.
- Boating activities are prohibited in all El Gouna's waterways, lagoons and open sea after sunset as

6.2 Boats & jetties

- All boat owners must obtain approval prior to bringing a boat into El Gouna and provide all ownership documents; approvals are obtained from the Marina, Town Compliance & Controls and Security departments. Without the necessary documents the boat is denied entry, and in the absence of approvals it remains in the dry dock until all documentation is provided.
- No boat or trailer may park in public areas, communal parking areas or lagoons; boats and trailers are parked only at the dry dock, on private property or at the marinas.
- According to Coast Guard instructions, boats wishing to go out to sea must hold a sailing/Coast Guard permit and a VHF radio license; vessels that do not meet these requirements are forbidden from sailing.
- Any alterations to a jetty require the approval of El Gouna Plus and Town Compliance & Controls beforehand.
- Each homeowner is permitted one moored boat per jetty (whether shared or private); additional boats must be moored at Abydos, Abu Tig or Fanadir Marina, or in the dry dock. Relocating the designated berthing or mooring slot is prohibited.
- Use of a jetty is exclusive to the beneficial homeowner; subletting or commercial use of a jetty or boat is strictly prohibited and may incur liability and fines up to USD 5,000 charged to the property, and may affect further property requirements. Shared-jetty owners must share the jetty with their adjacent unit; standalone owners with private jetties are excluded from the sharing policy.

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- All boat owners are fully responsible and liable for their boats and any damage that may occur, without any liability on Orascom Development, which reserves the right to use any jetty in an emergency and to dismantle a jetty in the event of breach, with no right to a refund of amounts deposited.



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7. Shared Facilities

7.1 Using shared facilities

- The common areas and facilities are for the exclusive use of homeowners, residents, their direct family members and guests.
- All persons using the shared facilities do so at their own responsibility and risk and must adhere to the rules and regulations posted at all locations across El Gouna.
- Owners and residents must limit the number of guests using the facilities so that access for other residents is maintained at all times.
- Private events in communal areas must be approved in advance by the Commercial & Events management departments; a security deposit may be requested, and the homeowner is responsible for any damage or cleaning costs arising from the event.
- Any damage to public or private property or amenities in the common areas is chargeable to the individual responsible or, if a minor, to their parent or legal guardian or to the owner in whose residence they are a resident or guest.
- Any serious damage that may result in death or injury is reported instantly to the official authorities.
- Dogs must remain firmly on a leash at all times in communal areas, except in approved off-leash zones; muzzling is required only for pets that display aggressive behavior (see [4.3](#)).

7.2 Swimming pools

POOL SAFETY

No lifeguard on duty — swimming is at your own risk
Children under 12 must be accompanied by an adult supervisor (18+)
In case of injury, call 16650

- The pool rules exist for the benefit of all users, to ensure safe operation and an enjoyable experience.
- Users must cooperate in maintaining these rules and following instructions; members who violate them are subject to escalated measures.
- Only swimming attire is permitted.
- Eating, drinking, smoking are not permitted inside the swimming pools.
- Use of glassware, littering, diving, running and rough play are not permitted around the swimming pools.



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- Pets must be leashed and are not allowed inside the swimming pools.
- Infants and children who are not potty-trained must wear a water-resistant diaper.
- Guests must be accompanied by the homeowner when using the pool.
- Pools may be closed and cleared periodically for safety checks or chemical treatment.



7.3 Sports areas

- Owners, residents and guests must adhere to the posted rules while using the sports areas.
- Skaters, skateboards, bicycles, tricycles and other wheeled toys are not allowed on the basketball, tennis or paddle courts.
- Stereo equipment of any type is not permitted within the sports areas unless fitted with headphones.



7.4 Children & playgrounds

All minors below the age of 12 must be under the supervision of their parents or guardian.

Pets are strictly prohibited within sports areas and playgrounds.

Where a minor causes damage, their parent or legal guardian, or the homeowner in whose residence they are a resident or guest, bears responsibility.



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7.5 Public domain

- The Public Domain comprises all areas and spaces that are not privately owned or that do not exist within the built-up area of a private property. This includes, but is not limited to: town gates, roads, walkways and sidewalks; public and undesignated parking areas; building entrances, stairways, stairwells and hallways; public landscape areas; communal swimming pools and surrounding decks; lagoons and lagoon shores; bridges and communal rooftops; utility rooms (electricity, water and waste); golf courses and sports-district facilities; and the hospital and school premises operated under town-management authority.
- Common areas and the public domain are intended for the shared use and enjoyment of all residents and may not be occupied, reserved or used for private storage except where expressly authorized by El Gouna Town Management.
- The following constitute violations: using the public domain as personal storage space; claiming a communal area as private by placing personal items; blocking communal access with personal belongings; and damaging or sabotaging public-domain infrastructure.

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8. Hosting, Guests & Renting

8.1 Guests & your responsibility

- The owner or property manager is responsible for their guests, as they grant clearance and access; a guest who leaves without paying fines subjects the unit to those fines and makes the property manager liable.
- Property managers with a history of problematic tenants may be fined or lose their license.
- For security reasons, Community Care and El Gouna Security may grant or refuse access to a short-term tenant or guest at the gate, even where a valid entry permit exists. Such refusal is limited to documented grounds:
 - 1) a match against the active blacklist of individuals previously barred for violations.
 - 2) failure to produce valid government-issued identification matching the approved entry permit and the tenant data on file.
 - 3) evident intoxication or aggressive or threatening behavior at the gate.
 - 4) or a number of arrivals exceeding the approved unit capacity of two persons per bedroom.
- The specific ground relied upon is recorded by Security at the time of the decision. Security may also request identification from guests and tenants within El Gouna.



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8.2 Private events

- Events with more than 15 attendees are permitted only for property owners.
- The owner must notify the Community Care department (permits@elgouna.com) at least 48 hours before the event, providing: names and ID copies for installation and service personnel and delivery-truck drivers; copies of delivery-truck licenses; descriptions and specifications of all materials, equipment and installations; and, where guests are not El Gouna residents, a guest list with copies of personal identification.
- Homeowners are responsible for coordinating with and obtaining approval from neighboring homeowners and for ensuring their guests comply with these rules.
- Music should be played indoors; if outdoors, the volume must be kept to a tolerable level (75 decibels).
- Music must be turned off or lowered by midnight on weekdays and by 1:00 AM on weekends, and in the event of noise complaints hosts will be notified and must comply until resolved, regardless of event approval.
- All sound and light systems, including speakers, are inspected at the gates, and Security may deny entry of any equipment that does not match the approved specifications.
- Fireworks are strictly prohibited; sky-beam lights require approval from the Civil Aviation Authority; construction beyond property borders is prohibited unless approved; and trucks may not enter or park from the lagoon side.
- Property owners are solely responsible for obtaining any necessary government permits or licenses for the event.
- Parking and transport arrangements must be approved by Community Care and Security to prevent congestion.
- No electrical wiring or energy source may be installed without prior approval and supervision from the Electrical & Network Department.
- Generators are inspected by the Security Department – Civil Defense Unit, which also provides a nearby fire truck and ensures an emergency exit where guest numbers, generators or heat sources require it.
- Portable-restroom connections must be communicated to the water-networks team; and homeowners must provide adequate bins and ensure prompt clean-up afterwards.
- El Gouna Management reserves the right to take appropriate action for any violation of these rules.



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8.3 Renting your unit — eligibility & agreements

- Rental is reserved for units deemed compliant with El Gouna's internal regulations.
- A compliant unit has no outstanding payments and all contractual obligations met, a valid maintenance contract (El Gouna Public Service Charge), no debt towards Orascom Development Egypt or its companies, and no ongoing legal action against them or their employees. Support for rental activities is a service granted to compliant units, through which Community Care and Security screen and grant tenant access on the owner's behalf.
- Whether short or long term, all rental agreements must be declared, and the agreement must contain the tenant's details and the tenant's acceptance of all of El Gouna's internal regulations.
- An undeclared agreement is invalid: the tenant may be refused entry at the gate, and the owner or property manager made subject to a fine.
- For long-term rentals, a copy of the agreement is provided to Community Care for the issuance of a residence ID, and the tenant signs an undertaking not to sublet or use the unit other than as a dwelling. The rental agreement should include a clause acknowledging and respecting El Gouna's internal regulations.

8.4 Tenant screening & capacity

OCCUPANCY & AGE

Maximum 2 persons per bedroom (e.g. a 3-bedroom unit → 6 people; 5-bedroom → 10)
Minimum tenant age: 21, unless accompanied by a 1st- or 2nd-degree adult relative

- All rental contracts are subject to the El Gouna tenant-screening process before approval, and the following criteria are incorporated into these rules. Required documents: a valid national ID or passport for each tenant, a valid car-license copy where applicable, and a copy of the El Gouna visiting rules signed by the tenants; failure to provide any required document disqualifies the contract.
- Where a unit falls within a sub-developer's area that operates its own screening, the sub-developer's written approval must be submitted with the tenant documents. Owners and property managers must observe the 24–48-hour review window (working hours 9:00 AM – 5:00 PM); a contract submitted on the tenant's arrival date will not be processed, and presence at the gate does not guarantee entry.



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8.5 Subletting & multiple rentals

- Subletting — a tenant (long or short term) leasing a unit to another tenant — is duly forbidden in El Gouna for control and security reasons.
- The owner or property manager must clearly state this in the rental contract, and El Gouna Management may take appropriate measures where subletting is observed.
- Multiple rentals by one tenant are prohibited; long-term rental is intended for use by the tenant and their family, and multiple rentals are treated as brokerage of secondary rent (subletting).
- A tenant who engages in multiple rentals through next-of-kin for subletting may be banned from entering El Gouna in the future.

8.6 Managing tenancies & problems

- It is the owner's or property manager's duty to report to Community Care any tenant who refuses to vacate the premises or who is violating the agreement.
- El Gouna Community Care will support the owner or property manager in lawfully pursuing such a tenant and obtaining an eviction order, and may revoke the tenant's entry permit and place the violating tenant on the community ban list. Grounds for cancelling a rental agreement include a serious violation of El Gouna's internal regulations, a breach of security, use of the unit for a purpose other than intended, and violation of any clause of the rental agreement.
- A unit whose owner information has not been updated and who cannot be reached becomes 'dormant' after thirty days and cannot be rented until the owner updates their profile or contacts Community Care; physical presence may be requested to evidence ownership.
- El Gouna is not accountable for a property manager's use of a unit beyond the owner's knowledge, or for any undeclared property-management agreement.
- A short-term tenant has no right to request amendments to the unit or its contents; a long-term tenant may request amendments provided the owner approves and confirms by emailing approval to Community Care.
- All tenant data provided by the owner or property manager must be valid, as required by the Authorities of the Arab Republic of Egypt; a tenant staying without prior permission endangers the property manager's license and subjects the owner to a fine.

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9. Enforcement

9.1 Authority & legal basis

El Gouna Community Management, under the authority of Town Management, administers these regulations and may take enforcement action in respect of any breach of the community's rules or of applicable Egyptian law. Their binding force derives from the maintenance contract entered into by each owner, from the El Gouna Community Rules & Regulations as accepted by owners, residents and other parties, and from the laws of the Arab Republic of Egypt. Nothing in these regulations limits or replaces any right or obligation under Egyptian law; where any provision conflicts with Egyptian law, Egyptian law prevails and the remaining provisions continue in force.

9.2 Accountability for those in your care

Every person is responsible for their own conduct and for the conduct of all persons under their care or authority, including family members, household staff, guests, tenants, property managers and contractors.

This responsibility cannot be transferred, waived or delegated. The owner remains the primary accountable party in all matters concerning their property, including violations committed by their tenants, guests, family members, household staff or contractors, and each owner must ensure that such persons are made aware of, and comply with, these regulations.

9.3 How violations are handled

- Enforcement favors correction and education ahead of penalty and is administered fairly, consistently and transparently, with the dignity of every person preserved.
- Violations are notified in writing to the responsible owner or resident by the Community Care and Town Compliance & Controls departments, as appropriate to the nature of the violation, through the registered email address.
- Violations affecting the safety and security of the community and public domain are always communicated in writing. Contractors are made aware of the community rules and the related consequences during the contracting phase of their work.
- Where an initial, informal communication brings no rectification, a first formal violation notice is issued; if the violation persists past the grace period stated in the notice, a second violation letter follows, and thereafter a final notification.
- Any financial penalties applied are communicated to the Finance Department and allocated to the property's account.
- Every enforcement action is subject to due process, including the right to be informed of the violation and the evidence relied upon, and a right of appeal.
- Conduct that constitutes an offence under the laws of the Arab Republic of Egypt may be referred to the competent public authorities.

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10. Reference

10.1 Quick reference

Topic	Key rule
Music curfew	Off / lowered by 12:00 AM (Sun–Wed); 1:00 AM (Thu–Fri)
Construction / power tools	9:00 AM – 5:00 PM only
Road speed limit	60 km/h paved · 40 km/h dirt/sandy
Lagoon speed limit	5 knots/h (no water sports)
Guest / tenant capacity	2 persons per bedroom
Minimum tenant age	21 (unless with a 1st/2nd-degree adult)
Pool — children	Under 12 must be with an adult (18+); no lifeguard on duty
Dogs	Leashed in all public and communal areas; owners must clean up after them
Private events	Owners only if 15+ attendees; notify Community Care 48 hours ahead
Emergency	Security: 012 0000 0911 · Hospital / Fire Brigade: 16650

10.2 Who to contact

Who	What they handle	Contact
Community Care	Day-to-day community matters, cards, approvals, complaints	care@elgouna.com
Access cards	New and renewal card issuance	cards@elgouna.com
Permits	Tenants & Guests entry permits	permits@elgouna.com
Town Compliance & Controls	Vehicles, boats, appliances, furniture, materials, renovations, exterior changes	town.compliance@elgouna.com
Security / K9 unit	Gate access, pet declarations, incidents, carcass disposal	Main gate / Security office
Emergency	Security / Hospital in El Gouna	012 0000 0911
Call Center	Maintenance / Permits / Landscape	16650

10.3 Glossary

Term	Meaning
Community Member	Any owner, resident, tenant, visitor, hotel guest or any person present in El Gouna and bound by these rules.
Community Care	The department that administers these rules day to day and handles most resident matters.
Town Compliance & Controls	The department handling permits, the entry and exit of goods and vehicles, and exterior/property compliance.
Public Domain	All areas not privately owned — roads, walkways, parking, entrances, pools, lagoons, bridges, utilities and public facilities.
Off-leash zone	A clearly marked area approved by Community Care where dogs may be off-leash under the full control of the owner.
Compliant unit	A unit eligible for rental — no outstanding payments or debts, a valid maintenance contract, and no legal action against Orascom Development.

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11. Frequently Asked Questions

Common questions, with the governing rule linked in each answer.

Q. Do these rules apply to my guests and staff?

A. Yes. They apply to everyone present in El Gouna, and each owner or resident is responsible for the conduct of their guests, family members, tenants and household staff.

Q. What if I have never read them?

A. They still apply in full. Entering El Gouna, or holding or occupying a property, constitutes acceptance.

Q. What is the speed limit inside El Gouna?

A. 60 km/h on paved roads and 40 km/h on dirt or sandy roads, reduced further near people, bridges and downtown.

Q. How do I get a permit to bring in a worker, vehicle or furniture?

A. Email the relevant address in section [2.2](#) — worker permits to permits@elgouna.com, and most goods, vehicles and materials to town.compliance@elgouna.com. The full directory is in [Chapter 10](#).

Q. Can a person under 18 drive inside El Gouna?

A. No. Driving a motorized vehicle under the age of 18 is strictly prohibited.

Q. What time does music have to stop?

A. By 12:00 AM Sunday–Wednesday and by 1:00 AM on Thursday and Friday, and neighbors must be informed at least 48 hours before any loud-music event.

Q. Can I hang laundry on my balcony?

A. Not where it is visible from the street, a neighboring lot or the common area.

Q. Do I need approval to install an AC unit or satellite dish?

A. Yes — Town Management approval is required and cabling must be concealed; email town.compliance@elgouna.com before installing.

Q. Does my dog have to be on a leash everywhere?

A. Yes, in all public and communal spaces, except in Community-Care-approved off-leash zones and within a properly fenced unit yard. Aggressive dogs must also be muzzled in public.

Q. Is my breed allowed?

A. See the dangerous-breeds list in [4.5](#). Banned breeds require a committee exemption after assessment; animals owned before these rules may be kept under strict leash-and-muzzle conditions.

Q. How long may I leave my pet alone?

A. No more than 12 hours, and never unattended on balconies, in gardens or in common areas.

Q. Can I use a gas barbecue on my terrace or the lagoon side?

A. No. Gas grills are prohibited; charcoal grilling is allowed only in designated communal pool areas, attended, at least 3 meters from any structure and with an extinguisher nearby.

Q. Where does garden waste go?

A. Bagged in the appropriate waste bags for contractor collection; large or heavy items are the member's responsibility to remove at their own cost.

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Q. May I run a business from my home?

A. Not a business open to the public.

Q. How fast may I go in the lagoon?

A. 5 knots maximum, to protect swimmers and prevent shoreline erosion.

Q. Can I jet-ski or do watersports in the lagoons?

A. Jet-skis are not allowed at all; watersports are permitted only where designated, with waterskiing limited to Ancient Sands Lagoon.

Q. How many boats may I moor at my jetty?

A. One; additional boats must go to a marina or the dry dock.

Q. Is there a lifeguard at the pools?

A. No — swimming is at your own risk, and children under 12 must be accompanied by an adult (18+). Call 16650 in case of injury.

Q. Can I reserve a spot in a communal area with my belongings?

A. No. Claiming or blocking communal space with personal items is a violation of the public-domain rules.

Q. How many people may stay in my unit?

A. Up to two persons per bedroom (a three-bedroom unit → six people), unless Community Care authorizes more for a specific occasion.

Q. Can my tenant rent the unit to someone else?

A. No. Subletting is forbidden and must be stated in the rental contract; multiple rentals are treated as subletting.

Q. How far ahead must I notify a party?

A. At least 48 hours for events of more than 15 attendees, with neighbors coordination; music must be off by midnight (1:00 AM on weekends).

Q. Will I be notified before any penalty?

A. Yes. Violations are notified in writing, with the right to be informed of the evidence and a right of appeal; enforcement favors correction ahead of penalty.

Q. Am I responsible if my tenant or guest breaks a rule?

A. Yes. As owner or property manager you remain the primary accountable party, and this responsibility cannot be transferred, waived or delegated.

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