

**INTERNAL RULES OF THE COMMUNITY OF OWNERS
RESIDENTIAL PLAYA FLAMENCA X**

December 2017

Article 1: These internal rules are set out to establish and maintain good relationships between neighbors and the suitable use of community amenities and facilities. They are obligatory on every house owner, their guests, friends, relatives or tenants.

Article 2: The community president, vice president and committee members are authorized to bring to the attention of any owner any aspect of the rules and to take action if they see any transgression or any transgression is brought to their attention.

Article 3: Owners are not allowed to build any external construction on their properties without prior permission. This includes perimeter walls, structures on gardens, patios and terraces. This includes structures which may modify the exterior architectural structure and/or the aesthetic view of the community. Owners must inform the president of any works they wish to undertake. Determination will be undertaken by the president and vice president together, and, for more major items not covered by precedent, by the community committee.

Article 4: It is forbidden to carry out any dangerous activities in individual houses, community walkways and pool areas, nor is it permitted to have dangerous pets or other animals not authorized by Spanish local government regulations or police.

Article 5: It is forbidden to leave bicycles, prams and pushchairs, supermarket trolleys, construction materials or other objects inside community areas, especially pathways, which must be kept clear. The parking of cars and motor cycles within community streets must be done respecting all access ways which must not be blocked or obstructed and turning areas within the community must be respected and not blocked by parked cars. It is also forbidden to park in front of the car exits onto Calle Nicholas de Bussi.

Article 6. Rubbish must be deposited in the containers sited in the main road and this must be done during hours as laid down by the local council, and not at unsociable hours i.e. from midnight to 7am.

Article 7. Owners must take care that plants and tree branches in their gardens do not overhang or protrude onto roads and walkways to cause inconvenience or injury to walkers or vehicles. Owners failing to observe this rule will have their plants pruned or cut down and the owner will be charged the full cost of the work if they fail to deal with the matter themselves within 10 days of being requested to do so.

Article 8. Timetable and rules for the community pools. The pool and the pool area will be available for use between 9am and 9pm (09.00 and 21.00) All owners, friends, relatives, renters etc, must vacate outside these hours for the convenience of people in surrounding houses.

It must be clearly understood by owners that community insurance does not cover the use of the pool outside these hours and people will be there entirely at their own risk. The pool must be used reasonably and responsibly, and users must not take part in any activity to cause annoyance to other pool users or owners of surrounding properties. Showers must be properly used with due regard to not wasteing water. Lilos, floats, balls and other such items are forbidden in the pools and no games are allowed which may disturb swimmers.

Chairs are permitted to be brought into the pool area, including wheelchairs and other items for

disabled use, but these must be kept at least two meters from the pool edge for safety reasons. The following rules are designed for hygiene reasons and to prevent damage to pumps and other equipment:

1.-It is obligatory to use showers before entering the water and it is forbidden to use soap, shower gel, shampoo or any other product.

2.-It is forbidden to allow pets into the pool area

3.-It is obligatory to use ashtrays and the waste baskets provided.

4.-It is forbidden to use any inflatables, including lilos, boats and balls in the water

5.-No glass or metal objects must be brought into the pool areas.

6.-No child under the age of 12 must be left unattended in the pool areas and children under that age must be attended at all times.

Please note the community insurance will not cover any accident to a child under 12 if left unattended.

7.-Games and water sports will not be permitted in either pool unless prior authorization is given by the community governing committee.

Article 9. It is forbidden to play ball games and to ride motor cycles or pedal cycles, skateboards, etc. on internal pathways.

Article 10: Rules to maintain the quality of life within the community.

1. It is forbidden to play ball games in green areas and interior pathways of the community.

2. No publicity material for products and services will be permitted in the community. Anyone wishing to display such material must seek permission from the community committee.

3. Owners must not make unnecessary noise inside or in gardens and public areas which could cause annoyance to others.

4. It is forbidden to make noise which include the use of heavy machinery, fireworks which cause explosions, loud radios, or loud laughter to disturb others during town council designated night resting hours, i.e. from midnight to 8am.

5. Radios, television and other electrical equipment will be used at all times at reasonable volume with due regard to neighbours.

6. Owners of pets must keep them under control at all times, and dog owners must ensure that barking is kept to the absolute minimum.

Pets must be kept on leads at all times within the community and all dog owners must clean up any mess caused by their pets on community roads and walkways.

7. If you need to undertake work or maintenance within your house or garden area, special attention must be paid to ensure that no disturbance is caused to neighbours.

If works have to be undertaken on Sundays and festive days, these should not start until after 9am and should be kept to the absolute minimum during siesta time (2pm to 4pm).

Article 11: In the event of any contravention of the community rules, the administrator, on instruction by the president, will, in accordance with Article 18 of the Horizontal Property Law, invite the accused person, by a certified document, to respect the rules.

The president, vice president and committee and any house owner is authorized to call to the attention of an offender the rules of the community.

In the case of continuing offending following warnings above, the administrator, on instruction of the governing committee, will commence legal action in accordance with art 7.2 of the New Law of Modification of Horizontal Property Law of March 18th, 1999, which allows judges to order the eviction of an owner for a maximum period of three years, depending on the nature of the contravention.