

COMMUNITY STATUTES R-12 COMPLEX

Our Complex is a private residential area, and whilst we welcome our holiday guests, we are not a holiday complex. The following rules are obligatory for all of us. Any owner seen not to be complying with the rules should be reported to your Committee member, who will take the appropriate action.

1. Everyone is asked to respect the Communal area, and not to pick flowers, or damage the plants and trees.
2. Everyone is asked to respect the Communal facilities and the private property of other owners, and, to keep in good condition the gardens and terraces of their own property.
3. Every owner is to allow any repairs that affect their property, and to facilitate the maintenance of the Common parts of the Community.
4. All occupants are required to keep the noise levels to a minimum, Especially between midnight and 9 am.
5. All household rubbish is to be disposed of in Green Rubbish skips, in securely tied plastic bags. No domestic rubbish is to be left in any part of the Community.
6. NO articles of clothing, towels, bedding etc is to be hung over walls, balcony rails, or gates. The use of airers on your own property is acceptable.
7. Dogs must be always kept on a lead when walking through the Communal areas. Dog owners/ walkers are responsible for clearing any mess from the Communal areas. No animals are allowed in the swimming pool area. Pet dogs, cats and birds are allowed, within reason, provided they do not disturb other residents.
8. The feeding of stray animals in the complex is discouraged because of the Spanish authorities concern over the possible spread of rabies.
9. NO hall games, cycling scooters or games likely to cause annoyance, accident or damage are allowed in the confines of the complex.
10. Children's safety within our Urbanization is paramount. To avoid the possibility of personal injury and or damage to property, children should be discouraged from playing on the roads of our Urbanization. Parents and guardians are responsible for the conduct of their children at all times whilst they are within the Urbanization. The Urbanization cannot be responsible for children using the facilities of this Community. It is the owner and parent's responsibility to ensure that their property is safe and secure and that young children cannot access the Community areas unsupervised.
11. Property owners are responsible for their tenants. Please ensure that a copy of these Statutes are exhibited in your property and understood by persons renting your property. On long-lets, these Statutes must be incorporated into the tenancy agreement. All damages caused by a tenant to the Community area will be restored by the Urbanisation and the costs recovered from the property owner. The degree and nature of the restoration shall be to the satisfaction of the President and/or the Administrator. Tenants are the sole responsibility of the property owner. Any tenant staying on our Urbanisation, who causes annoyance to other residents, will be reported to the property owner. It is expected that the owner will take reasonable steps to ensure that the annoyance stops. If the annoyance continues, the President may under extreme circumstances, insist that the tenant's agreement be terminated.
12. We do not have secure parking spaces for each residence within the Urbanisation. Parking has to be on a 'first come, first served' basis. There are no reserved or designated parking areas within the communal areas. All residents are requested to be courteous and respectful to each other, irrespective of whether cars are owned or rented, whether you reside in your property, or only visit occasionally or you are a tenant in a property. Commercial vehicles are prohibited from parking within the Urbanisation. Commercial vehicle access is only permitted for loading and unloading of goods. Emergency service vehicles must always have clear access. Vehicles must under no circumstances be parked in such a way that they could impede the entry of an emergency vehicle into any part of our Urbanisation. Vehicles left in the parking areas must be legally taxed, insured and registered, and must not be left unused for longer than 30 days unless agreed in writing by Community Solutions.

13. As well obtaining statutory approval of the town hall Under Spanish law no-one is to carry out any kind of exterior construction/painting to their property, without having first notified the President, who should present the matter at a community meeting for its approval in writing of their intentions. There is an Urbanisation standard for all properties. To preserve the desirability of our Urbanisation, residents are required to maintain the exterior appearance of their properties to an acceptable standard. This standard is designed to ensure our Urbanisation is maintained to a high quality of appearance and repair.
- External Walls and Colors To retain the original appearance of the Urbanisation, the existing color/shade used by the developer, white, should be retained. It is not permitted to change the external colors that are not in sympathy with this standard. Security grills, gates, doors and railings Only green enamel finish is permitted.
- Front access doors. Original finish is wood varnish and should be maintained as close as possible to the original shade. Contemporary colors will not be permitted.
- Aluminum windows and shutters the original units were supplied in wood effect. Any replacement or additional units must match this original specification and color.
- Maintenance Owners are requested to keep the external, appearance of their properties **and gardens in good order and repair. In the case of absent owners, it is recommended** that external doors, windows, balustrades and painted walls be inspected and maintained annually. In all cases the President and/or Administrators can request the owner to take appropriate action to ensure the external appearance of the property is consistent with the Urbanisation standards for repair and maintenance. In extreme cases the President can approve and authorize all necessary maintenance. The Urbanisation will recover the costs from the owner or his/her estate.
14. All owners are under an obligation to be aware of and observe the Community rules and to inform the Administrator of any change of address. The administrator's details are on the main notice board.

Community rules and regulations, and the legal framework behind them, can occasionally seem tiresome and intrusive: However they exist in order to promote the smooth and orderly running of the community, to ensure that all owners can get maximum enjoyment from their property, and to protect each owner's financial stake in the community.

SWIMMING POOL RULES OF R-12 COMPLEX

1. The pool should not be used between 10 pm and 9 am, or whilst being maintained.
2. Please shower before using the Pool to remove suntan oil and foot dirt.
3. No personal possessions, as chairs and sun beds to be left in the pool area overnight.
4. NO radio or other music equipment allowed by the pool, except with personal earphones.
5. No glassware, crockery, ring pull, cans or food is allowed in the pool areas. Please use **only unbreakable containers to avoid the danger of cut feet or the pool having to be emptied** at considerable expense. NO objects to be thrown into the pool.
6. All litter to be removed from grounds and properly disposed of.
7. Persons renting properties are not allowed to invite non-resident guest to use the pool. Owners should not invite more than 4 guests to use the pool.
8. Air beds / Lilos and flotation equipment must not be used. Arms bands and swim aids for Non Swimmers is allowed. Do not leave items in the pool area.
9. To avoid annoyance and/or injury to other pool users, hard-ball and Frisbee games are not permitted within the pool compound.
10. Children under the age of 10, entering the pool compound, must be under the supervision of a responsible adult. Parents should ensure their children understand and conform to personal hygiene rules regarding pool use. Please do not use the pool if you believe you or your child is unwell. Babies to wear special leak proof nappies.
11. Adults are to wear proper swimsuits. Topless women are not appreciated around the pool.
12. The Pool areas are non smoking areas