

Comunidad de Propietarios "LA HEREDIA"

INTERNAL RULES & REGULATIONS

PURPOSE OF THE RULES:

Art. 1.- In accordance with Art. 6 of the Spanish Horizontal Property Law, the present internal rules and regulations are binding and obligatory to all occupants of houses within the Community, irrespective of their condition - owner, tenant, or any other kind of relation with the property -, and particularly, to possible leaseholders: "all leases will have included the obligation of the leaseholder to fully comply with the Internal Rules which regulate Community services".

SECURITY:

Art. 2.- Of all the misfortunes that threaten the security of our homes, the most common is burglary, therefore the probability of properties getting burglarised mainly depends on the behaviour of neighbours in the Community.

There is a great need for all residents to be conscientious with the security of the complex. Particularly access grilles and doors to their respective properties should be kept locked at all times as well as their vehicles.

GARBAGE REMOVAL:

Art. 3.- Garbage will be deposited, in closed plastic bags, in the containers provided. It is therefore forbidden to leave or deposit garbage, garden cuttings, furniture etc. either momentarily or permanently, inside the common areas of the complex.

NOISE AND GENERAL BEHAVIOUR:

Art. 4.- All residents, permanently living in the community or otherwise, are to behave in a considerate and sensible manner, without making unnecessary noise, be inconvenient or act in a manner that may interfere with the peace and tranquility of other occupants. Therefore the following will be regulated to avoid noise invading other properties:

- a) TV sets, stereos, radios etc. will be kept at an acceptable volume.
- b) Parties or any other events that may take place, particularly at night, will be limited to regular hours that are not considered as resting hours.
- c) It is strictly forbidden to throw cigarette buds, bottles or other objects from the terrace to other terraces, to the street etc.
- d) It is forbidden to hang clothes, carpets or other items from balconies or terraces.

DOMESTIC ANIMALS:

Art. 5.- If pet owners do not take care of their animals, it will cause sanitary and parasite problems in the Community. With no discrimination intended, it is therefore evident that lack of animal care will end in public health problems as well as uneasiness amongst owners. Pet owners must be made aware that they are responsible, according to law, of their acts; therefore they **MUST** maintain domestic animals strictly under control at all times.

It is forbidden to allow animals to soil the stairs, walls, streets and any other common areas of the complex, also avoiding barking and other noise that may disturb neighbours. Moreover it is forbidden to allow animals to run loose uncontrolled in the common areas. Defecation or dirt that derive from animals in the common areas will be the responsibility of the owner of the offending pet and should therefore be removed by them.

BUILDING ALTERATIONS:

Art. 6.- It is strictly forbidden to do exterior works that modify the appearance of the building, or alter exterior terraces, block the view of other owners, wall or close off terraces etc. thereby increasing the internal area of the property, without the express written consent of the Committee. Owners intending to do any alteration or installation must request permission in writing to the President in order that it may be presented at the Committee and consequently approved, modified or rejected.

No colour change or alteration of external decoration will be allowed without the consent of the Community. La Heredia is based on Andalusian Style colours, and therefore colours of the façade of houses will be in accord with the said style. Changes in colour or shades of colours will be submitted to the Committee for approval.

AIR CONDITIONING SYSTEMS:

Art. 7.- Installation of air conditioning systems (hot and/or cold) will be formally presented to the President together with the technical specifications of the system drafted by a qualified technician.

SATELLITE DISHES AND ANTENNA:

Art. 8.- It is forbidden to install any type of antenna, TV, Radio AM-FM etc. on the exterior unless it cannot be seen from the outside.

In this manner, the property will conform to law that regulates the communal infrastructure in accessing telecommunication services, article 1/1998 of February 27th.

GUESTS AND TENANTS:

Art. 9.- Tenants and guests will be informed of the statutes and internal rules and regulations of the Community, and thereby invalidating any excuse due to lack of information. The owner will, at any rate, be responsible for any breach of the statutes, rules, and/or regulations committed by his tenants or guests. Owners that rent or have guests must deliver a copy of the internal rules to his/her tenants or guests.

POOL RULES:

Art. 10.-

- a) Bathers must shower before using the swimming pool.
- b) No animals, glass or sharp objects are allowed in the pool area.
- c) Persons suffering infectious diseases may not use the pool, nor persons wearing street clothes may enter the pool area.
- d) Children must be supervised at all times. Children wearing diapers are not allowed in the pool.
- e) No jumping into the pool.
- f) No lilos or other inflatable objects in the pool.
- g) No balls or ball games.
- h) No dogs or pets in the pool area
- i) Place cigarette butts & rubbish into receptacles provided
- j) After 7 pm, children may only use the small pool.
- k) Pool hours: 10 am – 10 pm

PENALTY CHARGES & DISCOUNTS:

Art. 11.- According to the Statutes of the Community, failure to pay the community fees after one month of the issue date (1st January, 1st of April, 1st of July and 1st of October) will incur a **2% monthly surcharge (6% quarterly)**. Owners that pay the annual fees within the first month of the financial year will benefit from a **10% discount**.

DRIVING & PARKING WITHIN THE COMPLEX:

Art. 12.-

- a) The speed limit within the Community is restricted to 20 km/h.
- b) It is strictly forbidden to park on either side of the main entrance road as well as in any thoroughfare that may impair the correct flow of traffic.
- c) It is prohibited to abandon vehicles within the Community.

BREACH OF THE NORMS:

Art. 13.- Should any owner breach these rules, or any other rules that the Committee may deem appropriate, the Committee will inform the offender in writing of the breach and request adherence to the rules. Should the problem persist legal action may then be taken.