

LEGAL REGULATIONS OF THE COMMUNITY OF PROPRIETORS
URBANIZACIÓN PUERTO MARINO AVDA. DE FINLANDIA, 4 IN SANTA POLA

The **legal statute** of the community is regulated not only by the norms of the Constitutive Title (New Building Certificate) but also by the Housing Act 49/1960 of July, 21st which was modified by Law 8/1999 of April, 8th.

INTERNAL RULES OF THE COMMUNITY OF PROPRIETORS URBANIZACIÓN
PUERTO MARINO AVDA. DE FINLANDIA, 4 IN SANTA POLA

GENERAL REGULATIONS

Article 1. The following are binding rules and the President of the Urbanization is empowered to enforce their implementation.

Article 2. The President of the Urbanization will inform the Board of Representatives (or whoever they appoint), by means of a written notice, of any complaint reported by the employees, with the purpose of informing and taking any necessary decision.

Article 3. The Board of Representatives, through the Administrator-Secretary, will inform the owner of the property concerned, by means of a written notice, of the decision taken regarding the fault made by him/her, his/her relatives, guests or any other people depending on him/her, since the owner of the property will be the only person responsible. If the property is occupied by other people and the Community has been informed about it, these people will also receive a written notification.

Article 4. Any decision taken by the Board of Representatives will have to be carried out, although the sanctioned person may appeal in writing to the Board of Representatives.

COMMUNITY NORMS

Article 5. Any complaint, suggestion or comment of the proprietors should be reported in writing to the President or the Administrator, who will inform the Board of Representatives or other neighbours in the General Meeting in order to take any necessary decision.

Article 6. Residents must not use common services of the urbanization in a way contrary to their normal use. This refers in particular to all communal areas, roads and car parks.

Article 7. A person responsible for the breakage or deterioration of a common element due to improper use will be liable for the payment of the sum indicated in the bill for repair.

Article 8. Items of clothing should not be hung on the balconies of the apartments, but in the upper terraces of each block or the areas designated for this purpose.

Article 9. Social activities which may produce noise or disturb other neighbours should not be carried out between 12.00 midnight and 10.00 a.m. and between 3.00 p.m. and 5.00 p.m. as these are rest hours. The indiscriminate and dangerous use of fireworks is forbidden at any time.

Article 10. Proprietors are to ensure that the control of pets is maintained in accordance with these regulations and those of the local authority.

Dogs: a) In public areas, dogs must be kept on a lead.
b) Dangerous dogs are to wear a muzzle.
c) Dogs should not be allowed to foul the roads, common areas or gardens. Any unavoidable mess is to be cleaned up by the owner.

d) Dog owners are to ensure that their dogs do not cause a nuisance to other residents by excessive barking.

e) Dogs or other pets are not allowed in the swimming pool enclosure.

Dogs and Cats:

a) Dogs and cats are to wear a collar. Cats without a collar will be treated as strays.

b) Proprietors are to ensure that food for pets is not left unattended for prolonged periods as this will encourage vermin.

Stray cats are considered to be vermin and are not to be fed.

The Board of Representatives together with the Administrator will call the Local Services Department so that they collect any animal which does not meet the above requirements.

Article 11. Residents must keep off the grass and walk around the areas used for this purpose.

Article 12. Residents and children riding bicycles in the urbanization should do it in a quiet way so as not to disturb other neighbours or cause any damage.

Article 13. Residents must not hold meetings or chat loudly in the open areas of the apartment blocks, squares, doorways or any other common area of the urbanization during rest hours indicated in Article 9 of this document.

CAR PARKING

Article 14. No vehicles must be parked in access areas which are not parking spaces nor should rubbish or any other object which may obstruct the way of the people be placed in interior roads. In the same way, no furniture or luggage must be placed in corridors or other common areas.

Article 15. Cars should be parked within the limits of the proprietor's designated parking place only, unless the express permission of another proprietor is given. When it is necessary to park on the road, all access areas and through roads are to be respected. Owners of additional or large vehicles are personally responsible for arranging safe and unobstructive parking.

Article 16. Car owners should check their car does not have any leak or emission which may pollute car parks or roads.

ABOUT THE USE OF THE SWIMMING POOL

Article 17. The swimming pool will be available the whole year, unless the opposite is decided in the General Meeting.

Article 18. The opening hours are:

-From 9.00 a.m. to 10.00 p.m.

Article 19. In order to entry into the Swimming pool facilities an ID card will be required by the maintenance staff. This card may be different every year.

Article 20. The clothing allowed to go into the swimming pool facilities are the swimming costume and a shirt or similar as well as appropriate shoes in order to keep the facilities clean.

Article 21. The following rules must be observed:

a) No games with balls or any other objects which may disturb other neighbours is allowed.

b) People must not eat or drink or leave any rubbish inside the swimming pool.

- c) No big air beds which may disturb other people are allowed, except for life preservers, rubber rings or armbands.

Article 22. No dogs or other animals should be taken into the swimming pool area even if they are taken on a lead or are wearing a muzzle.

Article 23. A shower must be taken before each use of the swimming pool, being careful not to leave suntan lotions or any other type of cream, soap, gel, shampoo, etc. in the swimming pool water.

Article 24. Residents must follow instructions given by the swimming pool lifeguard, if any, or by the President or the Administrator, who are empowered to get any person whose behaviour may cause trouble or danger to other neighbours out of the swimming pool area.

ABOUT THE EMPLOYEES OF THE URBANIZATION

Article 25. Every person employed will have a task to carry out in the urbanization in order to make all common services function in a correct way.

Article 26. In connection with the clause above, owners should observe any instruction given by the Board of Representatives.

Article 27. Complaints should be directly reported to the President or the Administrator, as stated in Article 5 of this document, and not to the employees, who will only follow instructions given by the Board of Representatives.

RUBBISH COLLECTION

Article 28. Individual rubbish should be taken in closed plastic bags or similar system, within the hours established by the Town Hall, out to the local skips or litter bins of the urbanization and not to any different skip.

ABOUT THE USE OF COMMON SERVICES BY GUESTS

Article 29. The use of common services and elements by the proprietors' guests is possible only if proprietors are not deprived of their rights at any moment.

ABOUT RENTED OR LEASED PROPERTIES

Article 30. According to the proprietors' obligations stated in the Housing Act, owners are to inform the President or the Administrator about the person renting their properties as well as other details of the lease. Failure to communicate this will result in the lessees being denied the use of urbanization facilities or common areas.

In this communication to the President or Administrator the proprietor leasing the property is responsible for ensuring that the Lessee is aware of and accepts the internal rules of the urbanisation and undertakes to observe them without causing direct responsibility to the owner. The conditions for the leasing of properties are covered in full in the "Lettings Charter", which is appended.

Article 31. Proprietors letting their property are to comply with the conditions of the "Housing Act", the "Legal Regulations" in this document and the "Lettings Charter" and are to notify the President or Administrator of their intention to let their property, using the form provided.

Article 32. Therefore, the same rights and obligations are applicable to any occupant of a property, whether he/she is an owner or tenant, has a title of occupancy or has been granted the use of the property by the owner.

Article 33. The urbanization, through the community Board of Representatives, is empowered to claim the occupants for any damages, without causing direct responsibility to the owner, according to current regulations, and to resort to any further action established in the Housing Act and Civil Code.

CELEBRATION OF AN ANNUAL PARTY

Article 34. At the end of every summer season a party consisting of a community meal and different championship games, etc. will be held in order to help people become integrated into the community.

Article 35. During this party celebration the timetables specified in Article 9 will also be respected.

I, THE SECRETARY, ISSUE THIS DOCUMENT CONTAINING INTERNAL RULES OF THE **COMMUNITY OF PROPRIETORS OF THE URBANIZATION PUERTO MARINO AVDA. FINLANDIA, 4 OF SANTA POLA**, CONSISTING OF THIRTY-FIVE ARTICLES APPROVED IN GENERAL MEETING OF 21ST OF MAY 2005, WHICH ARE BINDING AS FROM THE DATE OF THEIR APPROVAL. AFTER BEING TRANSCRIBED TO THE COMMUNITY MINUTE BOOK, A COPY OF THE FINAL TEXT HAS BEEN SENT TO EACH OWNER.

Signed The Administrator – Secretary