

## **Legal Regulations of the Community of Proprietors: Proposed Changes and Additions:**

### **COMMUNITY NORMS**

#### **Proposed Changes:**

**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 9 :** Activities which may produce noise or disturb other neighbours should not be carried out between 12 midnight and 10.00 am and between 3.00pm and 5.00pm, as these are rest hours.  
The indiscriminate and dangerous use of fireworks is forbidden at any time

**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 un-obstructive parking.

### **ABOUT THE USE OF THE SWIMMING POOL**

**It is proposed to have the complete set of revised pool rules listed here.**

### **ABOUT RENTED OR LEASED PROPERTIES**

#### **Proposed Changes:**

**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.

**Article 31:** 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 urbanization 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.

2.

**Proposed addition:**

**“The Lettings Charter”. Basic information:**

The Charter informs proprietors who wish to let their property of the appropriate conditions and their legal and moral responsibilities.

It informs the tenants of their responsibilities in living in a residential urbanization.

**Part A. For the Proprietor:**

- a. Proprietors wishing to let their property are to inform the President or Administrator, using the form provided / obtainable from the President or Administrator.  
Proprietors are reminded of the complexity of the laws governing the letting of property. They are advised, that in the proprietors and the community’s interests, the property is let through a responsible agent, who will ensure that all legal requirements are met, including the obligation to register the property with the Valencia Tourist office (Comunitat Valenciana)

**Basic Information that will be required:-**

The name of the letting agent.

The type of letting. i.e. Long term let or holiday let.

The name of the tenant in the case of a long term let

- b. Payment of Community fees remain the sole responsibility of the proprietor and must be paid up to date. A direct debit mandate should be arranged through the Administrator.
- c. The tenants should be given a copy of Part B. of the “Lettings Charter” preferably at the time of booking and through the booking agent if necessary . A copy is also to be prominently displayed in the property.

**Part B. For the Tenant:**

- a. A letter of introduction and welcome to Puerto Marino,
- b. A list of pertinent rules, including the swimming pool rules.
- c. A reminder that the rules are enforceable and that non compliance or disruptive behaviour may result in the lessee being denied the use of the urbanization facilities, such as the swimming pools.  
For persistent offenders, the community has the right to apply to a court for eviction.
- d. Whatever other conditions or restrictions that the proprietor wishes to apply to the use of the property.