

## **INTERNAL RULES OF THE HOUSE OWNERS ASSOCIATION “ZENIAMAR PHASE VII”**

All occupants of houses belonging to the owners association “Zeniamar Phase VII” must follow these internal rules.

### **Art 1:**

The public elements will be used according to what has been established in the Ley de Propiedad Horizontal, in these rules and at the general meeting. When things happen that have not been mentioned in these rules, you must use your common sense and act as if it were your own property. Zeniamar Phase VII is private property and those who are not guests of residents or owners are not allowed access to the site nor to the swimming pool area.

### **Art 2:**

It is responsibility of each individual owner to ensure that the community charges are paid promptly and in line with the due dates, before 31<sup>st</sup> of January and 31<sup>st</sup>. of July, as agreed at the AGM. An additional penalty fee will be charged for late payment. The community charge rate, the penalty fee and the due date will be as agreed at the AGM.

### **Art 3:**

All the neighbours should look after the cleaning of the urbanisation and it is not permitted to throw paper etc; in the streets and footpaths nor to the floor in the public elements. In the same way it is not permitted to have clothes drying on or over balustrades.

### **Art 4**

Rubbish should be thrown into the containers provided for this use during the hours decided by the local authority. Such rubbish should be put into plastic bags where possible, and sealed for reasons of hygiene.

### **Art 5:**

Property owners are obliged to maintain their property, house and garden in good condition, so that no harm or nuisance is caused to the urbanisation or other properties, or their owners. Owners are responsible for the damage they, or people using their property may cause. Zeniamar Phase VII is an international community so the flying of national flags is not permitted as it may give offence to others.

### **Art 6:**

All property owners and occupiers will do their best not to disturb the quiet life in this residential area, and they will try to avoid annoying noise etc. Noise from radios, televisions and other equipments should be regulated so that it cannot be heard from outside the premises where the equipment is being used. All owners and occupiers should respect the quiet hours from 1400 to 1600 and 2300 to 0700 daily.

It was agreed at the general meeting that the pool will remain open all year. The opening hours for the pool are from 8am to 10pm.

Art 7:

The swimming pool area is strictly private and its use is for owners and guests only. Persons using the pool must shower first before entering the water. Sun lotions and protective creams must be removed before entering the water. Those using the pool area are to clear and take away their waste and litter.

Art 8:

The swimming pool area is not a playground. Games are not allowed in this area.

Art 9:

It is not permitted to leave children under 12 years old unaccompanied in the swimming pool area, and the person in charge must keep them away from dangerous installations. You must take responsibility for your own children, and those of your guests.

Art 10:

The following behaviour is not allowed in the pool area:

- Swimming wearing over-clothes. (e.g. coloured T shirts, jogging bottoms etc.)

- Nude sunbathing or swimming

- Food, drink and glass containers must not be brought into the pool area.

- Pets must not be brought into the pool area

- Soap is not to be used in the pool or shower

- Ballgames or any dangerous games are not permitted in the pool area

- Mattresses, lilos and balls etc. must not be taken into the pool area

- The use of any implement to penetrate the turf is not permitted

- It is not allowed to leave towels etc. to reserve places in the pool area.

Art 11:

The outside Jacuzzi will operate from June 15<sup>th</sup> to September 15<sup>th</sup>, between the hours of 10 a.m. until 7 p.m. and it will run for 15 minutes in each hour.

Art 12:

In the common garden area it is not permitted to play or bring pets. This is an area for rest and quiet.

Art 13:

Pets should be kept in the property of their owners. Gardens, parks, footpaths and streets are not places suitable for them. Animals should not be let loose when they are taken out for a walk. Pet owners MUST clean away their excrement to maintain the cleanliness of the urbanisation. In the interests of public health, a pet owner who does not follow these rules will be faced with legal action.

Art 14:

The use of cycles or motor bikes is not allowed within the urbanisation, as the footpaths are meant for pedestrians.

Art 15:

Ball games are not permitted in the footpaths of the urbanisation.

Art 16:

Cars should be parked in the parking bays alongside the urbanisation. Owners who have garages or specified parking bays in the garage should park their vehicles there overnight. Cars should not be parked alongside the pavement adjacent to walkways which could block access to emergency vehicles.

Art 17:

Owners who let out their property must display this notice inside their premises.

Art 18:

The association will have a notice board with all the information of interest to owners.

Art. 19:

Permanent changes to buildings, which alter the aesthetics of the urbanization, are not allowed. Changes to the types of materials or colours of the properties are not allowed. Any terrace glazing or fencing surrounding an individual plot must be similar in materials and colours to those already fitted within the urbanization. Glazing must be carried out using glass panels but must not extend the apartment living area.

No alterations can be carried out in such a way that it disadvantages others, or damages the building or environment, or may lead to nullification of the TM Builders guarantee.

It is the owner's risk, and the event of a complaint which is upheld then the owner must reverse the changes in question without cost to the urbanization. Any failure to follow the committee's instructions will, after approval by the AGM, be referred to a solicitor with a view to setting up court proceedings.

GM 21.02.2009.