

STANDING ORDERS  
OF THE  
URBANIZATION AMANECER VI

- TORREVIEJA -

FORMULATED ACCORDING TO ART. 396 CIVIL LAW AND NUM. 49/1960  
OF THE REAL ESTATE LAWS FROM THE 21<sup>ST</sup> OF JULY  
(B.O.E. 23/7/1960).

**Art. 1.-** The present standing orders for the Proprietors' Community of the Urbanization **Amanecer VI**, were established by virtue of the necessities recognised in the Community's Statutes and approved on the AGM held July 19<sup>th</sup>, 2022, being in conformity with the agreements of the Proprietors' General Meeting held on the same day. They were as well established in order to regulate the relationship between neighbours and the details of a honourable, tranquil, peaceful and solidly united communal life.

**Art. 2.-** Modifications of these standing orders can only be made, in first or in second convocation, by the Proprietors' General Meeting, in conformity with the participation of proprietors who represent at least 75% of the Urbanization's total assets.

**Art. 3.-** Every proprietor can use his private property unrestrictedly as he is entitled to it by the Communal Rights and without any limitations, except those that are imposed upon him by the rights of other proprietors established by the law, and particularly by the Statutes of this Community.

**Art. 4.-** Every proprietor must use the communal facilities prudent and discreetly in order to avoid encroachments and trouble for the Community.

**Art. 5.-** The pathways and interior access roads, the gateways, being the natural and obligatory communal entrances to the apartments, to business premises and garages, may in no case be used as a meeting place, as a festival ground or an amusement area by neighbours, family members, friends or suppliers.

**Art. 6.-** In order that every proprietor may enter and leave freely through the communal entrances of the Urbanization, it is necessary that nothing and nobody blocks up the pathways. For this reason the proprietors should avoid anything that might be disturbing, disagreeable or harmful to the Community (continuous bicycle riding, roller-skating, playing ball games etc. ...), if necessary you should give notice of any infringement to the President of the Managing Board, to reach the following effects.

**Art. 7.-** For this reason bicycle-riding, roller-skating and playing ball games is prohibited within the pathways of our Urbanization between 12 pm and 10 am and between 3 pm and 5 pm, during the months of major presence of residents.

**Art. 8.-** All proprietors, as well as family members and friends, have the right to use the Community's facilities.

**Art. 9.-** All proprietors must avoid to throw on the ground objects, paper, cigarettes or any other object that might affect the Community's security, for that reason it is necessary to install wastepaper baskets and ash trays in the pathways of the Urbanization, in conformity with the law in force.

**Art. 10.-** The opening hours of the swimming pool will be from 10 am until 10 pm all year round.

- It is obligatory to take a shower before and after swimming.
- Topless is not allowed in the urbanisation.
- Full Burkini is not allowed.

- It is not allowed to take domestic animals to the swimming pool area, just as little as balls, air-mattresses and objects that might be harmful or disturbing for the rest of the swimming pool users.

- It is not allowed to enter with garments and street shoes.

- It is not allowed to take peaky or dirty objects into the water.

Admittance is prohibited for any person suffering from infectious diseases.

- Eating or drinking within the swimming pool area is not allowed.

- Music devices may only be used in a way that it does not disturb the rest of the users, by adjusting the volume to a minimum or by using headphones.

- There will daily be carried out quality controls of the water, examining:

- free chlorine.
- total chlorine.
- pH-value.

There will be added a sufficient amount of new water, so as to guarantee the quality of the water. The purification cycle must not be superior to one hour in the children's basin and not superior to 4 hours in the adult's basin.

The enclosure of the Swimming pool will be covered by authorized material and in the way that it is in accordance with the Community of Proprietors' agreements: heather, reed, plastic etc.

It will be adjusted to cover the regulation 255/1994 of the government in Valencia, the law 14/86 of the public health authorities, the law 26/84 of the Consumer cooperative and the legislative R.D. 781/86.

There will as well be published at the entrance to the swimming pool the basic hygienic-sanitary and security regulations, in accordance with the paragraph described above.

**Art. 11.-** The proprietors must see to it that the tranquility and silence on the access roads, in the swimming pool, the stairways, the business premises and garages is not affected by loud voices, singing and disturbing noises. They also have to ensure that there are not excessively heard outside the apartments: motorcycles, music and other electronic devices, industrial machines etc. These machines can only be used during the mornings. You have to bear in mind that the "silence of everyone ensures the recreation and the tranquility of all".

**Art. 12.-** It is prohibited to shake out from the windows and on the terraces: Clothing, carpets or any other object, outside the hours which were established by the local or regional authorities, as well it is not allowed to hang up laundry in the windows, on the balconies and terraces opening to the outer front. It is recommended to use folding clothes-lines for this kind of work.

**Art. 13.-** In relation with domestic animals it must be avoided to cause any harm to other proprietors or to molest them and in reference to this, everyone is submitted to the laws in force.

**Art. 14.-** It is not permitted to irrigate the garden outside the hours determined by the local or regional authorities.

**Art. 15.-** For security reasons in respect to the Urbanization and to all its residents, it is obligatory for every proprietor to make sure

that the doors are closed correctly when entering or leaving his apartment, his business premise or garage.

**Art. 16.-** The apartment doors, entrance doors of business premises and garages must always be closed. Access is to be realized by means of the key or by the automatic door opener.

**Art. 17.-** Light, telephone and TV cables must be lead through conduits, according the Community's regulations and other laws concerning this matter.

Access to telecommunications rooms or common supply points to carry out any installation in common areas must be authorized by the president and/or Administration. Access may be denied and items or facilities not previously authorized may be removed, with the offending owner bearing the costs incurred for this service.

**Art. 18.-** Any owner not being up to date with all the community's payments, will not have any say in any matter in the meetings.

**Art. 19.-** All storage rooms in garages must be built within each one's property, using fireproof materials and following an agreement for aesthetic purposes. Storing flammable substances will not be allowed.

Owners who want to build or install storage rooms in garages must notify the committee and the administration, and inform the materials and surface to be occupied, before beginning construction or installation, and they must be located within the lines of their space. Access to the community electrical installations that remain inside the storage rooms must be facilitated to carry out the necessary work. Expenses for damage caused to the telecommunications rooms and removal of debris, as a result of the construction of these storage rooms, will be borne by the owner.

The owners may take legal action independently against those owners who invade their parking areas due to the construction of storage rooms.

All owners with a storage room, who do not meet the Community Insurance requirements, will be asked to remove it.

**ART. 20.- AWNINGS:** to maintain the aesthetics of the community, only the use of white structures will be allowed, with fabric in white, gray or beige tones.

You should consult with your neighbors beforehand. Awnings cannot cause any type of inconvenience to other owners.

**ART. 21.-** Any owner interested in installing solar panels needs authorization from the Board of Owners, since the roof space is common and there is not enough space for the placement of solar panels for all owners.

**ART. 22.-** Any owner who wants to install an antenna must contact the committee or the Administration before installation. Any antenna that is not properly installed will be requested to be removed. As well as the expenses that arise.

**ART. 23.-** The owners will use their own hammocks. Owners must remove them when leaving the premises so as not to hinder maintenance tasks or watering the lawn.

**ART. 24.-** The new Regulation will come into force for all its purposes, the day after its approval by the General Meeting of owners.

**ART. 25.-** The president may carry out procedures and make decisions, without obtaining agreement from the Board of Owners, for impositions of the Public Administration and for the execution of works that are necessary for the adequate maintenance and fulfillment of the duty of conservation of the property and its services. . and common facilities, including in all cases those necessary to comply with the basic requirements of safety, habitability and universal accessibility, as well as ornamentations and conditions that derive from the imposition by the Administration of the legal duty of conservation.

Torrevieja, 19 de julio de 2022  
THE PRESIDENT

Authorization: The present standing order was approved in the general meeting of the proprietors' Community, held in Orihuela on the 19<sup>th</sup> of July 2022.

THE SECRETARY

THE PRESIDENT