

Community Rules EMA Residencial

The Swimming Pool

- **The Pool Area is defined within the grey fences, including the green lawn (near showhouse). It has 4 access gates.**
- **The Pool Area is open for use between 08:00 – 21:30.**
- **There is NO lifeguard.**
- **Between 07:00 – 08:00 the pool will be maintained.**
- **Use of the pool is at the users' own risk, and under parents responsibility for their children's behaviour. Age < than 12.**
- **The Swimming Pool is for the exclusive use of owners, tenants and invited guests.**
- **Use of ONLY bathing suits is obligated.**
- **Always use the shower before entering the pool.**
- **Under Spanish Law inflatables of any kind are forbidden in the Pool, other than those to assist young children.**
- **NO glass-bottles and/or glass-cups are allowed in the pool area. Only non-breakable materials can be used !**
- **NO ball games allowed in the Pool Area.**
- **There are bins available for small litter only.**
- **The Pool Area is a NO-smoking area, includes E-vapes.**
- **Dogs and other pets, are NOT permitted in the Pool Area.**

Laundry

- **It is requested that items of clothing or towels are not draped over the glass railing, or fences.**
- **Owners and tenants are requested to air and dry laundry on an appropriate drying rack.**

Noise Levels

- **Take care not to disturb your neighbour with excessive sound of parties, television, computer games, radio and musical instruments. The quiet time is between 23.00 – 07.00**

- **General works/repairs on your property that are likely to cause noise: They can only be undertaken between 08.00 – 19.00, Monday – Saturday. Not during Sundays and Festive days.**

Absence of owners

- **In the case of long absence, please inform the president or a friend where your house-key may be made available in the event of fire, flood etc.**

Tenants

- **When renting out your property, owners will be kept responsible for their tenants.**
- **Tenants are NOT allowed to invite (or sublet / rent out, even for free of charge) guests for staying over 1 night or even longer. Spanisch law art 18, “Ley de Arrendamientos Urbanos” (LAU). This must be written as clear clause in the owners’ rental agreement with every tenant.**
- **Tenants must comply with and respect the community rules in the same way as setup for their Landlords, and any other owner.**

Parking

- **Every owner has a numbered car parking space, so please park in your allocated area. (Not the same number as your apartment).**
- **If apartment owners want to place their (electric-) bicycles UNDER the stairs during their stay in the entrance hall for safety reasons, this must be done in an efficient manner. Other residents should not be inconvenienced by this. The walkways to the elevator, stairs and apartments must remain free of obstacles at all times. After all, the walkways also serve as an escape route in the event of an emergency.**
- **Outside your period of stay, your bicycles must be stored elsewhere.**

Garden, Pool, and Communal Areas

- **Please treat the flower beds and lawns with care.**
- **Dogs and other pets, are NOT permitted in the pool area.**
Dog excrement, must be removed immediately.

Waste Disposal

- **Household waste must be placed in sealed plastic bags and deposited in the bins provided along the main roads.**
The same for glass-bottle, plastic-bottles, and carton.

Kids Playground, Outdoor Fitness Equipment, and SAUNA

- **All common facilities are for the exclusive use of owners and tenants.**
- **Use of those facilities are at the users' own risk. Parents are in particular responsible for their children's behaviour in the Kids Playground.**

SAUNA opening hours, reservation, cleaning

- **The Sauna in the Poolhouse is available during(months)**
- **Booking can be made via ... (person), incl. key reception**
- **Payment per hour of use will be € xx,xx per group of max 6 persons.**
- **Electricity costs for this Sauna are added to the common EMA account.**
- **Cleaning will take place once every 2 weeks (Cabin + Bathrooms)**

Maintenance

- **Owners are requested to maintain their property to the highest standard of appearance.**
- **Outside walls of apartments must remain in their original colour.**

General Conduct

- **It is forbidden to climb over gates or walls.**
- **Do not drop litter anywhere in communal areas.**
- **NO radios or other music to be played in the garden/pool area, other than personal music systems with ear plugs.**
- **The EMA Residence is in principle not a dog walking place.**

Security

- **All outside gates and entry doors to the buildings are to be kept closed at all times, and any breach of security to be reported to the board of this community, by whatsapp.**

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