

COMMUNITY OF PROPERTY OWNERS
“VALENTINO GOLF III”
RESIDENTIAL COMPLEX RULES & STATUTES

Payment of community fees:

- Owners will preferably pay their community fees during the first month of each of the two semesters, which is in March and in September.
- The house numbers of debtors shall be displayed on the community notice board.
- Legal actions to be taken by the Community against debtors in order to recover outstanding debts. The cost of legal proceedings will be claimed to the debtors.

Swimming pool:

- The Community pool opening hours are from 08:00 a.m. to 22:00 p.m. daily (noise levels to be kept down, particularly in the early morning between 8.00 and 10.00 am, in the late evening (between 9.00 and 10.00 pm) and during the siesta time).
- This pool area is for the exclusive use of owners, their guests and tenants.
- All users must take a shower before entering the pool.
- A responsible adult, without exception, must accompany children under the age of 12.
- Babies in nappies **MUST** wear waterproof pants to prevent potential contamination of the pool water.
- No crockery or glassware allowed in the pool area.
- No smoking allowed in the pool and garden area.
- Please ensure you take all rubbish from the pool area.
- No inflatable allowed in the main pool, small inflatable allowed in the children's pool only.
- No ball games allowed in the pool area.
- No pets allowed in the pool area.
- All gates to be kept locked at all time. Please lock the gates, both at entering and leaving this area.
- The use of portable radios, CD players, speakers and mobile phones to play music without headphones is strictly prohibited.
- It is not allowed to light any type of fire or BBQ in the pool area.

Community areas:

- No football games or skateboards/electric scooters, etc. allowed on the community streets.
- Any COMMUNAL PREMISES/ OBJECT damaged by anyone at the residential complex will BE PAID BY THE OWNER OF THE PROPERTY with whom THE OFFENDERS ARE RELATED, even if it is not the owner who has caused the damage.
- It is not allowed to park bikes or electric scooters in the communal hallways.
- The communal *petanca* course and fitness area must be used between 8:00 a.m. and 10:00 p.m.
- It is not allowed to smoke in the communal hallways or the solarium on top of each block.
- Barbecues are forbidden in communal areas.
- The number of bikes allowed to be parked in the communal elements assigned for them is restricted to 2 per household.

Disposal of rubbish:

- No rubbish shall be deposited in the community roads.
- Please do not sweep rubbish from your plots onto community roads.

Dogs:

- Dogs must be kept on a leash when walked on the streets within the Urbanization confines.
- Dogs must be kept under control by their owners.
- Any deposition must be cleared up immediately by their owners.

Property maintenance:

- Owners are to ensure that their properties are maintained to a standard in keeping with the majority of the other properties within the Urbanization.
- Structural alterations can be carried out by owners provided that:
- such alterations do not extend beyond the existing profile of the building,
- Such alterations do not detract from the current general appearance of the Urbanization,
- Such works are carried out by a competent/licensed tradesman,

- Such works have been authorized by the Owners' Community and a Building Permit has been obtained from the Orihuela Town Hall.
- It is forbidden to pour liquids that may cause occlusion to sinks or toilets, to avoid clogging of pipes.
- The private pools located in the ground floor apartments must be duly maintained all year long in order to prevent the proliferation of mosquitoes and other insects.

Hanging objects, satellite dishes and air-conditioning units:

- Satellite dishes to be sited as discreetly as possible.
- The air-conditioning units to be placed within the communal area habilitated for such purpose (i.e. on the roof of each block).
- It is forbidden to hang out stuff (i.e. plant pots) on top of the balustrades of the private balconies.

Siesta:

- A siesta period to be observed from 02:00 p.m. to 05.00 p.m. from Monday to Sunday inclusive.
- Please respect your neighbors, for instance, by not playing radio and television sets or/and hi-fi systems excessively loud especially when your property doors and windows are open.
- Electric tools that may make some noise will not be used before 9:00 am and after 20:00 pm.

ALL THE OWNERS, GUESTS AND TENANTS, PERMANENT OR TEMPORARY, MUST RESPECT THE ABOVE RULES AND REGULATIONS.