

===== COMMUNITY STATUES =====

1. Expenses related to common elements shall be paid by all property owners in proportion to their respective shares of participation in these elements.
2. It is not allowed to hang clothes on the facades.
3. Modifying the color of the facades, creating new openings, windows, doors, or different enclosures from the existing ones, or altering elements that modify the architectural or aesthetic aspects of the buildings is not permitted.
4. The installation of awnings, grilles, air conditioning units, and solar panels is allowed, provided they do not compromise safety, aesthetics, or the overall structure of the building. Here are the specific conditions:
 - o Grilles: They must be uniform throughout the residential complex.
 - o Awnings: The protective fabric casings should be white or black. Fabric colors can be white, pearl gray, anthracite gray, or black.
 - o Air conditioning units should be placed in the location designated by the developer on the rooftop terrace and should not be visible from the exterior.
 - o Solar panels must be installed in the areas designated for this purpose by the developer.
5. The company holding the title reserves the right to install visible signs, signs, or advertising boards indicating the name of the residential complex and the authorship of its promotion.
6. No construction work shall be allowed in the basement without express authorization from the community of property owners, except for any work carried out by the developer until the completion of the complex.
7. Parking spaces may not be enclosed around the perimeter.
8. The rights corresponding to the owners regarding the use of private and common elements shall also apply, where applicable, to the tenants.
9. Property owners are obligated, as stipulated by law, to inform the community secretary of any change in ownership of a home or garage.
10. The promoting company or any party acting on its behalf reserves the right to modify the described elements, as well as the description of new construction, as long as it is still under construction, even if any of the components have been sold, without requiring community approval.
11. The promoting company or any party acting on its behalf reserves the authority to horizontally or vertically combine these properties without prior consent from the Community of Property Owners.
12. Expenses incurred during the construction of the residence and until its completion will be distributed according to the agreement outlined in point 2 of this constitution document.
13. The community of property owners must appoint an individual responsible for maintaining the common elements, and this person will occupy the guardhouse located in the first phase, at the residential entrance, for rest and material storage.
14. The dwellings may be used for tourist apartments, without requiring approval from the General Assembly of the community.
15. Owners who wish to sell their properties must display signs in the community concierge's guardhouse, and under no circumstances should these signs be placed on the facades of the homes.
16. Access to the spa area will be open to all owners and/or tenants, while access by outsiders to the residential area is not permitted. Maintenance costs will be borne by the owners, whether they use the spa facilities or not.