
Community Fees

The Community Fees are paid annually to cover the upkeep and maintenance of the Community. Each property will pay an amount based on the Property Coefficient, a standard model used for all communities in Spain, based on the cadastral value of the property (this value is also used to determine local taxes)

Fees cover Community items such as:

- Community Administration
- Electricity and Water
- Insurance
- Pool repairs and maintenance
- Garden maintenance
- Gate maintenance
- Pest Control – three applications per annum
- Bank Charges
- Community external wall lights
- Miscellaneous – small items such as locks, keys etc.

Other expenses will require Owners to contribute additional funds. This includes but is not limited to:

- Painting
- Pool and shower repairs
- Large boundary fence, Community wall repairs
- Tarmac reparation

Such items will be agreed at the Annual General Meeting and require separate funding.

Non Payment Policy

Community fees are due annually after the AGM.

- A. If a payment is not made in the period of 4 weeks from the date the payment is made known as due then a penalty charge will be levied on the property owner of 10% of the payment amount due. For example, amount due 1000 euros the penalty charge will be 100 euros, increasing the amount to 1100 euros. The Administrator will put in writing the charges to the property owner.
- B. If the property Owner continues to remain in debt to the Community the administrator will continue to charge a further 10% each month.
- C. If the debt continues the Administrator will have the right to initiate legal proceedings to recover the funds.

MODIFICATIONS TO YOUR PROPERTY

To maintain uniformity throughout the community the correct procedures must be followed for any works on your property in the Community. **Approval must be sought from the President / Community Administrator** before starting any construction or installations regarding awnings, extensions, buildings, and paving etc,

These rules are to ensure water pipes are not likely to be affected through additional ground weight, and to maintain the aesthetics of the whole community.

This includes but is not limited to external changes to your property permanent fixtures including sheds, sails, gazebos, pergolas, or any permanent fixtures. Attachments to community walls are not allowed.

Compliance to the Horizontal Property Law is required to avoid any legal complications. [*Horizontal Property Law Revised 49/1960 2003 section 7, 17*]

Follow these procedures:

1. Speak to your neighbours who may be affected for permission [if those neighbours directly affected do not agree, the proposal will not be accepted.]
 2. Contact the President and the Administrator to include the proposal in the call at the next AGM meeting, explaining in detail, as much as possible, the works which would be carried out.
 3. Apply for the license to the Town Hall. With this authorisation and the Community's, the works will be legal. In case this procedure is not followed, anyone could report the works and the neighbour would be exposed to being fined and/or having to demolish the works and return the property to its originally state.
 - 4 We would like to remind you that neither the President or the Administrator have sole authority to sanction any works.
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For guidance in any of your property changes the rules apply to the following: - Any structural building works, tiling of gardens, changes to any original gates, railings, walls, windows, including paint colour. Installations in the gardens etc. This is not a definitive list.

For further information: Railings are painted with metal paint Negro Verdi, Walls are White.

Any fly screens, persiana, window awnings and grills are to be similar or the same colour and style to complement the existing community.
