



AMAY QUINTO

Octubre 2025

Internal rules and regulations

1. Rules for the swimming pool and common areas:

- 1.1. Opening hours of the garden area: from 08.00 a.m. to 23.00 p.m. every day
- 1.2. Music timetable in swimming pool area. Summer : 10:00 to 18:00. Winter : 11:00 to 16:00.
- 1.3. All users must take a shower before swimming in the community
- 1.4. Children under 10 years must be accompanied by an adult
- 1.5. Smoking is prohibited at the pool area.
- 1.6. No glass items (bottles, glasses etc.) are allowed in the pool area or in the garden.
- 1.7. Playing at the pool area is allowed, as long as you take care of the rest of the people using the pool.
- 1.8. Barbeque is prohibited in the common areas.
- 1.9. Deck chairs, chairs and towels must be removed when leaving the pool areas.
- 1.10. Diaper or special baby swimming pants are mandatory for babies. In case of an accident with poo (children or grownups) in the pool, the owner responsible for the apartment will be charged a fine of 200 Eur to cover expenses.
- 1.11. It's not allowed to use bronzer at the pool.
- 1.12. No running near the pool
- 1.13. Animals forbidden in the pool and garden area.
- 1.14. Respect the plants and furniture at the pool area.
- 1.15. It's only allowed to wear clothes made for swimming in the pool.
- 1.16. Hair must be tied up when using the pool.
- 1.17. Drinking and eating is not allowed in the pool, but on the grass area.
- 1.18. Non-residents cannot access the swimming pools or common areas without being accompanied by a resident.

2. Waste

- 2.1. All waste must be taken to the containers outside the community. Please follow the instruction on each container to sort correctly.
- 2.2. Larger items, which does not fit in the containers must be placed behind the Commercino Chino, where they collect larger waste.

3. Pets

- 3.1. Pets are allowed in the complex, according to the following regulations:
- 3.2. It is not allowed the entry of pets in the common areas except for the entry and exit from the apartment, and always in collar (for both dogs and cats)
- 3.3. It is forbidden to feed animals outside the apartments, including wild cats.

4. Noise.

- 4.1. We are all here to relax. Therefore, outside music and loud noise should be minimized between 23 P.M and 8.00 A.M.
Owners are recommended to buy rubber chairs and tables or install felt shoes to soundproof their homes furniture's.
- 4.2. Owners will be held responsible for the actions of their tenants.

5. Private garden

- 5.1. The area outside each apartment is owners' own responsibility.
- 5.2. The palms in the downstairs apartments will be cut one a year as a part of the community fee. The hedge in the private garden area, can be cut before September each year. The fee for cutting the hedge is 30 eur, which will be charged by the administration.

The administration will send out an email each year before September, where each owner has to reply, if they **DO NOT** want the hedge cut.

- 5.3. If you have sprinkler in your private garden, please not use too much water. This will make the walls crack.
- 5.4. It is not allowed to hang clothes or towels in the balcony rail or on the garden walls.

6. Conservation and changes of the property

- 6.1. The owners shall preserve and maintain their properties in accordance with the standard line of other properties within the complex.
- 6.2. The color of walls must be as original; white and grey – color code:
- 6.3. The inside of the solarium are the owner's responsibility, the outside of the building will be painted by the community.
- 6.4. It is allowed to install awnings, fences, air conditioner units following the esthetics of the community.
- 6.5. It is not allowed to open new gates, windows or doors in the wall
- 6.6. To install solarium glass house, it must be allowed by the Torre Vieja administration. Do not start before everything is approved.
- 6.7. All installed awnings must be the same color, size and material. Color code: Toldo Doctril 98 dark grey color.

7. Annual Meeting

- 7.1. The annual meeting will be held in October. Date of the meeting shall be announced no later than 3 months before the date of the meeting.
- 7.2. Agenda for the meeting will be sent to all owners by email, no later than 4 weeks before the date of the meeting.
- 7.3. Proposals to be handled at the meeting, shall be sent to the president and the administration no later than 5 weeks before the meeting.

8. Information for new owner's.

- 8.1. The community fee is due every 3rd month. If you both an apartment and a garage, you will have to pay a large fee for the apartment and a small fee for the garage.
- 8.2. Please contact the administrator to arrange automatic payment.
- 8.3. In case of a late payment, an additional fee of Eur 35,00 will be added to the next bill.
- 8.4. If you do not pay in time, legal steps will be taken, no later than XX month after due date, at the owners expenses.
- 8.5. We have a group in Facebook to come in contact with other owners: Amay Quinto
- 8.6. To come in contact with the president or the board: board@amayquinto.com
- 8.7. There will be meeting for all owners every October
- 8.8. Information will be sent by email, so please give your mail address to the administrator and to the President.
- 8.9. At our website www.amayquinto.com, you can find more information about our community.

9. Renting out and tenants.

- 9.1. You are only allowed to rent out your apartment if you have a permit from the administration of Torre Vieja. It's your own responsibility to get the permit. If you do not have the permit, the administration of Torre Vieja can give you a fine.
- 9.2. You have responsibility for how your tenants act. They need to follow the rules and regulations, and it is your responsibility that they are familiar with the rules and regulations.
- 9.3. If rules and regulations are not observed, and this has a financial consequence, this expense is imposed on the owner of the apartment. Eg. Damage of flowers or furniture in the garden, babies without diapers and so on.