

VILLACOSTA CLUB III COMMUNITY RULES AND REGULATIONS

COMMUNITY RULES:

- Barbecues on private terraces are only permitted **if they are gas or electric**. The use of charcoal or wood-burning barbecues is **strictly prohibited**.
- Smoking is **strictly prohibited** in the pool area and all communal areas, including lifts, corridors, stairways and the garage.
- Pets must be **kept on a lead** when leaving the apartments and at all times while in communal areas.
- Owners are responsible for their pets and must ensure that they do not cause a nuisance, disturbance or inconvenience to other owners or guests. Any mess caused by a pet must be **cleaned up immediately by the owner**.
- All waste must be disposed of in the **large rubbish bins provided by Orihuela Town Hall**. Rubbish must never be left in communal areas, corridors, stairways or the garage.
- When using running water to clean balconies, windows, stairways or other areas, please ensure that water **does not run or fall onto another owner's terrace, private outdoor area or any communal area**.
- All entrance doors to the complex and individual buildings must be **kept securely closed at all times** as a security measure. However, the main entrance doors **must not be locked with a key**, as this would prevent the main entrance door-opening system from operating correctly.
- Excessive noise is **strictly prohibited between 23:00 and 08:00**. Residents and guests are expected to respect the peace and quiet of other owners during these hours.
- Owners who rent out their apartments are responsible for ensuring that **all tenants and guests are made aware of, and comply with, the Villacosta Club III rules and regulations**.
- **It is strictly prohibited to enter or access another owner's private terrace, garden or property without their explicit permission**. This includes climbing over walls, fences or gates to gain access to retrieve items. *Unauthorised entry into a person's home may constitute an offence under Article 202 of the Spanish Penal Code (Código Penal).*

SWIMMING POOL RULES

- **Pool opening hours:** 8:00 am – 10:00 pm.
- Showering before entering the pool is **mandatory**
- The pool door **must always be used**. Climbing or jumping over the pool wall is **strictly prohibited**. Any damage caused by climbing or jumping over the wall will be **charged to the person responsible**.
- For security reasons, the pool door **must remain closed at all times**.
- Children under 12 years of age must be accompanied and supervised by an adult aged 18 or over at all times.
- Animals are **not permitted** within the pool area.
- Smoking is **strictly prohibited** within the pool area.
- Eating and drinking are **not permitted** within the pool area.
- **BREAKABLE ITEMS ARE STRICTLY PROHIBITED** in the pool area under all circumstances.
- The use of shower gels, shampoos or other personal-care products in the pool shower is **strictly prohibited**.
- Long hair must be **tied back** before entering the pool.
- Small children must wear **appropriate swim nappies**.
- Only appropriate **swimwear/bathing clothes** may be worn in the pool.
- The use of tanning oils is **not permitted**.
- No rough play, running, pushing or other behaviour that may endanger or disturb other pool users.
- Please keep noise to a reasonable level. Children's play is welcome, but **loud music, shouting and amplified sound are not permitted** in the pool area.
- All rubbish must be **removed from the pool area upon departure**. Please leave the area clean and tidy.
- Towels must not be left on the lawn or sun loungers when they are **not being used**. Please remove towels when leaving the pool area.

Community Statutes:

Amendment of these statutes and rules:

Any amendment, modification, addition or removal of any of the above Community Statutes or Rules shall require the unanimous approval of the Community of Owners, subject always to any mandatory provisions of applicable Spanish law.

Where required, any such amendment must also be formally recorded in the relevant Community documentation and/or registered with the appropriate authorities.

1º MAINTENANCE AND APPEARANCE OF PRIVATE TERRACES

Owners of properties with areas designated as terraces are responsible, at their own expense, for maintaining those areas in good condition with regard to conservation, cleanliness, hygiene and appearance.

The enclosures of these areas may not be altered and must remain consistent with the design, appearance and finishes originally provided by the developer upon completion of the development. Enclosures using materials other than those originally provided are prohibited.

In all cases, applicable planning and administrative legislation must be complied with, together with the overall aesthetic uniformity of the development.

2º ADDITIONAL ENCLOSURE HEIGHT – PENTHOUSE PROPERTIES

As an exception to the above and provided that an agreement exists between the affected neighbours, penthouse properties may increase the height of the existing dividing walls between the private solariums in order to provide greater privacy.

Any such additional enclosure may only be constructed using white aluminium or stainless-steel supports with white opaque-effect glass.

The owner who installs such an enclosure shall be fully responsible for the safety and maintenance of the installation. The additional enclosure must never exceed a height of 1.90 metres.

All applicable planning and administrative legislation must be complied with.

Such installations may not be carried out where the dividing wall is affected by a change in level between different phases of the development due to differences in the ground levels.

3º ADDITIONAL ENCLOSURE HEIGHT – GROUND-FLOOR CORNER PROPERTIES

In the case of ground-floor corner properties, the same system of increasing the height of the existing enclosure may be installed without requiring an agreement between neighbours.

In addition, artificial green hedging may be installed above the existing wall, provided that the combined height from the wall to the top of the hedge does not exceed 1.90 metres.

All applicable planning and administrative legislation must be complied with, and the owner carrying out the installation shall be responsible for its safety and maintenance.

4º INTERNAL ALTERATIONS

All properties may modify their internal layout, provided that such modifications do not alter the front façade of the development facing their principal terraces or otherwise alter their external appearance.

Any such modifications must comply with current planning and administrative legislation, must not compromise the safety of the development and must not prejudice the rights of other owners.

5° ALTERATIONS AND DECORATIVE MATERIALS ON TERRACES

No alterations may be made to terraces, nor may decorative materials or installations be added, without the prior consent of the Community of Owners.

6° AIR-CONDITIONING UNITS

The installation of air-conditioning units on the terraces of the properties is not permitted, with the exception of the private solariums of the third-floor properties, where the units may be installed in the designated tower area of the building.

7° INSTALLATIONS ON THE TERRACES AND SOLARIUMS

White awnings may be installed on the terraces of the properties.

White pergola-style awnings may also be installed on the private solariums of the penthouse properties. These awnings are intended to provide shade over areas containing tables and chairs.

7.1° JACUZZI

Each private penthouse solarium may also have one jacuzzi, provided that it is installed in the location and to the dimensions shown on the approved construction/project plans.

7.2 STORAGE UNITS

Built-in storage units may also be constructed within these solariums, provided that they do not exceed the height of the original perimeter wall installed by the developer, which is 1.10 metres.

8. OBLIGATIONS OF OWNERS

Owners are obliged to respect the general installations of the Community and all other communal elements, whether intended for general or private use by any of the owners, regardless of whether such elements are located within their apartment, parking space or storage room.

Owners must use these installations and communal elements appropriately and must take all reasonable measures to prevent damage or deterioration.

Owners must permit any repairs required for the proper maintenance and operation of the property to be carried out within their apartment, parking space or storage room.

They must also permit any necessary rights of access or easements required for the execution of works, improvements or the creation of communal services that are carried out or approved in accordance with the applicable legislation.

Where such works cause damage or loss to an owner, the Community shall compensate the owner for the resulting damage and losses, where legally applicable.

9. HOLIDAY AND TOURIST RENTALS – 3/5 Vote required to modify this agreement (Not retrospective)

The Community shall respect the right of any owner to rent out their property for holiday or tourist purposes, provided that:

- The owner is registered with the relevant regional authorities and registers.
- The property complies with all applicable legislation and requirements governing holiday or tourist rentals.
- The owner personally maintains appropriate insurance covering damage to communal elements that may arise as a consequence of the rental activity.

Notwithstanding the above, the Community of Owners may prohibit the continuation of such holiday or tourist rental activity where repeated disturbances or nuisance occur.

For this purpose, a minimum of three separate incidents, reported in writing to the President or the Secretary/Administrator by one or more owners, shall constitute repeated disturbances for the purposes of considering such a prohibition, subject to the applicable legal requirements and procedures.

10. ACCESS TO THE SWIMMING POOL AND COMMUNAL AREAS

Owners who own only a parking space with a storage room, or an individual parking space or storage room, and who do not own a residential property within the Community, **SHALL NOT HAVE THE RIGHT TO USE THE SWIMMING POOL OR THE COMMUNAL AREAS.**