

COMMUNITY OF OWNERS

LA CORNISA

(C. I. F. H29435492)

Internal Regime Regulations - Rules 1 – 52

Developed and based on Article 4 of the Community Charter

- Rule 1.** The rules are obligatory, employees and those in charge of the Community have the power to enforce them.
- Rule 2.** The President will inform the Committee of any breach of the regulations, for the purpose of information and pertinent decisions.
- Rule 3.** The Committee, through the Administrator, will inform the owners of the dwelling, in writing, of the decision taken regarding the breach committed by him, his family, or guests, thus understanding that the sole responsible party will be the owner of the dwelling. When the dwelling is occupied by third parties, of whom the Community has been informed, the notifications will also be made to the users.
- Rule 4.** The decisions of the Committee will be enforceable, against which the sanctioned person may appeal in writing to a General Meeting of Owners.

The Sanctions To Be Imposed

- Rule 5.** The first breach of the Community regulations will lead to a first simple warning.
- Rule 6.** The second breach will lead to a second warning, advising that the owner may be deprived of the right to use common services or elements in the manner and for the time that is established.
- Rule 7.** If there is a third breach, as this shows a clear disobedience of the neighbourly cohabitation regulations, it may give rise to the person being deprived of the right to use the common elements, without prejudice to the decision that the General Meeting may adapt and independently of the financial repair of the damage caused and the actions established in Section 19 of the Horizontal Property Law.

The Notice Board

Rule 8. A Community Notice Board will be installed in each pool enclosure, on which will be placed (in pursuant to Section 9, Article H and subsequent of the Horizontal Property Law), all the information and notifications of interest for the proper functioning of the Community.

The Neighbourly Cohabitation Regulations

Rule 9. All owners must express their complaints, suggestions and observations to the President or the Administrator, who will then pass them on to the Committee for pertinent decisions to be made.

Rule 10. It is forbidden to use the common elements in a manner inconsistent with their proper function and use.

Rule 11. In addition to the sanctions established in Rules 5, 6 and 7 the breakage or deterioration of a common element by improper use or contrary to its destination, will lead to a demand for payment of the amount of repair of said element.

Rule 12. It is forbidden to hang out wet clothes in the gardens or over boundary railings or walls. Wet clothes shall be placed on a clothes drier on the terrace within the boundary of the individual dwelling.

Rule 13. Do not store or allow to be stored on your property, hazardous or flammable material with the exception of those for domestic use, which should be stored in the correct manner and in strictly limited quantities.

Rule 14. Do not carry out, or allow to be carried out in your property, any action that could disturb or cause inconvenience to neighbours.

Rule 15. Barbecues are not allowed in common areas or on the terraces when the smoke will disturb the neighbours.

Rule 16. No poster or notice shall be displayed without the written consent of the President of the Community, under the conditions that he considers appropriate.

Rule 17. It is forbidden to carry out activities that cause noise and are bothersome to neighbours between midnight and 10.00 am, and at “siesta” time from 14.00 to 16.00 hours. Owners and their guests should try to keep the noise level as low as possible at all times as noise insulation between homes is minimal. Special reference is made to TV., heels and air conditioners. Arrivals or departures late at night tend to annoy a lot.

Rule 18. Owners who have dogs must comply with the following regulations, as well as those established by the competent authorities:

- (a) Do not breed or allow to be raised within the boundaries of the property owned or within common areas, wild animals, farm animals or birds, and keep their pets away from common areas, in strict compliance with the regulations of the local police. Any such animal or bird must be kept under proper control and such animal or bird will not be allowed to cause any nuisance or excessive noise. Dogs must always be on a lead within the complex and wear a muzzle if regulated to do so. Under no circumstances are they allowed to walk off the lead within the complex.
- (b) Dogs should always be on a leash inside the complex and carry muzzles if so regulated. Under no circumstances are dogs allowed to go free within the complex.
- (c) It is forbidden for dogs to enter on common garden areas and owners are responsible for cleaning up their dogs' soiling.
- (d) Owners will prevent their dogs from barking during the hours of the resting periods established in Rule 17 of these regulations.

The Committee, in addition to imposing the corresponding sanctions for breach of these regulations, will notify the municipal services to collect the dogs that do not fulfil the said requirements.

Rule 19. It is forbidden to step on and walk on the areas that are not pedestrian or turf.

Rule 20. It is forbidden to play ball games, including golf, in any of the common areas within the complex.

Rule 21. Motorcycles, pedal cycles and skateboards are only allowed on the Community access roads.

Rule 22 Posters are not allowed announcing the sale or rental of an apartment in any part of the facade that gives to the common areas of La Cornisa.

Rule 23. It is forbidden to gather and talk in loud voices in any of the common areas during the hours of silence stated in Rule 17.

Construction, works, reforms and changes in the architecture of La Cornisa

It is the intention of the Community to maintain the architectural Arab style in La Cornisa difficult to find in the area of Calahonda. Therefore these rules are established to protect it.

Rule 24. Modifications are classified into the following types:

Minor. Including terraces and exterior windows. Project shall be submitted in writing with appropriate drawings and a written acceptance of the President is needed to carry out. Without prior approval, work should not begin.

Significant changes in architecture. Written proposal with plans shall be submitted and discussed for approval at the General Assembly.

Internal changes in the apartments. No authorization is needed from the Community, walls and bearing walls shall not be removed and outside walls shall not be changed.

Installing canopies (awnings). They shall not disturb the neighbours and have to be with yellow and white stripes

Air conditioning systems. The authorization of the President with special attention to the outdoor unit is needed. The Municipal regulations must be complied with..

Exterior paint. High-quality white paint shall be used. No colour change is allowed.

Changing exterior front door. The exterior front door must be painted in white. A security door is recommended.

TV aerials and Satellite dish. They can be installed inside between apartments or on the terrace. They are not allowed on the roof or on the exterior facade.

Plants. No planting in the garden areas without prior permission from the President.

Rule 25 The works are only allowed on weekdays from Monday to Friday. They shall not start before 9 am, respecting the schedules of Rule 17.

Rule 26 It is the responsibility of the owners of the apartments where the work is being carried out to restore the work area to the same situation as prior, and no cement or materials shall be poured down drains.

Rule 27. Always respect the structure, the design of the iron bars and the colours of the common elements of the Community; Unless it is changed by agreement of the Committee it will be:

Wall colour - White.

Floor colour - Brown.

Colour roof tiles - Brown.

Colour iron bars – White.

Colour awnings and umbrellas - White and yellow stripes.

The Use of the swimming pool

Rule 28. The swimming pools will be open all year round, although the Committee is empowered to close the pool due to any unexpected and extenuating circumstances. Any change regarding the use of the swimming pool and its opening & closing times will be informed by the pertinent notifications and signs. All swimming pools in the Complex La Cornisa are accessible to all owners.

Rule 29. For reasons of safety and respect for neighbours, pools shall not be used between the hours of 10 pm and 8 am and when being cleaned by staff.

Rule 30. Children under the age of 12 years may only use the swimming pool if accompanied by an adult over the age of 18 years.

Rule 31. Suitable clothing shall be worn in the swimming pool; specifically it is forbidden to wear anything other than a recognised bathing suit.

Rule 32. All persons using the swimming pool and pool area should abide by the “Rules of the pool” which are clearly displayed at the pool. In particular, and for reasons of safety, no glass or glass bottles should be taken to the pool area and any denial by the user will lead to immediate expulsion from the pool area. Ball games and any other games that entail a nuisance for the users are forbidden.

Rule 33. It is especially forbidden for any dog or other animal to enter the pool area, even if it is on a lead and has a muzzle.

Rule 34. It is compulsory to shower before entering the swimming pool, taking care to wash well in order to remove any remains of sun tan lotion, avoiding fouling the water of the swimming pools with creams.

Rule 35. Users will take heed at all times of the instructions of the swimming pool attendant, if present, who is authorised to expel from the pool area those persons who have caused, or who may cause due to their behaviour, problems, disruption or harm to other users.

Rule 36. Running, jumping, playing with balls, using mats, etc. are not allowed on the swimming pool area.

Rule 37. When leaving the swimming pool area, the area shall be clean of cigarette butts, papers, plastic bottles. etc.

The Employees of The Community

Rule 38. All employees of the Community have a role to fulfil in order to ensure the correct functioning of all common services and elements. The employees of the Community must know the Community Rules.

Rule 39. To this end, all instructions issued by the Committee must be fulfilled by all the employees.

Rule 40. Therefore, it is strictly forbidden to argue with or complain directly to any employee, the procedure being to inform the President, Vice President or Administrator who will then, if necessary, notice the Committee. The Committee will be the exclusive body to issue instructions, rewards or punishments to the employed staff.

The Rubbish Collection Services

Rule 41. Domestic rubbish will be deposited in the appropriate rubbish bins provided by the Town Hall (Green for glass, yellow for plastics, and blue for papers). During the summer months, rubbish should only be deposited in these bins between 21.00 hours and 24.00 hours in order to avoid the problems of bad smells and lack of hygiene. It is forbidden to leave bags of rubbish anywhere other than in the rubbish bins provided.

Rule 42. Individual rubbish must always be deposited in closed plastic bags or in similar containers, it is forbidden the use of other containers that do not fulfil the requirements of safety and closure and which bags can only be deposited within the bins provided, which are to be maintained with their lids closed at all times.

Rule 43. If the rubbish bins are full, further rubbish should be taken to one of the many road side rubbish bins located in the vicinity-

Rule 44. Place garbage in the appropriate container for paper, glass, plastic, batteries etc. (See information leaflet on how to recycle)

The use of the common services by guests

Rule 45. Whilst it is in order for the guests of the owners or occupants of the dwelling to use the common services and elements, it is a basic rule that this enjoyment will always be subject to it being possible and that at no time will it deprive any of the owners or residents of their rights.

The dwellings that are rented or assigned

Rule 46. In pursuance of Article 4 of the Charter of the Community, every dwelling that is rented shall have a copy of the Charter and the Internal Regulations available for the occupier to read. Owners should inform tenants of these rules and ask them to abide by them.

Rule 47. Consequently, it is understood that the rights and the obligations of the Charter and of these regulations affect equally the occupants of the dwellings, be they owners, renters, lessees or any other form of occupation, or by simple onerous or gratuitous assignment by the owner.

Rule 48. The Community may demand compensation from the occupants for the damages caused and impose the sanctions foreseen in these Regulations, without prejudice to the direct responsibility of the owner and of course exercise the actions foreseen in the Horizontal Property Law, Civil Code and other legislature.

The Use of Roads and Parking

Rule 49. No part of the common areas shall be used for placement of tents, caravans, campervans and any other temporary housing.

Rule 50 No travelling at excessive speed within the Community, obey any traffic sign, drive with care and consideration for others and ensure that the noise level of all vehicles is within legal limits.

Rule 51 The parking of all vehicles, motorcycles, and bicycles shall be in the designated parking areas and must not obstruct other cars, driveways, or rubbish containers. Baby chairs and bicycles should be stored inside the apartments.

Rule 52 Vehicles shall not be parked in the common parking spaces if the owners are away for more than 15 days