

Community of Owners of the Urbanisation Elviria del Sol

INTERNAL RULES AND REGULATIONS OF THE COMMUNITY OF OWNERS ELVIRIA DEL SOL

(last approval on the General Meeting held the 27th of March 2002 with corrections approved during General Meetings of the 18.3.03, 23.3.05, 04.4.07 and 19.3.08).

1. GENERALITIES

For the sake to obtain a friendly optimum atmosphere, it is important that all persons staying in the area behaves in accordance with normal rules that governs a good neighbour ship and that contributes to maintain the good shape of the common areas. To manage this, it is necessary to respect these Rules and Regulations and act with a great consideration against the rest of the inhabitants in our housing development.

Each proprietor is responsible, also for his family, tenants and visitors that are using the apartment, that they know, keep and fulfil these regulations.

In case of infractions against these rules and regulations, the President should address to, and if necessary, in writing to the person/s that does not fulfil the Internal Rules and Regulations, to obtain that these will be respected as much as possible from the tenants.

2. STAIRCASES

For security and ethics reasons, there is not allowed to leave bicycles, golf trolleys, shoes etc. that could obstruct or stand in the way for the neighbors. It is also forbidden to use the patio to store wood for the chimney or any other objects. The owners in each block can, if they so desire, decorate the center of the patio and the walls together and on their own expense.

The occupants of the building are obliged to always maintain the gate closed. The gate must be closed slowly (carefully) to avoid damages to the same and unnecessary noise.

3. NOISES

You will use the apartments in a way that you will not disturb unnecessarily your neighbours. You have to look after especially not to adjust the volume of your radio/TV/ and other receivers so high that the sound trespasses on to your neighbour.

As the sound goes through the floors very easily, the occupants should always remember to avoid making any noise through f. ex. shoe heels or moving furniture on the marble floors. All chairs shall have a felt protection. These will wear out in short time so they have to be renewed frequently.

Those who rent their apartments has to assure that the tenants has read and accepted these Internal Rules and Regulations by signing.

After 11 p.m. everybody should avoid noise on their terraces and generally all types of noise after 12 p.m. Having meetings, celebrations or similar with a number of persons present, you should advice your neighbours that could be

disturbed. We also ask the neighbours that have air condition installed to use this with consideration as these up to a certain point could be disturbing to the neighbours.

Noisy works shall only be done in working hours, from Monday to Friday from 9 a.m. to 6 p.m. and Saturdays from 9 a.m. to 3 p.m.

For any works to be done outside these hours it will be necessary to inform all neighbours individually.

4. DRY OUT CLOTHS.

The drying out of clothing outside the apartment has to be done in a way that nothing can be seen from the outside. To give fresh air to bed clothing, carpets etc. should be done in a way to be seen as little as possible.

5. THE USE OF THE FREE AREAS AND COMMON INSTALLATIONS

All inhabitants of Elviria del Sol has the right to use the common areas with its installations as pools, tennis courts, Lødenga with boule and putting green, the club etc., **limited to the weeks that every tenant or proprietor dispose in the Urbanisation**, and inside the regulations established to the actual time for its use. The inhabitants have the right to bring with them their guests who are specially invited by them each time to use these facilities.

When there are many that want to use the installations of tennis, boule, putting green etc. the inhabitants has preference before invited people.

The use of the Club for organized celebrations where the majority of the present does not belong to Elviria del Sol as to for example Ecclesiastical Services, Bridge club, etc., the board could fix a payment for a rent out of the premises.

6. THE GREEN AREAS

The use of the green spaces shall be in a way that will keep the conservation the best way to avoid unnecessary maintenance. You shall use the path ways as much as possible.

Anyhow it is allowed to trespass on the lawns where it is necessary to move in the area of Elviria del Sol without having to go out on the streets.

It is not allowed to use bicycles, skates of any type or similar inside the limits of the community.

7. THE POOLS AND THE SURROUNDING AREAS

1. All bather has to obey the indications/instructions of the lifeguard.
2. Everybody has to shower before entering the pools.
3. You can jump from the sidewalk of the pool, but only when not disturbing any other people.
4. It is forbidden to jump from the handrail.
5. It is not allowed to use floating mattresses or similar in the big pool.
6. The younger people must always be accompanied by responsible people when they are bathing.
7. It is not allowed to reserve sun beds or reserve spaces in the area around the pools.

8. It is not allowed to eat or drink on the pool edge or inside the pools.
9. The sun beds have to be returned to their storage place after use.
10. It is not appreciated topless in or by the pools.
11. Small children should wear swimming suits in the area of the pools.
12. Neither litter nor cigarettes shall be thrown in the area of the pools.
13. Nappies shall be thrown outside in the containers and not in the pool area, neither in the paper baskets nor in the toilets.
14. It is not allowed to hang up or place swimming suits, towels etc. for drying in/on the sunshades, nor in/on the palm trees or other trees in the area of the pools.
15. There are first aid equipments available in the maintenance office.
16. For other regulations please observe the rules exposed in the pool area.

8. GATES

The gates in the urbanisation shall always be closed.

9. AWNINGS AND GLASS PANELS

The terraces are considered in use when the apartment is in use.

It is permitted to place awnings and canopies, also verticals to be enroled, with and without windows incorporated. These have to be in white/crude or yellow, or with yellow and white strips.

You can see samples in the maintenance office.

In case of long term absence the awnings/canopies shall be enroled. If the glass panels are not closed, they shall be fixed to avoid noises.

It is not allowed to hang up curtains on the terraces.

10. AIR CONDITION.

The visible compressors used for air-condition that are or will be accepted installed by the house walls shall be protected by a roof and side walls and covered on the front side by a grate that reduces the noise, and also of aesthetic reasons.

11. MAINTENANCE OF DOMESTIC ANIMALS.

It is not permitted to maintain domestic animals in the housing area. It is forbidden to feed cats and dogs in the housing area and areas close up to Elviria del Sol.

12. PARKING PLACES

Parking around the area must be done inside the marked places, between the white painted lines. There is a long term parking place fenced, for the proprietors by house number 5 as long as there are places available. We ask the members to use this place for long term parking before taking up places around the housing area.

Only proprietors or proprietors on timeshare will have the possibility to use the fenced parking for their own vehicles. It is not allowed to lend or rent a place to third ones. To the control and identification, a card has to be placed inside the front window of the car. The card will be issued by Maintenance office by the club. The maximum continuous occupation of a place is 6 months.

13. PARABOLIC ANTENNAS FOR TV

The community has installed a collective equipment with output for TV and radio in all the apartments and for this reason there is no real necessity to mount additional parabolic antennas.

It is not permitted to install parabolic antennas on the facade, inside the terraces or in the green areas in between the houses.