



## **RULES GOVERNING THIS COMMUNITY WHICH MUST BE COMPLIED WITH BY OWNERS AND VISITORS ALIKE**

1. No person (other than Residents of a property in Villacana) may bring any animal (including a dog) on to the grounds of the Community. The dog must be on a lead at all times in the common areas of the complex. Dog dirt must be removed by the owner of the dog and deposited into the RUBBISH COLLECTION area.
2. No person shall act in a manner, or use language, which is obscene or offensive or threatening to an Owner, another visitor, a Security Guard or an employee of the Community.
3. No music shall be played outside a house in any circumstances and the noise of music or televisions within a house must no be so loud as to be heard outside.
4. Spanish law prohibits noise of any sort after midnight.
5. No washing, towels, etc. shall be placed on or around a house in such a way as to be visible from public areas of the Community.
6. No lady may be 'topless' in any area of the Community, except on the grass area by the main pool.
7. No ball games may be played anywhere in the Community.
8. The use of wheeled devices such as (but not exclusively) bicycles, skateboards, roller skates or scooters, whether engine-powered or not, is forbidden anywhere within the Community on the grounds of pedestrian safety.
9. Household waste and garbage must be put in plastic bags and taken to the Central Rubbish Collection area (near the main car park). It must NEVER be left outside a house – it will attract rodents and insects immediately.
10. It is forbidden to leave personal effects in common areas including scooters.
11. Loungers should be removed from common areas when they are not in use.
12. Roof terrace parasols must be stored horizontally when property is not occupied.
13. Screening on roofs be allowed but they cannot be more than 60cm in height on top of the wall. They must be removable and thus taken down when the property is not occupied. They can only be installed on the boundary walls between roof areas and NOT on the external parapet walls.
14. A proprietor may change the internal layout of his/her dwelling but may not do anything which might alter its general structure, exterior appearance or interfere with the rights of other proprietors. The proprietor must inform the President of the Community in writing before undertaking alterations of any nature or kind.
15. A dwelling may only be used or rented as one family unit; it is strictly forbidden to conduct any form of business therein.
16. A proprietor may not carry out any work in or introduce any changes to the common elements of the Community, even under the pretext of benefiting the Community without the authority of the Assembly of proprietors. Any work carried out in contravention of the above will be demolished at the expense of the proprietor who has carried out the work, without prejudice to the right of the Assembly to claim damages.

17. No sign, notice or advertisement shall be affixed to or painted on the exterior of any dwelling or in the interior thereof which can be seen from the outside of the dwelling.
18. Sidewalks, paths and driveways shall not be obstructed or used for any purpose other than to gain access to dwellings and other parts of the common elements.
19. No motor vehicle other than a private automobile may be parked for any extended period of time in the parking areas. No motor vehicle shall be driven or parked on any part of the common elements other than driveways, roadways and parking spaces, and no motor vehicle shall be repaired on any part of the common elements.
20. No person shall do anything which damages or is likely to damage any plants, bushes, hedges, shrubs, lawns, grass or landscaping work or any equipment, ornaments or structure.
21. No animal or bird shall be kept in the common elements.
22. Nothing shall be burnt or cooked in the common elements except cooking in any patio or lawn area allocated for the exclusive use of a dwelling and no inflammable or combustible materials shall be used therein except as aforesaid.
23. No sign, notice or advertisement shall be placed on any part of the common elements except by agreement of the Assembly.

#### **24. Swimming Pool**

The main pool is only open from 1 July to 31 August from 10:00am until 9:00pm when the lifeguards are on duty. **Outside these hours it is not allowed to use the pool.**

- a) No glass bottles or drinking glasses may be used near a swimming pool.
- b) Lilos and inflatable toys are not permitted in the pools.
- c) **Children under the age of 12 are not permitted in or near any swimming pool, unless supervised by a parent or other responsible adult (EVEN WHEN A LIFE GUARD IS ON DUTY)**