Residencial Villamartin Gardens 2

Community Rules

Residencial Villamartin Gardens 2 is a private residential area, and whilst we welcome our holiday guests, we are not a holiday complex.

The following rules are obligatory for all of us.

Any owners/tenants/guests seen not to be complying with the rules should be reported to your president/vice president/administrator, who will take the appropriate action.

All owners are under an obligation to be aware of and observe the community rules and inform the president / vice president / administrator of any observations or complaints to enable the smooth and orderly running of the community.

Communal areas

For clarity the "Communal area" is all areas from when you step outside your apartment until you exit through the perimeter fence via the gates (e.g. corridors outside apartments, stairwells, garage area, gardens, pathways, pool areas etc).

- Access gates should always remain closed and would ask that the access gates are closed quietly as not to disturb neighbours.
- Please wipe any spillages of any kind (e.g. from transporting rubbish to the bins, pool water dripping onto the floor) from the lift floor as this causes a slip hazard.
- Please respect your neighbours and keep the noise to a minimum especially when leaving or arriving early in the morning or late at night.
- Owners are responsible, at all times, for maintenance workers and must not allow workers to prop the gateways open during maintenance work as this is a security risk.
- Everyone is asked to respect the communal area, and not damage the plants and trees
- All of the communal area is a no smoking area (including E cigarettes).
- Everyone is asked to respect the communal facilities and private property of other owners above/below and side to side of their own property, and to keep in good condition the terraces/balconies of their own property bearing in mind not to brush or rinse water or dirt onto neighbours terraces/balconies.
- Security appartement. If you secure the apartment with cameras, you are not allowed to place the camera outside the balcony or terrace. The camera must be placed so that only your own property . It is strictly forbidden to point the camera outside.

- No articles of clothing, towels, bedding etc to be hung over the walls, balcony rails or gates. The use of airers on your own property is acceptable but only when the property is occupied.
- Barbeques are not allowed in the communal areas. Only gas or electrical BBQ´s (no charcoal or wood for smoke inconvenience and fire danger) are allowed on the private terraces / balconies.
- In case of breakage or deterioration of common parts due to the inadequate or inappropriate usage, the person responsible will be required to pay for the damage. Property owners are responsible for their tenants/guests actions.
- All household rubbish is to be disposed of in the rubbish closed containers which are situated on several points on the surrounding streets, in securely tied plastic bags. No domestic rubbish is to be left in any part of the community.
- The safety of Children within the community is paramount. It is important that everyone who enters the community is held responsible for the children who are under their care. Parents must keep their children supervised at all times. This releases the community from any responsibility for possible accidents:
    - Parents must watch over their children and avoid games that could a2ect the other neighbours (including ball games).
    - Children under the age of 12 must be accompanied by an adult in the lifts and staircases.
    - Bicycles, skateboards, scooters, roller-skates or similar cannot be used within the communal areas as it can damage the pathways.
- All occupants are required to keep the noise level to a minimum - especially between 2400 and 0800 hours.
- No vehicle is to be parked on the patterned imprinted concrete within the communal area as it damages the concrete.

Garage Area

- Park your car in the correct parking space and not in another place without approval. Parking your car should be done in an appropriate way and without causing any obstacle for other users of the garage.
- No other objects can be stored in the public garage space.
- No dangerous products such as petrol, oil, gas bottles or flammable substances may be kept or stored in the building or private storage cupboard.

- The garage door and perimeter fence open using a remote control and close automatically after a one minute interval. Only open or close the garage door manually in the case of an emergency.
- Owners renting out their property are to ensure that tenants/guests who use the garage are provided with the remote control and advised how to unlock the garage door to prevent damage.
- If a renter is not provided with a remote control then the garage area is not to be used.
- No vehicles (including maintenance / commercial) are allowed to park within the communal grounds, including unloading & loading.

Pets

- Dogs must be kept on a lead at all times when walking through the communal areas and are not allowed in the pool areas.
- Dogs are not allowed on any grass within the communal areas.
- Owners must try to ensure that their pet does not use the communal area as a toilet. Any accidents must be removed and cleaned immediately.
- Pets are only permitted within the community provided they do not disturb other residents

Cats

- The feeding of stray animals in the community is not allowed.

Pool and Jacuzzi area

The pool can only be used between 0800 and 2200 hours and It is important for health and safety reasons that everyone reads and follows the pool rules as detailed below:

- Everyone must be considerate to other pool users so that all are able to enjoy and relax in the environment.
- Use the shower every time before entering the pool. The use of soap / shower gel / shampoo etc are not permitted.
- No diving. We also kindly ask you not to constantly jump into the water or play rough games in the water while other persons are swimming.
- Airbeds / lilos and flotation equipment are not to be used in the pool. Simple swimming aids such as arm bands or rubber rings are permitted.
- No running in the pool area as it can be dangerous

- Only clothing designed for swimming must be used in the water e.g T-shirts are not

  Swimwear.

- Babies / infants who wear nappies must wear swimming nappies in the pool and surrounding pool area.
- As this is a family area no topless bathing.
- No animals are permitted in the pool area with the exception of service animals.
- No glass may be used in the pool area, only non-breakable materials can be used.
- Smoking (including E cigarettes) is not allowed in the pool area or any other communal area.
- No personal possessions, e.g. chairs, towels, swimming aids, to be left in the pool area overnight.
- Music is allowed if using personal earphones.
- All litter to be removed and properly disposed of.
- Children under the age of 12, entering the pool area, must be under the supervision of a responsible adult. Parents should ensure their children understands and conforms to personal hygiene rules and safety rules set out.
- Please do not use the pool if you believe you or your child is unwell.

Owners who use their property for rental purposes

Tenant - a person(s) who rents an apartment from the homeowner for 12 months or longer.

Guest - a person(s) who rents an apartment from the homeowner on a short term rental (eg. for the purpose of a holiday)

- Owners must display their tourist board certificate outside of their property.
- Owners must leave the information about their key holders and insurance contacts with their president / vice president / administrator.
- Owners must clearly display a copy of the community rules inside their property.
- Owners are responsible for any damage to the community property caused by their tenants / guests.
- Tenants / guests are free to enjoy the pool and communal facilities following rules.
- Tenants / guests are not allowed to bring guests or friends from outside the community to the pool or communal facilities.

- Ensure that tenants / guests park in the allocated parking space and without causing any obstacle for other users of the garage.

Practical information for owners

- It is a requirement that any awning erected on your terrace / balcony must be uniformed in colour therefore please contact your president / vice president for clarification.
- It is not allowed to put publicity, antennas or satellite dishes on the walls or on the terraces.
- If an owner intends to erect a structure on their terrace or balcony you must discuss this beforehand with your president / vice president to ensure colour uniformity and the weight of the structure is permitted.