

INTERNAL RULES OF THE HOUSE OWNERS' ASSOCIATION BOSQUE DE LAS LOMAS 1

Amended AGM 06-06-2025

All occupants, no matter what their status, of houses belonging to the owners' association Bosque de las Lomas-I are required to respect the following regulations.

Art. 1.- The common elements will be used as established in the Spanish Law "Ley de Propiedad Horizontal". (The horizontal property law).

Art. 2.- Both property owners and tenants must do their best not to disturb the tranquillity of this residential area, and they must try to avoid creating annoying noise etc. The noise from radios, televisions and other equipment should be regulated so that it cannot be heard outside the house where the equipment is used.

Art. 3.- All neighbours should look after the cleaning of the urbanisation. It is not permitted to throw papers, objects or any other kind of rubbish in the streets or on the paving or gardens of the communal parts of the urbanisation. Owners must clear up any mess produced by their dogs and cats.

Art. 4.- The rubbish should be deposited in the containers set aside for this use during the hours established by the Local Authority.

Art. 5.- The property owners are obliged to maintain their property, house and garden, in good condition, so that the urbanisation and the rights of other properties owners are not damaged. Owners are responsible for the damage they (as well as people using their property) may cause to others. The community has the right to carry out cleaning/tidying works to neglected terraces & gardens and add the costs of same to the owner's community fee account.

Art. 6.- It was agreed at the general meeting that the pool should be open all year round. The opening hours for the pool are as follows: From 09.00 hrs to 21.00 hrs.

Art. 7.- All children **aged 12 and under** must be accompanied by an adult who is responsible for their safety. It is not allowed to leave any child THAT CAN NOT SWIM in the swimming pool area.

Art. 8.- The following should be respected when using the pool:

- Please have a shower before swimming. (to remove suntan oils).
- Bathing suits must be worn when swimming.
- Smoking is not allowed in the pool areas.
- Food and Alcoholic drinks are forbidden. The use of glass etc. is not permitted.
- Diving from the edge of the pool is not permitted.
- Lilos are not allowed. Specific swimming aids for non-swimmers are permitted.
- Radios or musical equipment are not allowed unless using headphones.
- No ball games are allowed in the pool or surrounding area.
- It is not allowed to use soap or shampoo in the showers.
- Babies must wear swimming nappies.

Art. 9.- In the communal areas and pools, games and pets are not allowed. Pets should be kept on a leash.

Art. 10.- Drying clothes at the **front** of the houses, on the lawns or hung from the grills of the windows and balconies, is not permitted.

Art. 11.- Cars may only be parked on the urbanisation as long as **they do not disturb or obstruct the lawful rights of other owners/tenants**. This rule does not apply to areas where parking on the inner urbanisation road is prohibited due to it being an exceptionally narrow road and likely to cause an obstruction to emergency vehicles. Driveways must be used at all times where available to reduce congestion on the inner roads.

Art. 12.- The Association will provide notice boards so that people become familiar with these regulations.

Art. 13.- Internal Rules apply not only to property owners but also to tenants. Consequently, should a tenant cause any damage, the Owner/proprietor will be held responsible.

Art. 14 - The public elements will be used following the rules laid out in the 'ley de propiedad horizontal' and at the general meeting. If events occur that have not been mentioned in these rules, you will have to use your common sense and act as if it is your own property.

Art. 15 – Property owners and occupiers will make every effort not to disturb the quiet life in this residential area and will try to avoid making annoying noise between the hours of **12.00 midnight and 9.00 am**. Similarly, noise from radios, stereos, televisions, etc, should be regulated, so that they cannot be heard from outside of the dwelling where they are being used.

Art. 16 – Persons renting properties are not allowed to invite guests, from outside the urbanization to use the swimming pool or garden areas.

Art 18 – Property owners are obliged to maintain their dwelling and garden in good condition, in order not to harm the urbanisation or other surrounding properties. Property owners are also responsible for any damage they, or people using their property cause.

Art 19 – Pets should be encouraged to stay within your property, the gardens, parks and streets are not suitable places for them. Animals should not go loose when they are taken out for a walk in public places and owners have a responsibility to clean their pets excrements and to maintain the urbanisation. In the interests of public health, anybody found not following this rule could face legal action.

Art 20 – Owners who are letting out their properties must display this notice on the inside of their front door.

Art 21 – Speed limit 10 km / hours in the internal roads. This is to protect the children and all the pedestrians in our community.

Art 22 – Major building works are not permitted in private homes or communal areas from the start of July until the end of September as agreed at AGM 2011. The only exceptions are emergency works.

Art 23- No noisy work to start before 09.00 and finish at 19.00.

Art 24 - Any owner who is in arrears with their community fee payments will NOT be allowed access to the pool/s until their debt is cleared and that this clause will also apply to the owner's tenants, visitors, guests etc.

Art 25 – An 18% late payment penalty charge will be applied to the accounts of owners who fail to make payment within the prescribed payment periods, as approved in general assemblies.

Art 26 – **TOURIST LICENSES ARE PROHIBITED** IN THE COMMUNITY.

This law does not affect having friends/family stay in your property (whether the owner is there too or not), neither does it have anything to do with long term lets (which by law should have a contract between the owner and tenant/s).

If you are unsure about the effect of this law upon you, please seek your own legal advice.

