

Community Rules for Homeowners

Note 1:

A copy of these Community Rules must be displayed prominently in every property that is rented.

Note 2:

Every owner and tenant should read these rules, and act on them for their own enjoyment and to respect the rights of their neighbours.

Note 3:

Public areas are defined as those areas for which the Community has the responsibility i.e. the paths, verges, planted areas and the pool areas.

1. There must be no undue noise before 09:00 or after midnight.
2. Scooters, bicycles and skateboards should not be ridden along the pavements or paths.
3. All dogs and pets should have the appropriate health and vaccination certificates according to Spanish Law. Dogs should not be left alone at night where their barking can be heard by neighbours. All dogs must be kept on a lead when in public areas. No dogs allowed in the pool area. Any dog defecation in a public area should be cleaned up immediately.
4. All balustrades will be left natural or should be painted white.
5. No extension outside of the constructed area of the house is allowed without the prior consent of the committee. Garden walls may not be built upon except for balustrades. No flag poles are allowed. Nothing should be built/installed which hangs over anyone else's or public property.
6. Built BBQs etc. should be white or a colour and finish which is similar to the houses.
7. No painting or change of colour to the external walls, windows etc. is allowed. The exterior look of the houses should be the same as when they were originally completed.
8. Any awning or sun blind must be in keeping with the colour scheme of Zeniamar 5.
9. Gates are to be left their original colour or painted white.
10. Any glass work with frames should have white aluminium frames.
11. The exterior and gardens of all homes must be kept tidy, with weeds and plants etc. not allowed to overgrow. It is not permitted to set up bird tables or feed the birds in the gardens because of the risk of rats.
12. Washing lines should be used only on upper sun terraces with use kept to a minimum. No lines are allowed between the trees or between the pillars of downstairs properties. All are encouraged to use plastic airers whenever possible.
13. No ball games in public areas, or running over the grassed and planted areas is allowed.
14. Parents are wholly responsible for the safety and behaviour of their children at all times when in the public areas.
15. Cars etc. should be parked with consideration to other people.

- 16.** No violence - either verbal or physical - will be tolerated in Zeniamar 5. Offenders run the risk of being excluded from Zeniamar 5 public areas.
- 17.** No property can be used as a place for business.
- 18.** No BBQ can be brought into or used in public areas, only in your own property.
- 19.** TV aerials and TV satellite dishes may only be set up in accordance with the rules, available at the website section on "TV".

Community Rules for Garage Owners

Article 1:

The owners association authorizes the President and Administrator to perform all financial transactions within the budget that are necessary in the interest of the community. Included are all emergency repairs as needed to maintain the running of the garages.

Article 2:

The Annual General Meeting is to be held once a year. The agenda and related documents for this meeting should be sent in time by the administrator to the owners. All minor issues during the year will be decided by the President in consultation with the Administrator.

Article 3:

The fee shall be agreed annually at the Annual General Meeting. The fees are payable in advance 2 times a year, in the months of February and August. Fees can be paid directly to the community bank account or by direct debit by the administrator.

Article 4:

In the common part of the garages it is not permitted:

- 1) To have advertising signs.
- 2) To have furniture or other flammable items stored in the garage and the storage rooms.

However it is allowed the affixing of communications from the President and the Administrator on behalf of owners/renters. Private messages can be made with the permission of the administrator/president.

Article 5:

Cars must not extend their parking space limits.

The owners and renters should ensure, that cleanliness and tidiness are maintained in public areas.

Pollution caused by them should be cleaned up immediately.

Every owner or renter is liable to the other owners for the damage caused to the building or common areas.

The owners and renters should keep clean their own parking space.

Common areas and paths are maintained by a person employed by the community.

Article 6:

Owners and renters are not allowed to use the parking space and storage rooms for commercial purposes. Also dangerous activities are not allowed.

The user of the car must leave the garage immediately after starting of the engine, without undue delay.

Article 7:

The users of the garages should be absolutely certain when entering or leaving the garage building that the entrance/exit door to the building is closed.

Article 8:

It is not allowed to place cupboards or other storage containers upon the open parking space or to hang them on the wall.

Article 9:

Each owner/renter is obliged to comply with these rules.