

## COMMUNITY RULES CP PANORAMA PARK

Rules must be followed and enforced by all owners, tenants, or visitors to the Community. Each owner is obliged to ensure that these rules are communicated to any occupants of the property for their awareness.

*The community grants all owners the authority to address anyone not adhering to the rules. If the situation escalates to aggression, it is better to contact the Local Police or Civil Guard directly (112/ 092 / 965 705 326 / 965 705 166).*

- 1. The safety and goodwill of owners and guests are of utmost importance.**
  - Always close the portal doors.
  - Do not allow strangers to enter the portals or garage.
  - Report any suspicious person or incident to the active security company. If you do not have the security contact for your urbanization, we suggest asking the administrator for information.
- 2. Everyone using the pools, gardens, and common areas must respect the legitimate rights of others.**
  - Adults must supervise children while playing to avoid accidents, damage, or unnecessary incidents.
  - Avoid making noise during siesta time (2-4 pm) and after midnight.
  - All types of waste should be deposited in the green municipal containers located on the street. Recycling containers are also available in the area.
  - Drivers should moderate their speed within the complex and in the garage.
- 3. It is not allowed to throw or store objects in the hallways or common areas. Items should be stored in storage rooms at the owner's risk. Each owner must store their belongings in a clearly labeled cabinet or similar, identified with the apartment number.**
- 4. Parking spaces are exclusively for parking vehicles. It is prohibited to store combustible materials, as this could invalidate our community insurance. Any owner who disobeys this rule will be liable for the costs incurred due to their negligence.**
- 5. Individual TV antennas and satellite dishes are not allowed if visible from the outside. No objects may be installed on the building's facade without prior written permission from the Administrator.**
- 6. It is not allowed to display "For Sale" or "For Rent" signs anywhere on the buildings. Owners may advertise their property on the notice boards installed for this purpose throughout the urbanization.**
- 7. All owners are responsible for the maintenance of their terraces, balconies, and plants. When watering plants or cleaning terraces, excessive water usage should be avoided, as it may cause discomfort to neighbours below.**

**8. Pets should not disturb neighbours. Owners must ensure that their pets are under control at all times and do not cause nuisance. Dogs are not allowed to run through the garden areas, and any waste left by them must be immediately cleaned up. Feeding stray cats is prohibited. All owners must comply with animal ownership laws. If unsure about animal welfare laws, the administration can provide guidance.**

**9. Elevators are for the exclusive use of people and for carrying hand luggage. Children must always be accompanied by an adult.**

**10. The pool rules must be followed for the safety and comfort of all. Owners, their families, tenants, and guests must comply with the pool rules posted at the pool area, summarized as follows:**

- Pool hours are from 8:00 am to 10:00 pm, respecting the residents' right to rest. Showers must be used before entering the pool.
- Swimwear is mandatory.
- Babies must wear water-resistant diapers.
- Balls, mattresses, or inflatable toys are not allowed.
- Ball games are not allowed in the pool or surrounding areas.
- No violent games.
- Sunscreen may be used, but tanning oil should be avoided as it harms the filters and causes stains. Protection against the sun is allowed, but users must shower before entering the water.
- Glass containers or objects are not allowed in the pool or its surroundings.
- Do not install umbrellas in the grass as they may damage the irrigation system.
- Children under 8 years old must always be supervised by an adult.
- Pets are not allowed in the pool area.
- Diving is not allowed.

**11. The installation of awnings, bars, or the replacement of doors and windows must be exactly as per the approved specifications. The approved colour by the community in 2004 is LUGANO 2134. Information can be obtained from the Administration office. Any installation must be done without endangering anyone or causing damage to the facade/building, ensuring that no owner loses their view.**

**12. Only gas or electric barbecues are allowed.**

**13. Owners of parking spaces interested in installing an electric car charging point must obtain written consent from the community through the administrator, ensuring compliance with current regulations.**

**14. Before granting access to any repairman or installer hired by an owner, they must provide the following documentation to the administration:**

- A copy of the paid Civil Liability (RC) insurance receipt.
- A copy of the company registration certificate.
- Contact information for the company and responsible person.

**15. Garage spaces may contain storage cabinets, provided the parked vehicle does not occupy communal space and does not obstruct the movement of other vehicles. The cabinets must be placed against the back wall of the space and within its boundaries. In no case can there be other items stored in the garage, except as described in this point.**

**16. Community storage rooms should be used in a way that leaves space for all neighbors. To do so, each owner using the storage room must install a clearly identified storage cabinet, labeled with their apartment and block number.**