

COMMUNITY OF PROPERTY OWNERS
'ROYAL PARK' RESIDENTIAL COMPLEX
INTERNAL REGULATIONS

(UPDATE AS OF 31ST JULY 2024)

PLEASE BE RESPECTFUL OF YOUR NEIGHBOURS

A.- PAYMENT OF COMMUNITY FEES:

- Owners to pay their community fees as soon as possible, that is, during the first month of each of the two half-yearly periods (in January and in July). A 30% penalty charge will be added to community fees which remain unpaid by the third month of each half-yearly period, that is, by 1st March and by 1st September. Another 20% penalty charge will be added to community fees which remain unpaid by the end of each half-yearly period.
- The Community to start legal action against debtors to recover outstanding fees when they owe 2 installments. The cost of legal proceedings to be met by debtors.

B.- SWIMMING POOL RULES:

PLEASE SEE POOL RULES DETAILED IN THE ANNEXED DOCUMENT.

C.- PROPERTIES & COMMUNAL AREAS:

- **Ball games and skateboards** are **PROHIBITED** in the community streets.
- It is **PROHIBITED** to hang out/dry the laundry, that is, towels, bed linen, carpets, bathing costumes, etc. on railings, balustrades, doors or the front of the houses as it is exposed to the community street. Laundry must be hung out inside or at the back of the houses or on the terrace.
- No posters, signs, panels, etc. to be placed on the gates without permission which must be requested in writing from the Committee.
- Owners renting their properties must notify it to the President or the Administration (in the absence of the President) to ensure that people walking on the community streets and using the swimming pool are authorised to do so.

D.- VEHICLES & PARKING:

- **Whenever possible owners and tenants MUST park their vehicles within their driveways** as the community streets are very narrow and there is not enough space for so many cars. If this is not possible, **parking will be restricted to ONLY ONE CAR per house on the community streets** which will be parked at the front of the own house, garage or garden gate to avoid obstructing traffic or blocking the entrances and exits of other properties.
- Any vehicle other than a car or motorbike must be parked on the own driveway.
- It is forbidden to park commercial vehicles larger than a car on the internal streets of the Urbanisation, except for loading/unloading for 2 hours.
- It is forbidden to park caravans on the internal streets of the Urbanisation, except for reasonably sized ones in front of the property and for loading and unloading, cleaning, etc., for a limited period of time with prior request/notice to the Administration.

- In order to allow access to emergency vehicles and loading and unloading vans/trucks, parking is restricted to the **RIGHT-HAND SIDE** of the street **ONLY**. In addition, please note the following:

a) Owners whose houses are located on the left side of the street must also park on the right-hand side, avoiding parking in front of the entrance gates of properties.

b) Given that parking spaces are very limited in the internal streets of the Complex, vehicles must be parked correctly and in an intelligent way by not taking up two spaces so that the remaining space can be occupied by another vehicle.

- Due to parking restriction, **visitors will have to park their vehicles outside the Complex, that is, on the public roads.** The same applies to patients of Dr. Wagner's clinic, who will have to walk to the clinic.

- Any request by the President or the Administrator to move away a vehicle, either owned by an owner, his tenant or a visitor, which neglects the Parking Rules, must be acted upon immediately. If no immediate action is taken:

a) Both the President and the Administrator are authorized **to contract the services of a private towing company to move the vehicle to the public road** in the vicinity of Royal Park. Of course, information about the location of the vehicle on the public road will only be provided to the owner.

b) The owner of the vehicle will not be able to claim any damages against the Community of Property Owners Royal Park.

c) The costs of the private towing company will be met by the owner of the property regardless of whether the vehicle is his, his tenant's or a visitor's and will be charged together with the half-yearly community fee.

- Owners are obliged to inform contractors of the Parking Rules and to ensure that they comply with all of them when works are being carried out.

- It is the responsibility of the owners to inform their tenants or visitors of the Parking Rules and to ensure that they comply with all of them.

- Please respect the established **20 KM/H SPEED LIMIT** and **ONE-WAY CIRCULATION**.

- Vehicles must not be left running for long periods of time, as it is potentially dangerous and annoying for the rest of neighbours.

- Owners and tenants must keep their cars in good condition to avoid oil/petrol stains on the asphalt of the community streets.

- Community streets are not car repair shops/garages, therefore, it is **PROHIBITED to undertake car repairs or/and sales on the community streets.**

E.- DISPOSAL & COLLECTION OF RUBBISH:

- No rubbish, including cigarette butts, etc. must be deposited/left on the community streets.

- If you sweep from inside your plot onto the community street, please, do not forget to collect the rubbish in a bag.

F.- DOGS, CATS & OTHER PETS:

- **PETS TO BE KEPT UNDER CONTROL BY THEIR OWNERS** at all times.

- **DOGS TO BE KEPT ON A LEASH** when exercised on the street **within the Urbanisation**.
- **CONSTANT BARKING IS VERY DISTURBING**, so please **TRAIN YOUR DOGS** not to do this. Please leave them indoors when alone to prevent them from barking at any passers-by (either homeowners and/or maintenance workers), and if the barking is uncontrollable, fit them with an anti-bark collar.
- **PETS' EXCREMENTS** must be **CLEARED UP IMMEDIATELY**, both in the community streets and in the owners' plots/gardens, as bad smells are very annoying for the rest of neighbours.

G.- PROPERTY MAINTENANCE & ALTERATIONS:

- Owners must ensure that their properties are maintained in accordance with the standard line of all the other properties within the Urbanisation.
- Structural alterations can be carried out by owners provided that:
 - a) They do not extend beyond the existing profile of the building.
 - b) They do not detract from the current general appearance of the Urbanisation.
 - c) They are carried out by qualified professionals.
 - d) They are authorized by the Community and planning permission is obtained from Orihuela-Costa Town Hall.
 - e) They comply with the Community Rules.
 - f) Any damage or stains that occur on the community streets are repaired or cleaned up by the owner undertaking the works.
- Owners to maintain and keep their private gardens in good condition, that is, they must **CUT THE GRASS, PRUNE THE BRANCHES OF TREES, BUSHES, ETC. AND REMOVE WEEDS**, as well as replace the mesh, etc. placed on the gates and balustrades when these are deteriorated.

H.- AWNINGS & PARASOLS:

- Awnings must be removable and foldable.
- Parasols must be foldable and stowable.

I.- SATELLITE DISHES & AIR-CON UNITS:

- Satellite dishes and air con units **MUST** be installed and fixed in **inconspicuous locations**.

J.- NOISES & SIESTA TIME:

- Please respect your neighbours by making as **LOW NOISE AS POSSIBLE between 23:00 and 08:00 hours**, as they are trying to sleep. In particular, **please avoid loud conversations, making disturbing noises when driving, closing car doors and boots, etc.**
- Likewise, as little noise as possible will be made during the **SIESTA time** which will take place **between 14.00 and 17.00 hours from Monday to Sunday inclusive**.

PLEASE TRY TO KEEP CHILDREN PLAYING QUIETLY DURING THESE HOURS OF REST

- Please respect your neighbours by **not turning the volume of radios, television sets, hi-fi systems, etc. excessively loud**, especially when your property doors and windows are open.

- **Building works:** from Monday to Friday no (electric) tools or noisy activities (DIY) are allowed before 9 hours or after 21 hours, or during siesta time, that is, from 14.00 to 17.00 hours; on Saturdays, these activities are allowed from 9:00 to 14:00 hours; ON SUNDAYS these activities, gardening or any other work involving noisy machinery are PROHIBITED.

K.- DAMAGES AND NON-COMPLIANCE WITH THE COMMUNITY RULES:

- **When an owner and/or tenant does not comply with the rules and there is any damage** to the swimming pool, letter-boxes or security gates **which requires repair**, the Community will take the necessary steps to rectify the damage, but the costs will be met by the owner/tenant. These costs will be added to the owner's community fees and will be subject to the same rules of non-payment. Please remember that the Community will pursue any breach of the Rules.

L.- COMMUNITY GATES:

- **DO NOT USE THE CAR GATES TO WALK IN OR OUT.** Please use the pedestrian gates.

- **PLEASE DO NOT FORCE THE CAR GATES** as their arms might bend or break.

- When opening or closing the car gates, **PLEASE WAIT FOR THEM TO COMPLETE THEIR TRAVEL AND DO NOT CONTINUOUSLY PRESS THE ZAPPER BUTTON** as this causes the system not to know what action to take and, therefore, the gates to remain open.

- **PLEASE DO NOT TAMPER THE OPERATION OF THE CAR GATES** as this may cause the engine to be damaged or the electrical system to collapse.

- Any person that deliberately or accidentally damages, blocks, obstructs or impedes the gates good working will be denounced.

M.- SEWAGE SYSTEM:

Please use **ONLY TOILET PAPER in the toilet**. Any other type of paper is not degradable and causes blockages in the sewage system. THEREFORE, **IT IS STRICTLY FORBIDDEN TO FLUSH KITCHEN PAPER, WIPES, SANITARY TOWELS, NAPPIES, CONDOMS OR ANY OTHER OBJECTS DOWN THE TOILET OR TO POUR OIL DOWN THE TOILET OR THE KITCHEN SINK.**

N.- CLEANING OF PRIVATE POOLS:

It is **PROHIBITED to pour private pools water into the community streets**. Owners or companies carrying out private pools maintenance services must pour this water directly into the property drains or into the closer community street drain by means of a hose. (Owners choosing the second option must do this task within a few minutes so as not to block traffic).

O.- INSTALLATION OF SOLAR PANELS:

- Solar panels to be installed on pitched roofs and parallel to the roofs.

- Solar panels not to extend the dimensions of the roof.

- No additional vertical structures to be allowed to avoid a negative effect on the cosmetic aspect of the properties.

- Solar panels to be black to keep uniformity throughout the Community.

- The inverter unit to be installed in a place where neighbours are not affected by noise nuisance.
- Solar panels not to produce disturbing reflections which could upset people living in adjacent properties.
- The installation of solar panels to be carried out by an authorised company due to the danger that certain natural phenomena such as strong winds pose to people and adjacent properties.
- The applicant to provide the Committee with an application for the installation of solar panels together with a written declaration that the installation will comply with these Rules.

NB: It is, of course, the responsibility of the owner to obtain information about the Orihuela Costa Town Hall current regulations regarding the installation of solar panels and whether a building licence is needed."

P.- TOURIST RENTAL:

The owner who wishes to use his property for Tourist Rental is obliged:

- To apply for a licence to carry out this activity from the competent Public Administration and to install a plaque with the licence number on the front façade of his house. Otherwise, both the President and the Administrator will be empowered to denounce the owner of the property who is carrying out this activity to the corresponding Public Administrations for him to be sanctioned.
- To keep a register of tenants with their personal details and to provide it to the competent Public Administration (Guardia Civil) so that they can act in the event of a situation that requires it.
- To rent it for a minimum period of time of 2 consecutive days.
- To take out a specific insurance policy for the activity he is going to carry out. For example, a policy which covers the damages that the tenants may cause to common elements as well as to private ones. Otherwise, the owner will have to meet the costs of any repairs resulting from such damage or services required.
- To provide the tenants with documentation accrediting his status as such (contract, authorisation, etc.) which they can show to the Committee in case they need to prove they have rented the house.
- To provide the tenants with a copy of the Internal Community Rules & Pool Rules and include in the rental contract that failure to comply with any of them will result in the immediate eviction of the tenant within 24 hours and that each day of eviction delay will incur a penalty of € 100.00 for the tenant.
- To provide the tenants with the necessary keys and remote controls to access the Complex, the Pool Area and the house.
- To pay a 20% more of the half-yearly community fee approved at the JGAO.

The non-compliance with these Rules by an owner who uses his property for Tourist Rental will imply the Committee to be obliged to propose at an AGM/EGM the cessation of this activity and the extrajudicial or judicial claim for any damages that may have been caused.

NB: The Rules above will not apply to long-term rentals or to owners who lend their properties to family and friends.

Q.- BUSINESS SETTING UP:

In order to safeguard the "Residential" character of our Community and to avoid any problems hereinafter, approval of any future proposals for the establishment of businesses within the Urbanisation is denied. Likewise, any change of ownership of a property currently carrying on a business will require a new approval at an

AGM/EGM to continue to carry on the same or another type of business. In addition, approval for any expansion of existing businesses or increase in opening hours is also denied.

THESE RULES APPLY EQUALLY TO ALL OWNERS, GUESTS AND TENANTS, WHETHER THEY ARE RESIDENTS OR HOLIDAYMAKERS.

IF RENTING YOUR PROPERTY, PLEASE PROVIDE YOUR TENANTS WITH A COPY OF THESE RULES & STATUTES.

ROYAL PARK IS A RESIDENTIAL COMPLEX, NOT A HOLIDAY RESORT.

DAMAGE CAUSED AS A RESULT OF IRRESPONSIBLE BEHAVIOR OR INAPPROPRIATE USE OF THE SWIMMING POOL OR ANY OTHER COMMUNAL AREA WILL BE THE RESPONSIBILITY OF THE OFFENDERS.