

**INTERNAL RULES IN THE HOUSE OWNER ASSOCIATION
“ VILLAS SAN JOSÉ-IV (PARCELAS R-3 Y R-4) ”**

All the occupants of houses belonging to the owner's association "VILLAS SAN JOSE-IV (PARCELAS R-3 Y R-4)" have the follow these internal rules.

Owners are advised that they pay their community fees within the agreed periods (January and July) in order to avoid the surcharges previously agreed at the AGM of February 15th, 2008, which are as followed:

- a) 18% surcharge from the fees that are not paid in the payment period established (January and July).
- b) Surcharge or 500 euros for each registered letter and with acknowledgment of a receipt sent to the debtor claiming payment of his debt.
- c) Surcharge of 1.000 euros to the debtor for each burofax, as well as the initiation of the claim to claim from the debtor the amounts pending payment.

Art. 1.:The public elements will be uses following what has been established in the Ley de Propiedad Horizontal, in these rules and at the general meeting. When things happen that has not been mentioned in these rules, you have to use your common sense and act as if it is your own property.

Art. 2.:The property owners and the occupiers will do their best not to disturb the quiet life in this residential area, and they will try to avoid annoying noise etc. The noise form radios, television and others should be regulated so that you can't hear it outside the house where it is used.

Art. 3.:All the neighbours should look after the cleaning of the urbanisation and it is not allowed to throw paper etc. In the streets and at the floor in the public elements. In the same way it is not allowed to have clothes drying in the porch nor on the balustrades.

Art. 4.:The rubbish should be thrown in the containers prepared for this use in the hours decided by the local authorities.

Art. 5.:The property owners are obliged to maintain their property, house and garden, in good conditions, so that it don't harm the urbanisation or other properties, and they are responsible for the damage they, or people using their property.

Art.5.1.: If an owner's garden/terrace needs cleaning/tidying and are not done upon request by the management committee, the community will arrange for the works and add the costs to the owner's community fee account.

Art. 6.:It was agreed at the general meeting that the pool should be open all year around.

Art. 7.:The opening hours for the pool is as following:

From 9,00 a.m. to 10,00 p.m.

Art. 8.:It is not allowed to play dangerous games around the swimming pool area.

Art. 9.:It is not allowed to leave children under 12 years old unaccompanied in the swimming pool area, and the person in charge has to take them away from dangerous installations.

Art. 10.:The following is not allowed in the pool:

- To swim with clothes like T. SHIRTS, jogging suits etc.
- Food and drinks (alcoholic beverages and glass bottles.
- To have pets inside in the pool ground.
- to use soap.
- Play with balls.
- To use mattresses, balls etc.

Art. 11.:In the common garden it is not allowed to play or bring your pets with you.

Art. 12.:The pets should stay in your property, the gardens, parks and streets are not places suitable for them.

The animals should not go loose when they are taken out for a walk. The owner has to clean their excrements to maintain the urbanisation clean. In interest of the public health, not to follow this rule will be followed by legal actions.

Art. 13.: PREVIOUSLY REMOVED

Art. 14.: Owners who are letting out their properties must display the internal rules on the back of their front door

Art.14.1.: The community bans rentals which advertise on any short holiday lets e.g., Airbnb, Booking.com etc because these can be classed as running a business and are, therefore, banned. Short term holiday lets must have a Tourist License approved by the appropriate local authority or face possible legal actions. Any actions taken to be at the discretion of the President on behalf of the community, or by owners privately.

Art.14.2: As per Valencian authority rules, long-term lets (6 months +) must submit a copy of the rental contract with full details of the tenant, terms of rental. In addition, a security bond of 600€ must be deposited into the community bank account, to cover any damage by tenants to communal areas/property and cover any financial penalties imposed due to tenants' antisocial behaviour. Any actions taken to be at the discretion of the President on behalf of the community, or by owners privately.

Art. 15.: The association will have a notice board with all the information which can be interesting for the owners.

Art. 16.: Ball games are not permitted in the streets of the urbanisation.

Art. 17.: Vehicles should only take up one parking space. Loading and unloading is permitted but internal roads should be kept free from parked vehicles to allow for easy access of the emergency services. A speed restriction of 10 km/h should be observed within the urbanisation.