

RULES AND REGULATIONS

PROPERTY OWNERS COMMUNITY LOS JAZMINES 1

General

Under the current terms of the Horizontal Property Act, the owner of each property may not modify the architectural elements of the property when it impairs or alters its external configuration or state, or harms the rights of another owner. Therefore, after obtaining, where appropriate, the permission of the owners directly affected and the municipal license from the San Javier Town Hall and confirmation from them that it does not consume any of the buildable volume for other houses, they must obtain permission from the Community. Owners should consult the President, Vice President or Administrator before embarking on any structural or appearance changes.

The Rules of Los Jazmines 1 Community are agreed by Annual General Meetings (AGM)_or Extraordinary General Meetings (EGM). New Rules or any structural changes to existing Rules, should be agreed at an AGM or EGM. The Rules should be observed for the good of all Community members and guests and all owners have the authority to politely enforce them.

Community General Meetings

1. A Community General Meeting is held annually on the last Saturday in April. This regular event may be supplemented by an EGM at any time that pressing or urgent business requires, and where a subject cannot be held over until an AGM. An AGM or EGM may be convened at a venue or online. An AGM or EGM will be announced by a Summons issued by the Administrator on behalf of the President. An EGM will be called only for a specific topic and the Summons will be issued by the Administrator one month before the agreed date of the EGM.
2. All Proposals, with Proposer's names, must be submitted to our Administrator at info@fincasplaza.com by the 31st January each year for inclusion at the AGM of that year.
3. The Administrator will issue a Summons in March on behalf of the President and the Agenda will include details of the Proposals.
4. Voting on matters at an AGM or EGM will use the Qualified Majority Voting and the Administrator will advise on the Qualification required for any subject in hand. Community members who are unable to attend an AGM or EGM will be able to vote by Proxy and details will be included in the Summons.
5. At the AGM, Community fees will be set and agreed as part of the Annual Budget for the Community and will be paid in 2 instalments in March and September. A penalty will be applied to cover administrative costs, where payments fall into arrears.