

# RULES AND REGULATIONS

## PROPERTY OWNERS COMMUNITY LOS JAZMINES 1

1. The rules of the community must be observed by all, and all owners have the authority to enforce them.
2. All the owners should express their complaints, suggestions and observations to the President or Administrator of the community in order for the pertinent decisions to be reached.
3. It is totally forbidden for anyone to use the common elements in any form different from the one established.
4. In the event of breakage or deterioration of a common element due to inappropriate usage, the owners of the property where the culprit is living or visiting concerned will be liable for the damage caused. This also applies if an adult or child contaminates the water in the pool, in which case the owner of the property where the culprit is living or visiting will be liable to pay and the expense charged to their bank account.
5. Activities that create noise or can be bothersome to the neighbours are not allowed from 00:00 to 08:00 hours.
6. Owners with pets should follow the following rules and those established by the authorities:
  - a) Pets should not be brought into the common areas, nor loose or on a chain.
  - b) Pets should never be allowed to do their necessities in the gardens or other common areas.
  - c) Owners should avoid their pets barking or making noise during the resting hours established in point 5.
7. It is forbidden to grill or leave private utensils or furniture in the common areas. Sunbeds, chairs and other utensils can be used as long as they do not interfere with the entrance to the houses and leave at least one metre free around the pool.
8. Parents should watch over the games of their children and avoid bicycles, skateboards, roller-skates and ball games and any other games that can be bothersome to the neighbors are not allowed.
9. When using the pools, the following rules must be respected:
  - a) Bathers must shower before using the pool.
  - b) Children under 12 must be accompanied by an adult.
  - c) Diving, jumping or bombing is not allowed.
  - d) No li-los or large inflatables allowed in the pool
  - e) Ball games, bicycles, skateboards, roller-skates, scooters etc. are not allowed in the pool area.
  - f) No food or drinks are allowed in the pool. Also no glass utensils to be brought into the pool area.

- g) All long hair must be tied up.
  - h) No noise after 12pm.
  - i) No pets allowed in the pool area.
  - j) All children who are not toilet trained **MUST WEAR SWIMMING NAPPIES.**
10. In the case of long-term rentals, the Administration and President should be informed of the names of the occupants and/or agents in case contact is necessary and occupants should be given a copy of the rules of the community and they should agree to respect and follow them before taking up the rental. All guests should be given a copy of the rules of the community and they should agree to respect and follow them before using the community.
  11. The access doors to the common area should always remain locked.
  12. The galleries of the houses can be closed as long as it is done in white aluminum or PVC, never with construction brick work.
  13. In order to maintain a uniform appearance in the community the "toldos" awnings, should all be in similar colours to the exterior walls.
  14. It is not allowed to wash or dry anything (that is, clothes, towels, blankets etc.) in the common areas. It must be contained within the property of the owner, but must not be hung from balconies, walls or windows that are visible from the street, sidewalk or common areas.
  15. It is agreed that those owners who wish to glass in their downstairs terraces do so. It is recommended that a model be approved. Finally, it is agreed by all that these terraces can be glassed in with white aluminum or PVC and transparent glass, in the case of the corner houses they can extend from the roof of the porch one metre.
  16. Owners cannot erect permanent modifications/buildings/constructions to the front facades of all homes (i.e. street facing or pool facing).  
Temporary structures on the front facades of all houses (i.e. street facing or pool facing) must not be visible from the road, pavement or common areas and must be made of plastic, wood or metal.  
Temporary structures at the rear of solariums should be made of plastic, wood or metal.
  17. If owners wish to paint their outside walls they will have to do so in the same colors as the existing:  
NCS 0502Y (Blanco Roto)  
Gamuzá 404
  18. If the grills are painted this must be done in black or white, never in any other colours. The doors that face the perimeter walls towards the street or pool must all be in black, never in another colour.