**Penthouse Golfview**

**Condado de Alhama Golf Resort / \* RESORT RULES \***

DEAR GUESTS,

We wish you a wonderful holiday in our Penthouse Golfview and hope that you can fully enjoy the well-deserved vacation.

To be sure, we hereby give to you a list of the rules that are in the Condado de Alhama Golf Resort apply.

In advance we inform you that pets and smoking are not allowed in our Penthouse!

Thanks for your understanding and best regards,

Management Penthouse Golfview.



**YOU SHOULD TAKE NOTICE OF THE APPLICABLE RULES OF THE RESORT**

**Explanatory memorandum**

The need to regulate the use and enjoyment of common areas and services, along with the magnitude dimensional "Condado de Alhama Golf Resort", and the high number of owners and families make it necessary for the adoption of basic standards governing the coexistence and proper use and enjoyment of those elements and Complex common services.

These rules are binding to:

* All Owners and Persons with which they coexist
* Authorised Tenant
* Persons occupying properties with Owners Permission.
* Guests and Visitors

**Article 1 Obligations of goodneighbourhood**

The obligations of any owner, lessee, user, guest and in general for all people making use of common areas and services.

* + - * 1. . a). Respect the general facilities of the Complex and other common elements, making appropriate use of them at all times and avoiding injury and damage.
* b). Keep in a good condition own housing and attachments, and locality as appropriate, as well as their custodial facilities Preventing damage, or injury to other owners. Must compensate for damages caused by their own neglect or for persons they are responsible for.
* c). Consent to his house, annexes or local the necessary easements required for the repair of services or common elements, as well as creating new ones, so having the entitlement that the resort will compensate them for any damages.
* d). Observe due care in the use of services and facilities and their relationships with the other owners, and to account for violations and damage.
* e). Respect silence in the night, avoiding activities that disturb between 24.00 h hand 08.00 h.

**Article 2. Pets**

**!! In Penthouse Golf View Pets are not allowed !!**

* a) Dogs must always be kept under control, they must be kept on a leash in gardens, streets and public areas.
* b) The potentially dangerous dogs should always wear a muzzle. For information purposes, those dogs considered "potentially dangerous" are listed in Article 5 of the Municipal Ordinance on the Protection of Animals and Holding Animals Company (City Hall of Alhama de Murcia) as Pit Bull Terrier, Staffordshire Bull Terrier, American Staffordshire Terrier, Rottweiler, Dogo Argentino, Fila Brasileño, Tosa Inu, Akita Inu, as the rest that meet all or some of the features mentioned in the article
* c)Avoid that these dogs or cats make their physical needs in gardens, communal areas of the complex as well as in other private housing
* d)Dogs or cats must be in possession of the relevant health certification.
* e) The owner must prevent the dog barking during the hours of rest.
* f) The entry or stay of pets inside the pool area is strictly forbidden, except for guide dogs.
* g) It is expressly forbidden to feed stray dogs and cats that wander around the complex.
* The Board, in addition to imposing appropriate sanctions for breach of these rules, will notify to the municipal services for the collection of animals hat do not meet those requirements.
* **Article 3. Rules for swimming pool areas.**
* The safety of users of the pool is the responsibility of the individual, Parents / Guardians are responsible for children under 12 in their care. Given the risks to Persons health and safety, Swimming Pools and adjacent areas are common facilities that require special attention by the users and the community therefore the following rules apply:
* a). All users of the pool MUST use the shower before swimming.
* b). Babies must wear diapers at all times.
* c). Children under 12 years must always be accompanied by an adult.
* d). All bathers are obliged to wear appropriate swimwear (Topless Prohibited).
* e). Inflatable’s must not be used. (Swimming Aids are permitted)
* f). Ball Games in perimeter of the pool are prohibited.
* g). Animals are Prohibited
* h). Use of glass, glass bottles, and dishes are prohibited.
* i). Food and Barbeques are prohibited
* j). Dangerous games in the Pool are prohibited.
* k). Smoking is prohibited.
* l). Excessive Noise is prohibited (Stereo headphones should be used)
* m). Use of Sun beds between 22:00 hours and 09:00 Hours
* n). Use of sunshades is not allowed on grass areas
* Pool open hours are 09:00 h – 23:00 h, respecting the maintenance works of the pools.
* **Article 4. Rules for Garden Areas.**
* a.- Barbecues are prohibited in Gardens and Common areas except for special occasions with express permission of the President and the Administrator.
* b.- People must respect trees and plants.
* c.- Football and other sports that may damage the decorative or ornamental are prohibited.
* **Article 5. Refuse collection, waste, household goods and clothing.**
* For the correct operation of these services, avoiding a disruption that will result in odour problems and unsanitary conditions, in addition to lack of aesthetics, it shall meet the following standards:
* a) The garbage shall be deposited in containers provided, and enclosed in plastic bags or other similar system.
* b) Residues and waste must be deposited in the appropriate container, depending on the type of material. It being forbidden to deposit it in different containers.
* c) Litter bins must not be used for household garbage bags.
* d) The household collection service is provided on a scheduled basis, so the resident who wants to get rid of furniture or any other goods must inform the administrator. The administrator must be informed about the type of goods and size, and also the address of the owner. Later the administrator will inform to the owner about the day, hour and place of the collection. In this way, it is prohibited to deposit belongings or furniture in areas of common use. Likewise, it is prohibited to deposit on the containers or beside them, unless given the nature and volume, this is the place indicated by the company providing the service.
* e) The remains of pruning may be placed inside the trash containers. However, not large amounts of debris at once. Also, it must be deposited in bundles to occupy the lowest possible volume in the container.
* The board is able to change the time and frequency of service, in response to the needs of the Neighbourhood.
* **Article 6. Security, vehicles and parking**
* a) Owners are prohibited from parking of any vehicle outside of areas for that purpose.
* b) When a house is assigned a Parking space which is numbered, no other vehicle should use that space without the owner’s permission.
* c) Marked Disabled Parking spaces must only be used by Disable Identified Vehicle
* d) Visitors and employees must park their vehicles in designated areas.
* e) It is obligatory to observe the traffic signals
* f) Washing the vehicles in common areas is forbidden