

LAS MESAS PHASE III, INTERNAL COMMUNITY RULES

ARTICLE 1: GENERAL RULES

- 1.1.** Residents must close all the access doors to the garages, as well as keep the main doors of the urbanization always closed.

Neighbors are asked to wait at the garage entrance ramp until the large gates close in order to prevent anyone from entering the complex.

- 1.2.** Smoking is prohibited in all closed areas of the Urbanization. Closed areas are understood as: Elevators, Portals, Garages, Storage rooms, Community rooms, Gym and Spa.
- 1.3.** It is prohibited to throw any type of waste or garbage throughout the whole complex. Please dispose of your garbage in the appropriate bins situated outside in the street.
- 1.4.** It is forbidden to throw cigarette butts on the ground or in the garden throughout the whole complex.
- 1.5.** Please be careful when cleaning the gardens and terraces, as well as when watering plants to avoid disturbing the neighbors on the lower floors.
- 1.6.** It is forbidden to leave bicycles, or any type of personal object on the entrance landings to the portals, elevators, entrances to garages, etc., permanently. Decorative elements that do not disturb the passage and transit of people at the entrances to the houses are allowed. Any forbidden object that obstructs the passage will be removed if it remains for more than 48 hours.
- 1.7.** It is forbidden to leave garbage bags in any hallway for a period longer than 30 minutes.
- 1.8.** Please do not hang towels, clothes, sheets, or any kind of laundry over your balcony and try and put laundry drying racks in an unobtrusive position.
- 1.9.** Every effort should be made to keep the car park and common areas clean and tidy. Windows must be kept clean and in good state.

ARTICLE 2: NOISE

- 2.1.** It is absolutely forbidden to disturb the peace and tranquility by making noise during quiet hours. This includes all kinds of activity that involves a higher noise level and can disturb the neighbors. Please keep the sound of electronic devices, TV, music, etc., at a low level both indoors and outdoors within these hours.

Playing music and similar activities on the terraces and gardens are also prohibited within the established quiet hours.

The hours in which noise is prohibited are:

Sunday to Thursday 22:00 -> 8:30

Friday and Saturday 23:00 -> 9:30

- 2.2.** The same hours of silence apply to carrying out works and maintenance in homes.

ARTICLE 3: GARDENS AND COMMON AREAS

- 3.1.** The common gardens are for the benefit of all residents, owners and renters, and therefore must be kept clean and well cared for.
- 3.2.** It is forbidden to throw cigarettes butts and the like in the planters, grass and other areas.
- 3.3.** Playing with any object that could damage the garden is prohibited. Especially balls and similar games that can damage bushes or cause damage (broken glass, etc.)
- 3.4.** It is forbidden for dogs and animals to do their business within the garden and common areas.

ARTICLE 4 : GARBAGE

- 4.1.** All household waste must be placed in closed plastic bags and deposited in the rubbish bins located outside the complex.
- 4.2.** Under no circumstances should household waste be deposited in the small bins that are distributed around the common areas or gardens.
- 4.3.** Rubbish will not be left in common areas and will be taken out regularly, particularly in hot weather, to avoid unpleasant odours.
- 4.4.** The established hours for taking the rubbish out to the outside containers on the street are in accordance with municipal regulations, and it is forbidden to deposit any object in said containers that cannot be removed by the garbage trucks, particularly furniture, rubble, etc.

ARTICLE 5: SWIMMING POOLS

- 5.1.** The outdoor pool area is for use by residents of Las Mesas Phase III only.
- 5.2.** Please shower before entering the pool. Please make sure to turn off the shower tap when you are finished.
- 5.3.** The use of suitable footwear in the pool area is recommended.
- 5.4.** Large inflatable toys and playing ball games are not allowed in the pool when it may disturb other neighbors.
- 5.5.** It is not allowed to reserve sun loungers by leaving towels, etc., on them and towels will be removed by the Lifeguard if they have been reserved.
- 5.6.** The sun loungers must not be removed from the pool area and should always be used with a towel. When leaving the pool area, please be considerate of others and leave the sun loungers as you found them.
- 5.7.** Please make sure you remove all your belongings when you leave.
- 5.8.** The Community will not be responsible for any accident that occurs in the pool area due to disobedience of the rules.

- 5.9. Children under 10 years of age must be accompanied by their parents or an adult at all times when using the pool.
- 5.10. Babies must wear waterproof diapers at all times when using the children's pool. Please do not flush disposable diapers down the toilet. It would be recommended that children still of diaper age only use the paddling pool.
- 5.11. For safety reasons, please do not bring glasses or glass bottles to the pool area.
- 5.12. Do not leave garbage in the pool area or surroundings. Please deposit all rubbish in the bins provided in the area.
- 5.13. Loud music is not allowed in the pool area.
- 5.14. Animals are not allowed in the pool area, except for guide dogs that accompany the blind.
- 5.15. OUTDOOR SWIMMING POOL HOURS:
Monday to Sunday 10:00 – 22:00
- 5.16. INDOOR POOL/SPA HOURS:
Monday to Sunday 8:00 – 23:00

ARTICLE 6: ANIMALS

- 6.1. The presence of dogs in the common areas is only allowed if they are on a leash.
- 6.2. If they are aggressive animals, they must wear a muzzle at all times.
- 6.3. Dogs are not allowed in the pool area.
- 6.4. Dogs should not be allowed to foul the common areas, the walls of the buildings or the stairs, or to bark excessively on the terraces or to behave in a way that causes inconvenience to the neighbors.
- 6.5. In the event that a dog fouls the common areas when it is being walked, the owner is responsible for collecting its droppings immediately and depositing them in a plastic bag for disposal.

ARTICLE 7: RENTAL PROPERTIES

- 7.1. All owners wishing to rent their properties must have a valid rental license from the Junta de Andalucía and follow all the relevant rules and regulations.
- 7.2. Owners must provide the Administration Company with contact details of the local person/company managing their rental property for emergency purposes.
- 7.3. It is the owner's responsibility to ensure that their rental clients behave appropriately and abide by the Community Internal Rules and do not disturb other residents of Las Mesas.
- 7.4. Owner's will be held liable for any damage caused to Community property by their rental clients.

ARTICLE 8: REFORMS

- 8.1.** No neighbor can carry out reforms in the areas of the community without authorization from the Governing Board.
- 8.2.** It is mandatory to maintain quiet hours during works and renovations in the apartments.
- 8.3.** It is recommended to notify Agustin of any workers who are going to visit the community in order to maintain access control.
- 8.4.** Owners will be held responsible and pay for any damage caused to the Community's facilities during the execution of any works.
- 8.5.** Corridors, patios, stairs and other common areas may not be used for the storage of any type of construction material. These materials must remain inside the apartment.
- 8.6.** Rubble and any other type of waste caused by the works must be deposited in containers located outside the Community.

ARTICLE 9: GARAGES / STORAGE ROOMS

- 9.1.** Garages must be used exclusively as garages for parking vehicles.
- 9.2.** The owners of parking spaces in the garage will have the exclusive right to use said space to park vehicles that fit within the lines marked on the ground.
- 9.3.** Vehicles may not under any circumstances protrude from the lines, nor may they be left on the entrance or exit ramps or in the access lanes, nor outside the parking spaces as they are indicated inside the garage.

No other object may be placed that may hinder free movement within said areas.

- 9.4.** Objects, packages or household items of any kind should not be left in the garage, nor can cabinets, drawers or shelves of any kind be built inside the parking spaces, either in whole or in part, or in the common area intended to allow maneuvering of vehicles.
- 9.5.** The spaces assigned for parking cannot be personalized by separating them with barriers, walls, etc., there are already lines that fulfill this purpose.

ARTICLE 10: GYM

10.1. GYM HOURS:

Monday to Sunday 7:00h to 23:00h

- 10.2.** All children under the age of 14 are not permitted in the gym area.
- 10.3.** Please keep the gym clean, as well as the machines and apparatus after use. It is mandatory to disinfect the machines with the products and papers available in the gym room.
- 10.4.** It is prohibited to throw any waste on the ground – please use the bins provided.
- 10.5.** It is mandatory to use a towel in the gym.

10.6. Please turn off the Air Conditioning when leaving and do not leave any personal effects behind.

10.7. The use of footwear is mandatory when using the gym/spa showers to avoid the transmission of any dermatological disease. Please keep the bathroom and shower area clean.

ARTICLE 11: REPORT DAMAGES / FAULTS / SUGGESTIONS

11.1. Any type of damage, fault or suggestion about the community should be reported to the Administration Company by email on cplasmeshomes@cyr-abogados.es

ANNEX 1: PERGOLAS AND AWNINGS

As previously advised the color choice for blinds is:

Recasens Titanio Reference R196

All installations must be done in keeping with the color and style of Phase III. Any works that do not fit the criteria will be subject to removal at the owner's expense.

Any modification of the façade must be approved by the community prior to its execution.