

## **INTERNAL REGULATIONS OF THE COMMUNITY** **FROM THE OWNERS OF ALICATE PLAYA PHASE V**

These internal rules for the use of common services and behavior within the urbanization are aimed at achieving a greater degree of coexistence among the owners of the Alicante Playa Phase V urbanization, as well as the better maintenance of the common and general infrastructure and are a complement and clarification, where appropriate, of the Statutes of the Community of Owners.

### **RULES OF COEXISTENCE**

Article 1.- It is strictly forbidden to use the common services and elements in a manner contrary to their intended purpose. Any damage or deterioration of a common element, due to improper use or use contrary to its intended purpose, will result in the payment of the repair costs for said common element.

In general, all residents of the urbanization must maintain proper decorum in their behavior and treatment of other neighbors.

In no case will the non-use of a service or the non-use of common elements exempt the obligation to pay for their maintenance and upkeep.

Article 2. Hanging laundry on the main terraces of dwellings is prohibited; it must be done exclusively in designated areas. Playing with balls on the lawn and in the pool is not permitted, and the care of plants and gardens must be respected.

In order to maintain uniformity of awnings and umbrellas on the terraces, if any are added to the current ones, these will be in accordance with the original model established by the developer.

The use of barbecues is not permitted on the terraces of the apartments or in the communal areas.

Article 3. Owners who keep dogs in the residential complex must comply with the following rules, in addition to those issued by the competent authority: a) Dogs must always be kept on a leash when walking from their private residence to the edge of the complex, as it is strictly forbidden for dogs to roam the gardens. Large dogs must wear a muzzle. b) Dogs must be strictly prohibited from relieving themselves in gardens or other common areas of the complex. c) Dogs must have the corresponding health documentation.

Article 4.- Each owner must prevent noises from occurring in their apartment that could disturb the peace and rest of the other residents of the house.

Machines, radios, televisions, music players, and any other similar devices, as well as cleaning equipment, must be set to a minimum volume so that the sound does not exceed the boundaries of the apartment where they are used, especially after 11 p.m. Owners are required to inform any employees they hire of the obligation to comply with these regulations.

No masonry work that causes noise will be carried out from Friday at 2 pm until the following Monday at 8 am.

During July and August, as well as Holy Week and Easter, all masonry work and debris removal are prohibited. At the end of each day, contractors must leave the area where they have worked completely clean. Failure to do so will result in their being barred from future access to the development.

Article 5.- It is prohibited for owners or contractors to occupy, even temporarily, with temporary constructions, garbage, rubble or movable objects of any kind the accesses, portals, corridors, stairs, and other places of common use.

Article 6. Since the buildings comply with current telecommunications infrastructure regulations, the installation of individual satellite dishes is strictly prohibited. If any owner wishes to install an additional dish, they must request permission from the President or the Administrator to explore suitable locations within the existing telecommunications infrastructure.

Article 7.- Minors may not smoke or drink alcohol within the grounds of the urbanisation.

### **ON THE USE OF ELEVATORS**

Article 8.- Each block has elevators that must meet at all times the requirements established by the corresponding legal regulations, in addition to the following when they are not contradictory to the first ones.

Article 9.- Under no circumstances may the capacity indicated in each of them be exceeded, either in weight or in number of people, and the corresponding responsibilities will be demanded in case of abusive use of these elevators.

Children under 14 years of age will not be allowed to use these elevators unless accompanied by an adult.

Article 10. It is prohibited to transport objects, packages, or parcels in the elevators whose weight exceeds the capacity limit or which, due to their size and characteristics, are likely to cause damage or deterioration. Their use for transporting construction materials is not permitted. Under no circumstances may the elevator be occupied permanently or continuously, leaving the other owners without service.

Article 11. The care and maintenance of the elevators shall be the sole responsibility of the building manager or caretaker, who shall notify the maintenance company and inform the President and the Administrator of any problems that may arise so that appropriate measures can be taken. No owner or tenant may tamper with the elevator mechanism in case of malfunction; they must notify the aforementioned employees and, if necessary, the maintenance company. A contract will be arranged with a specialized company for the proper care and periodic lubrication of the elevators.

### **ON THE USE OF SWIMMING POOLS**

Article 12. The swimming pool hours are from 10:00 AM to 9:00 PM. Swimming outside of these hours is strictly prohibited, in accordance with current regulations. The President is authorized to adjust the opening hours, taking into account the opinions gathered. Furthermore, every effort should be made not to disturb other owners during siesta time.

Access to the pool area will be subject to health recommendations. Private umbrellas or parasols are not permitted in the pool area, and sun loungers must be used with towels; reservations are not allowed. The use of radios and bringing food into the pool area are strictly prohibited, as is the entry of dogs or other animals. The consumption of alcoholic beverages and the organization of meals in the pool area are also prohibited.

communal areas and especially the pool area.

Boats, inflatable mattresses, floats, balls, etc., are not allowed in the pool, with the exception of floats for young children, who may use them in the children's area of the pool. Children under 8 years of age must always be accompanied by an adult, who will be responsible for them. Operating rules will be established in accordance with those set by the City Council and current regulations.

#### **FROM THE GARBAGE SERVICE**

Article 13.- Owners must deposit their garbage bags in the containers provided for this purpose outside the development. Individual garbage bags must always be placed in sealed plastic bags or a similar container; the use of any other containers that do not meet the required safety and sealing standards is prohibited in order to prevent odor and unsanitary conditions.

#### **FROM THE EMPLOYEES OF THE URBANIZATION**

Article 14.- All contracted personnel will have a mission to fulfill in the urbanization, in order to achieve the correct functioning of all services and common elements.

Article 15. Accordingly, the instructions issued by the President and/or Administrator must be strictly followed by all owners. The building manager is authorized to enforce all internal regulations and the President's instructions.

Article 16.- Therefore, all types of discussion or complaints directly to employees are absolutely prohibited, the system being to report to the President or Administrator, who will exclusively give instructions, rewards or punishments to the hired persons.

#### **OF THE HOUSING THAT IS RENTED OR TRANSFERRED**

Article 17.- Each owner will be obliged to inform the Concierge of the person and other details of the lease or assignee of the apartment, because if this communication is not made the occupant will lack the right to use and enjoy the common services and elements.

Article 18.- Each tenant or assignee shall commit to complying with the Statutes of the urbanisation of this Internal Regulations, without prejudice to the actions that, where appropriate, may arise against the owner by the Community.

Article 19.- Consequently, the rights and obligations of the Statutes and the Internal Regulations of the urbanisation are understood to affect in an identical way the occupants of the dwellings, whether they are owners, usufructuaries, tenants or by any title of occupation, or by simple onerous or gratuitous transfer from the owner.

Anything not provided for in the Internal Regulations shall be governed by the provisions of current legislation.