

LA ENTRADA COMMUNITY RULES

1. The rules must be accepted and carried out by all the property owners, families and tenants. The employees of the urbanization are entitled to make them observe these rules.

2. All the property owners must present complaints, suggestions and observations to the President or to the Administrator of the Community who will inform the Committee and adopt the appropriate measures.

3. Always close the garage and portal doors (quietly) behind you. Never allow strangers to enter to the urbanization without any neighbours consent.

Report any suspicious person or incident to the security guard or the Police.

4. Clothes and towels must not be hung over balcony walls, as this is unsightly.

5. Pet owners must obey these rules:

a) Dogs must be on a leash and with a muzzle in the case of dangerous needs. In any case, never be unsupervised in the urbanization.

b) Do not allow the animal to do their physiological needs in the gardens and communal areas but in the case that it should happen, it should be cleared immediately.

c) Domestic pets should not be permitted to cause nuisance to neighbours or the Police will be called.

6. It is forbidden to do any activity that might produce noise or nuisance to the neighbours from 12 pm till 10 am, please respect urbanization resting hours

7. It is forbidden to transport any object in the lift that may exceed the maximum allowed weight and any object that by its special characteristics or size may cause any damage.

Children under 10 years of age must be accompanied by an adult.

8. In the event of owners having building work carried out inside their property, the owner is responsible for leaving the outside area clean and the cost of any damage that may have resulted from the work.

It is the parent's responsibility for any damage caused by their children anywhere in the Community.

It is the owner's responsibility for any damage caused by their tenants. Owners are to ensure that tenants receive a copy of these rules.

Swimming pool hours are from 0900 am to 2200 pm. Owners, families and tenants are obliged to adhere to the rules attached. .

9. Rubbish must be deposited in the appropriate green bins located in Av.de Las Olas and elsewhere. The small bins in the garden are for incidental rubbish and not for rubbish from apartments.

10. Charcoal Barbecues are not allowed on the terraces but you may use Gas or Electric ones so long as they do not cause a nuisance to neighbours.

11. Keep clean the garden and communal areas in front of your apartment. Do not throw cigarettes, food etc. from the balcony.

12. Keep the mail box clear of advertising.

13. It is forbidden to store household equipment in the garages, corridors, portals or any other communal areas of the Community.

14. On no account must any fixture be installed to the outer fabric or façade of the building without first obtaining written permission from the Administrator of the Community. The installation of sunblind's and security grills must comply exactly with the agreed specifications.

15. The obligated sunblind colours to install in the Community is "Tennere Liso" ref. 2354. Therefore, this is the only model permitted in the complex. For any question about the colour, contact the Administrator or the Committee. Only black grills are allowed to be installed on the principal entrance door of each apartment.

16. In adherence to the current legislation it is forbidden to install private TV aerials on the facade and terraces and you are reminded of the obligation to notify the Administrator before any installation of TV aerials in the area destine for it, so that way the cables cannot be manipulated by anyone.

Any resident that breaks these rules may incur in the responsibilities described in the LPH (Horizontal Property Law) and the Community may take legal action.

17. Bicycles are not permitted to be ridden in the gardens or stored/left in corridors for safety reasons.