

LA ENTRADA



Find everything you need here

Regulations, contacts, swimming pools, community updates and more.



laentrada.es



Scan the QR code

COMMUNITY RULES

CDAD. PROP. LA ENTRADA as approved at the 2019 AGM

1. The rules must be accepted and carried out by ALL property owners, families, and tenants. Security and employees such as Administration of the urbanization are entitled to enforce the rules.
2. All property owners should 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.
 - a. Never allow strangers to enter the urbanization area without any neighbor's consent.
 - b. Report directly any suspicious person or incident to the security guard or the Police (112).
4. Clothing and towels are not allowed to 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 breeds or dogs known to be aggressive. In any case, never leave pets unsupervised in the urbanization.
 - b. Do not allow the animal to do their physiological needs in the gardens and communal areas. If it happens, it must be cleaned up immediately.
 - c. Domestic pets should not be permitted to cause a nuisance such as continual barking affecting neighbors, or the police will be called.
6. It is forbidden to transport any object in the lift that may exceed the maximum allowed weight, including passengers' weight. Any object that, due to its special characteristics or size, may cause damage is also not allowed. This includes all bicycles (see rule 17). Damage caused will be charged to the owner.
7. It is forbidden to carry out any activity that might cause noise or nuisance to neighbors from 24:00 until 08:00, i.e., loud discussion groups or partying, especially on terraces.
 - a. Construction working times are from 08:00 until 20:00 from Monday to Friday, and from 08:00 until 14:00 on Saturdays.
 - b. No construction work at all on Sundays or festive days. Please respect Spanish and Urbanization resting hours, normally 14:00 to 16:00.
 - c. If suffering a noise issue from your neighbor, please speak to them first before making a formal complaint, as it is common courtesy; they may not be aware of, for instance, how loud their TV is.
 - d. Neighbor disputes are private and only become a Community issue if they persist in causing a legally specified nuisance.
8. Owners undertaking building works in their apartments must ensure that all contractors undertaking this work register with Security every day.
 - a. Security will check where the work is being undertaken and take photos daily of the surrounding external areas, both at the access point in the block, stairwells, lifts where appropriate, and the entrance to the apartment where works are being undertaken.

- b. This rule is for the protection of the communal access areas to the apartment in question. Any damage noted from daily checks of these areas where work is ongoing will require immediate rectification by the owner or contractor at their cost.
 - c. All work will cease until such repairs are carried out; security will refuse further access until then.
 - d. This rule is necessary due to previous contractors damaging communal areas, then promising to do repairs and disappearing without ever returning.
- 9. On no account must any fixture be installed on the outer fabric or facade of the building without first obtaining written permission from the Administrator of the Community. The installation of sun blinds and security grills must comply exactly with the agreed specifications.
- 10. The obligated sunblind/ pergola colors to install in the Community is "Tennere Liso" ref. 2354. Therefore, this is the only model permitted in the complex.
 - a. Pergolas or aluminum structures are only allowed on solariums or open terraces from the 3rd floor upwards, subject to a design plan being submitted to the Committee, which meets the desired standards. For any questions about the color and design, contact the Administrator or the Committee.
 - b. Pergolas on 3rd, 4th, and 5th floor terraces will only be permitted if no other solution is available to provide side protection from the wind and sun. A Community Planning Consent form must be completed with a design.
 - c. Only black grills can be installed on the principal entrance door of each apartment.
 - d. It is strictly forbidden to install glass curtains on any terrace.
 - e. No chimneys for gas or wood burners are permitted, nor any other source of dangerous fume extraction.
- 11. Children under 10 years of age must always be accompanied by an adult in communal areas, especially after 21:00, either in the pools or the gardens. While children will be children, any noise or unruly behavior must be controlled by a responsible family member. Failure to do so will result in Security taking appropriate actions under Spanish Law. The Community accepts NO LIABILITY for unaccompanied children having an accident or causing damage to communal or other owners' private property.
- 12. It is the parents' responsibility for any damage caused by their children anywhere in the Community.
- 13. It is the owner's responsibility for any damage caused by their tenants. Owners must ensure that tenants receive a copy of these rules. Owners are also legally obliged under Spanish law to ensure they follow any revisions to the laws relating to rental properties and must hold liability insurance that protects the Community from damage caused by tenants. Failure to do so will make the owner personally liable.
- 14. Swimming pool hours are from 09:00 to 22:00. Owners, families, and tenants are obliged to adhere to the rules noted by the pools and herein.
- 15. In addition to existing rules, the large pool between B5/6 is for serious competent swimmers only; absolutely no swim aids or inflatables are allowed for safety reasons.
- 16. Rubbish must be deposited in the appropriate green or special-colored 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.
- 17. Charcoal barbecues are not allowed on the terraces. Gas or electric barbecues are permitted subject to the following conditions:
 - a. They should not cause a nuisance to neighbors through smoke or fumes. In the event they do, they must be shut down immediately.
 - b. Failure to comply with this rule will result in a permanent ban on the use of barbecues on that apartment's terrace.
- 18. Keep the garden and communal areas in front of your apartment clean. Do not throw cigars, food, etc., from the balcony. Anyone doing so will be liable for damage caused to the Community or their neighbors' property.
- 19. Always keep the mailbox clear, especially of advertising. Damage caused to adjacent boxes by overfilling will be charged to the owner. New boxes cost €50 each, fitted subject to the same type being available.
- 20. It is forbidden to store household equipment, such as mattresses, TVs, washing machines, etc., in the garages, corridors, portals, or any other communal areas of the Community.

- a. This is a legal requirement under Fire & Health Regulations. The Community reserves the right to remove these items and charge the owner a minimum of €150 removal costs.
 - b. Failure to pay will be added to your account and could result in you becoming a debtor.
 - c. Small storage cabinets are acceptable if of a closed type.
 - d. Inflammables are strictly forbidden.
21. In adherence to current legislation, it is forbidden to install private TV aerials on the façade and terraces. Notify the Administrator before any installation of TV aerials in the designated area so that cables cannot be manipulated by unauthorized individuals.
22. Bicycles are not allowed inside the blocks following the internal painting of all blocks in 2019.
 - a. This rule is due to the damage caused to walls, especially stairwells and occasionally lifts.
 - b. All bicycles must be stored for safety reasons in the garage area or allocated storerooms, entering and exiting via the main garage doors.
 - c. Rectification costs for damage caused by ignoring this rule will be the responsibility of the apartment owner.
 - d. Riding bicycles, scooters, and electrical boards is prohibited in communal areas or gardens.
23. It is not permitted to use hosepipes to wash terraces due to damage caused to lower-floor apartments that have furniture on their terraces. Anyone not following this rule will be liable for any damages caused.
24. Parking spaces are private property. Persons using them without permission from the owner will be considered trespassers, and the owner may take necessary legal action. Owners should confirm in their Escritura which space is legally theirs.
25. Any resident who breaks these rules may incur the responsibilities described in the LPH (Horizontal Property Law), depending on the current law, and the Community may take legal action.
26. PAINT COLOURS
 - a. The current "Yellow" is Albero.
 - b. The current "White" remains "White."

See the main notice board by the Security Office for details of suppliers and approved brands. Paint must be applied strictly according to the manufacturer's recommendations.