

## **INTERNAL RULES OF THE HOUSE OWNERS' ASSOCIATION OF** **"VILLAS SAN JOSE II – FASE II"**

All the occupants of houses belonging to the owner's association "VILLAS SAN JOSE II – FASE II" have the follow these internal rules.

Art. 1.: The communal elements will be used following what has been established in the Horizontal Property Law, in these rules and at general meetings.

Art. 2.: Owners and occupiers will do their best not to disturb the quiet life in this residential area, and they will try to avoid causing nuisance through noise etc. The noise from radios, television and devices should be regulated so that you can't hear it outside the property where being used and, in particular, between midnight and 8.00 am.

Art. 3.: Everyone should look after the cleanliness of the urbanisation, and it is prohibited to throw any rubbish in the streets and on the floor in the public elements. Refuse must be deposited in the containers provided for by the local authorities. Domestic waste must tied-up in plastic bags.

Art. 5.: Property owners are obliged to maintain their property, house and garden, in good condition, so that it causes no harm or detriment to the urbanisation or other properties, and they are responsible for the damage they, or people using their property, cause to others.

Art. 6.: If any owner's garden/terrace needs cleaning/tidying and is not attended to upon request by the management committee, the community will arrange for the works and add the costs to the owner's community fee account.

Art. 7.: Owners who planning to do any kind of modification to their property, must inform the Committee and it is necessary to apply for the permission of the Community, if necessary, also a permission from the municipality. Any building works without permission will be denounced.

Art. 8.: Owners must preserve the aesthetic of the Urbanisation. It is allowed to enclose conservatories, but not any higher than the peak of the roof, or of the terrace and only the authentic patio size, with glass and white painted aluminium.

Art. 9.: Owners are allowed to cover over their off-road car parking space, but only with a roof or with an open structure (owners are not allowed to build up walls or completely brick up)

Art.10.: Parking within the urbanisation is restricted to one car, per property and in their own space. Any additional vehicles must be parked outside on the public road. Owners who have one, must park their car in their own private car park space. Owners from the Violetas top floor apartments are allowed to park their cars in front of the property, as long as they do not obstruct the traffic and the access to the other Apartments. Everyone should park with consideration of others, ensuring other road users, especially the emergency services, are able to pass without difficulty.

Art.11.: The speed limit on all internal roads is 10 km/h.

Art.12.: It is allowed to dry the washing at the front Property side, but only with clothes horse or similar. It is forbidden to hang washing on balustrades, window grills etc.

Art.13.: It is forbidden to play ball games in the internal roads.

Art.14.: Owners/tenants/visitors should not offend or molest other residents, neighbours, or committee members. If this happens, the police will be called.

Att.15.: Dogs must be kept on a leash, at all times, within the community and owners are responsible to clean up any unsanitary mess made by them.

Art.16.: These rules apply to owners/tenants and visitors. Any damage caused is the property owner's responsibility. Owners who let their property, are responsible to inform the tenants about the regulation of the Community.

Art.17.: All owners are obliged to ensure that their community fees have been paid, for the correct amount on in the payment periods due, being each January and each July.

a)As from the 1st of February a surcharge of 18 % will go to the debtor owner who hasn't paid their quota before the 31st of January.

b)A surcharge of 300 € to the debtor for the legal actions undertaken if it is necessary to send certified letters covering the costs of administrative expenses and legal services that would be sent as of March 1st.

c)A surcharge of 18 % as of 1st of August to the debtor owner who hasn't paid their quota before the 31st of July.

d)A surcharge of 300 € to the debtor for the legal actions undertaken if it is necessary to send certified letters covering the costs of administrative expenses and legal services that would be sent as of September 1st.

Art.18.: Tenants are prohibited from owning/fostering dogs. Owners are required to ensure this is a condition of any rental contract, short or long-term lease. Any owner thinking about renting/renewing existing contracts are obliged to obey this new rule and ensure it is a condition of any rental contract, short or long-term lease. Any actions taken to be at the discretion of the President on behalf of the community, or by owners privately.

Art.19.: This residential community bans rentals which advertise on any short holiday lets e.g., Airbnb, Booking.com etc, because these can be classed as running a business. Additionally, short term holiday lets must have a Tourist License approved by the appropriate local authority or face possible legal actions. Any actions taken to be at the discretion of the President on behalf of the community, or by owners privately.

Art.20.: As per Valencian authority rules, long-term lets (6 months +) must submit a copy of the rental contract with full details of the tenant, terms of rental. In addition, a security bond of 600€ must be deposited into the community bank account, to cover any damage by tenants to communal areas/property and cover any financial penalties imposed due to tenants' antisocial behaviour. Any actions taken to be at the discretion of the President on behalf of the community, or by owners privately.

Art.21.: All owners are encouraged to give the committee and/or administrator the contact details for a key-holder, in the event that there is an emergency relating to the property and access is required, or there is a family/friend related issue requiring access by the emergency services.

Art.22.: The Community provides a notice board and a website containing communal and local information/items of interest for residents and visitors. [www.villassanjose2fase2.com](http://www.villassanjose2fase2.com)

THESE ARE THE LATEST RULES, AS APPROVED, BY OWNERS, IN THE AGM 10.03.23