

COMMUNITY OF OWNERS SEÑORIO DE ALOHA

ANNEX 5.1 SEÑORIO DE ALOHA (SdA)

REGULATIONS OF INTERNAL BYLAWS

These bylaws are available in: SPANISH/ENGLISH/SWEDISH; Spanish will be the prevailing language. The bylaws co-exist in conjunction with the Statutes of SdA. The statutes will be updated once the bylaws are approved by the owners.

INTRODUCTION

The regulations below relate to all OWNERS without exception.

The Administrator or their representatives are authorised by the President to manage and maintain these regulations and take the appropriate action where necessary to faithfully enforce the content of these rules.

GENERAL

Article 1. Owners are invited to raise any complaints, observations and queries in the first instance with the Administrator, or their representative, who will process the matter.

Article 2. It should be noted that the Administrators are appointed by the OWNERS and have no obligation to Tenants other than provided by the law. All communications on behalf of tenants must be through the owner. It is the responsibility of an Owner to ensure their tenants are conversant with the regulations of SdA.

Article 3. It is strictly forbidden to use the services and common areas in any other way than their intended use. Owners will be personally responsible for rectifying damage or disturbance caused by any such breach. In the event of the owner not responding after one month of notification of the breach, the Administrator reserves the right to rectify any such breach and regain compensation for all costs directly from the owner.

Article 4. All owners should avoid creating any form of excessive noise, smoke, smells that might interfere with the peace and tranquillity of the urbanisation. Any resident that is disturbed by unreasonable noise, even if within the interior of an apartment, should ask the person responsible to reduce their noise to the legal level indicated below. If the problem persists, the matter should be brought to the attention of the Administrator or their representative (HELP). If immediate resolution is required, or the problem is ongoing, you are recommended to contact the police directly (Tel 092 / 091)

- **Indoor Spaces:**

- **Daytime:** Maximum of 30 dB
- **Nighttime:** Maximum of 28 dB

- **Outdoor Areas:**

- **Daytime:** Maximum of 55 dB
- **Nighttime:** Maximum of 45 dB

Daytime spans from 08:00 to 22:00, while nighttime covers 22:00 to 08:00.

Article 5. Owners who are not resident for time periods exceeding 2 months or who rent out their properties are required to provide the Administrator with contact details of a key holder for their apartment. In the event of an emergency concerning your property or the community, the Administrator will use best judgement to determine whether to contact the key holder.

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- Article 6.** For the avoidance of doubt, It is forbidden to:
- a) Play any musical instrument or use audio visual equipment without headphones in communal areas.
 - b) Hang laundry, bedding, clothing, beach towels or similar on the front, rear or side terraces walls, or over terrace railings, or the swimming pool fences. It is permitted to hang the aforementioned items on the rear terrace using a stand-alone drying rack. It is prohibited to attach drying lines to any of the building walls.
 - c) Undertake any form of reformation works that could disrupt the quiet enjoyment of fellow owners between the times of 22:00 – 09:00.
 - d) Carry out internal/external reformation works during the Christmas, New year, Epiphany or Easter public holidays.
 - e) Wood or coal burning BBQ's are not permitted due to fire risk & the proximity of neighbouring apartments. Electric & gas barbecues are permitted. Owners are requested to position their BBQ's where smells are least likely to affect their neighbours. Any neighbour who feels they are excessively affected by a BBQ may refer the matter to the police & formally denounce the offending party.
 - f) To smoke tobacco, cannabis & other illegal substances in the community common areas including the swimming pool areas, stairwells, elevators, & walkways. Smoking in apartments is permitted as long as it doesn't cause a nuisance to neighbours, e.g., smoke entering adjacent terraces or through doors & windows.
- Article 7.** The buildings that comprise the SdA Community must be dedicated exclusively for housing. Storage rooms, & parking spaces under no circumstances, can be used for industrial, commercial, or professional purposes, or any other activity than its intended use.
- Article 8.** Parking spaces are exclusively for the parking of cars, and other types of road vehicles. It is forbidden to use this space to store furniture, or any other materials that places the community in breach of health, safety, & insurance regulations. Permission must be sought from the Administration to store any type of water based device (boat, boating trailer, jet ski) in case it breaches the community insurance policy, & exceeds the dimensions of the parking space, thus causing a potential hazard to other garage users.
- All parking spaces are private.** Their use without owner authorisation by other owners is prohibited. Specifically, tenants & guests cannot park vehicles in spaces without the express permission of the owner.
- The installation of an electric car charger is only permitted with prior approval of the Administration. Legal and technical specifications must be met, **& under no circumstances can the charger be connected to the community electrical circuits.** After installation, a verification report by a certified company is required.
- Article 9.** Pet owners in the Urbanisation must adhere to the following rules, and those issued by the competent Authorities:
- a) Dogs must be kept on a lead at all times when inside the community and handled by a responsible person to whom the animal is obedient. The community gardens are out of bounds for all domestic animals.
 - b) The community walkways serve to allow a dog owner to access the entrances/exits of the community. It is prohibited to use the walkways for the purposes of exercising a

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dog. Owners are responsible for cleaning up their pets foul and depositing in bins provided or in other suitable receptacles

- c) All dogs must have the appropriate sanitary documentation.
- d) Owners must take immediate action to minimise barking at all times, & especially during the resting hours detailed in Article 4.
- e) Feeding cats or dogs in communal areas, including garage spaces can attract vermin & insects & is expressly forbidden.
- f) Owners whose pets foul common area property will be sent an invoice for cleaning up & administration charges of €200. Owners who fail to voluntarily pay the charge will have it added to their community fee accounts.

Article 10.

- a) All garbage must be placed in appropriate bags and deposited in the municipal bins outside the community. It is forbidden to leave any forms of garbage inside the portals, garages & other common areas of the Community. Bins are available at the swimming pools.
- b) Similarly, it is prohibited to throw any items including cigarette butts, liquids, food, balls etc, from terraces & stairwells

Article 11. Any guests using the services and facilities of SdA must abide by the regulations. Owners are personally responsible for the behaviour and conduct of their guests, & their adherence to the regulations. If you rent out your property you are required to display these rules inside your apartment in printed or digital QR format.

Article 12.

- a) Access to the community is granted via an electronic system. Fobs grant access to the exterior gates, portals, swimming pools & padel court. To maximise security, up to 3 fobs are available for 2 bed apartments & up to 4 fobs for 3 bed apartments. Owners who only own a storage room in the community are provided with a fob programmed for the building & portal where their storage room is located. Remote controls grant access to the garages & 1 remote is given per parking space. Duplication of fobs & remotes or transfer to another owner is prohibited.
- b) **Entrances must remain closed at all times.** It is not permissible for Owners, guests, tenants, building contractors, service providers etc, to wedge open or disable door/gate mechanisms. This includes exterior gates, garage doors, & portal entrances. Repeat offenders will have their access control & garage remotes disabled.

Article 13. Posting 'For Rent' / 'For Sale', or other forms of advertising signage on terraces, building facades, or other walls of the community is prohibited.

Article 14. Planters on owner's terraces must be properly maintained to ensure the good appearance of the complex. Small trees & scrubs with root systems that may damage the base of the planters are not permitted. Plants should not be allowed to overgrow & affect neighbouring properties, especially to the extent that plant debris might block the terrace drains.

THE USE OF THE ELEVATORS

Article 15. Elevators to be used responsibly and in accordance with the weight and number of persons indicated.

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Children under the age of 10 must be accompanied by an adult when traveling in the elevators. It is forbidden to use the elevators to carry items which could cause damage or deterioration – including furniture and building materials. Any breakdowns/mechanical issues to be reported to the Administrator.

THE USE OF THE SWIMMING POOL

Article 16.

The pools are for the sole and exclusive use of owners and tenants residing in Senorio de Aloha. Outside guests are forbidden without the express permission of the Administrator & must be accompanied by a resident. Trespassers will be asked to leave, & the police called for repeat offenders.

- a) Swimming Pool Rules are clearly posted at each pool. You, your guests & tenants, are requested to familiarise yourselves & adhere to them for the comfort & safety of all users. During summer a lifeguard will be on duty. Use of the pools is entirely at the risk of the user.
- b) The pools are only accessible via your Access Control fob & will not work outside of the pool opening hours. Climbing over the security fences is strictly prohibited.
- c) The swimming pools are available for your enjoyment between 8:00am - 10:00pm.

N.B Times are subject to seasonal adjustment.

- d) It is not permitted to hang towels/clothing over the pool fences/handrails.
- e) Children under the age of 11 must be accompanied at all times by an adult over the age of 18 years.
- f) All swimmers to be dressed appropriately for public bathing.
- g) Glass receptacles are not permitted in the pool areas.
- h) Balls and inflatables items are prohibited in the pool, with the exception of swimming aids for small children.
- i) Reserving lounge chairs throughout the day by leaving a towel or other item on them is not permitted.
- j) Pets are not permitted in the pool area.
- k) Owners responsible for the safety of their family/guests.
- l) No music/radios are permitted in the pool area without personal headsets.
- m) Use the rubbish bins provided or take your rubbish home.
- n) Any guest who disturbs the quiet enjoyment of other owners may be asked to leave the facility by the Community staff.
- o) All guests must adhere to pool regulations & the instruction of the lifeguard or Administration
- p) Owners, tenants, family members, or friends of properties with outstanding debts to the ^{[[[}SEP_{]]]} community are denied access to the pools.

PADEL COURT

Article 17.

The SdA padel court is for the exclusive use of owners, guests & tenants. Access is granted via the fob system. Use is on a first come first served basis. During periods of high demand playing time should be limited to 1 hour.

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Owners with debts to the community, along with their guests & tenants, are prohibited from using the padel court.

RESIDENCES THAT ARE RENTED OUT OR LOANED TO OWNERS GUESTS

Article 18.

In the event of a property being rented /loaned the owner is responsible for issuing the tenant/loanee with a copy of the regulations and ensuring compliance. Owners remain directly and personally responsible for their tenants / loanees behaviour and conduct during the period of use.

Damages caused by tenants / loanees are the responsibility of the owners, and the Administrator will seek to recover the cost of any remedial works.

All Short term rental/loaned properties must be declared via Form A to the President/Administration. A 24/7 emergency name and number must be provided in case of emergencies & incidences that contravene the Rules and Regulations of the community such as noise disturbance, abusive /rowdy behaviour, etc This is to ensure that conflicts will be resolved promptly by the 24hr rental agent or owner.

If you rent or loan out your property you are required to display the Community rules & regulations inside your apartment in printed or digital QR format.

Annex 5.3 provides additional information specific to owners renting out their apartment.

Article 19.

Where appropriate, the regulations contained herein are applicable to the owners & tenants of storage rooms & garage spaces.

Article 20. The Administrator right to universal remedy.

The Administrator has the right to rectify breaches of all types in Señorío de Aloha.

If after reasonable notice an owner does not remedy a breach of these regulations, the Administrator, with the assent of the President, is empowered to carry out works of repair, rectification, and removal at the cost of the owner in all respects.

The Administrator will give 4 weeks' notice from date of service by email/post of the breach.

The Administrator also reserves the right, subject to the President's approval, to contact and utilise the services of all public departments including the police, health authorities and local authorities should the necessity arise. Again, at the total cost of the owner involved in the breach.

The Administrator also reserves the right, subject to legal advice, and approval of the President to take legal recourse over continuing and serious breaches of these regulations, including but not limited to injunctions in connection with noisy work, dangerous or anti- sociable behavior etc.

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John Riley, President

Señorio de Aloha Residential Comunidad.