

**COMMUNITY OF OWNERS
SEÑORIO DE ALOHA**

ANNEX 5.3 –

ADDITIONAL REGULATIONS APPLICABLE TO OWNERS & TENANTS CONCERNING SHORT-TERM RENTAL POPERTIES.

Article 1: Owners who rent/loan out their properties are required to **submit FORM A ‘SdA - Administration Database of Apartment Use’ (see below) to the Community Administrator before May 31st 2025**, and again upon change of any of the details. In the absence of Form A or a copy of a Tourist Licence requested therein, & where the administration has doubts about an ‘Apartment Use’, the Administrator reserves the right to contact the Municipal Authorities for clarification under the authority bestowed by the Owners.

Article 2:

At the discretion of the President/Administrator, the community reserves the right to report to the civil authorities and/or pursue the revocation of any rental license granted to properties which are not compliant with the Señorío de Aloha Community Regulations and/or the currently applicable Andalucian and/or national legislation.

Article 3:

1.The SdA community shall regularly, and at least annually, publish the percentage of properties which are declared as rented based on the Form A Database.

2.The SdA association of Owners reserves the right to refuse the issuance of new rental licenses in case the percentage threshold agreed by the Association will be exceeded. Said threshold shall be decided based on Form A Database, & any other information pertaining to the number of rental properties in SdA.

Article 4:

All SdA Community Regulations shall be published in printable form or digitally downloadable (e.g. displayed QR code) in the property. Owners must make every effort to ensure their guests do not violate the regulations, especially whilst in the common areas & facilities of SdA. This article does not exclude the requirement for Owners to make available other mandatory information as demanded by the regional authorities.

Article 5: Tenant Behaviour:

i) Tenants/guests must remove all their waste to the public containers provided outside SdA. **Under no circumstances can waste be left outside apartments or in common areas.**^[SEP]Disposing of baby wipes & cosmetic cleansing pads in apartment toilets has been known to block SdA sewer pipelines & is strictly prohibited. Owners are requested to place signage in their bathrooms to discourage this practice.

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- ii) Swimming Pool rules are displayed at the pools along with the hours of opening & these must be strictly adhered to.
- iii) **No disturbances inside or outside of apartments are allowed between 22:00-08:00.** Non-adherence will involve the police after reasonable warning has been given.
- iv) Using private parking spaces of other owners is strictly prohibited without their permission

Article 6. Landlord Behaviour:

- i) Occupancy overnight must not exceed the quota specified in the Tourist Licence, which should be consistent with the Nota Simple of the property.
- ii) In the interest of avoiding party revellers & their reputation for disturbing the peace of the community, no property should be available for rentals, or advertised as such, for less than 3 nights.
- iii) No property shall include means for relaying and/or recording images, video or audio either of within the property itself or of SdA community areas outside the property.
- iv) With security and the rights to non-disturbance of all residents in mind, it is the owner or their agent's responsibility to fulfil the mandatory requirement to register all tenants with the local police.

Article 7. Owners will be charged cleaning & repair costs for any damage caused by their tenants to community property. . If the owner doesn't pay voluntarily, the cost will be added to their community account as a debt.

Article 8. In light of historic problems caused by tourist's groups generally referred to as "Bachelor or Hen parties", best efforts should be used by owners & their agents to restrict rentals to family groups.

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FORM A – SDA - ADMINISTRATION DATABASE OF APARTMENT USE

APARTMENT DETAILS:

Building:

Portal:

Floor:

D/I:

To assist the Community Administrator **in case of emergency and/or disturbance** our 24/7 contact is:

Telephone: (Self / Agent)

Email:(CAPITAL LETTERS)

I/we

As owner(s) of the apartment listed above, use our apartment for (cross-out as applicable) **short-term rentals only / part rented-part owner use / long-term rental only / owner or loanee use only.**

In accordance with the Owners Association's approval of the Señorío de Aloha regulation to maintain a record of the number of apartments available for rental, we attach a copy of the CONSEJERÍA DE TURISMO Y DEPORTE (Tourist License) issued by the JUNTA DE ANDALUCIA (local authorities) applicable to the aforementioned property:

License number:

I/we hereby confirm the above information to be correct at time of writing & will update the Community in the event of future changes.

Name:

Signature:

Date: