

Rules community Campana Bay :

It is stated that, for the proper functioning of the Community and a good coexistence, mutual respect between neighbours is very important.

Payment of community fees :

- Owners will pay their community fees during the first month of each of the four quarters of the year, which is in January, April, July and October.
- The names of community debtors shall be displayed on the community notice board.
- Legal actions to be taken by the Community against debtors in order to recover outstanding debts. The cost of legal proceedings will be claimed to the debtors.
- It is UNANIMOUSLY AGREED to apply a late payment surcharge of 20% on the amount owed to all those owners who have not paid their quota to the Community at the end of the corresponding accounting year
- It is UNANIMOUSLY AGREED to proceed with the judicial claim of the Common Expenses owed by the owners in debt without the need for any prior requirement.
This agreement will be notified to the debtor at the address of the Community, the house from which the debt derives and at the usual address of its correspondence, in such a way that the Community can have proof of having made it. Empowering the President and/or Administrator to be able grant the corresponding powers to Lawyers and Attorneys and initiate the corresponding legal actions, with the debtors being responsible for the fees and rights of the professionals and the legal costs incurred.
This claim will be made by quarters in arrears in accordance with the determination of the time and form of payment of common expenses, which is approved by the Board in the sense that the owners must pay their instalments on a quarterly basis, according to the amounts derived from the budget approved by the Board for each year. This payment will be made by depositing it into the current account number ES27 0081 0629 2700 0187 4289 that the Community has opened at Banco de Sabadell or through direct debit that can be managed through the Property Administration.
Likewise, the Administrator and/or Lawyers and Solicitors are empowered to appear in person on behalf of the Community, as an interested party and based on art. 140 of the LEC, in foreclosure procedures, if any.

Swimming pool:

- **It must be noted that in our swimming pool no security guard or lifeguard is foreseen.** As such a responsible adult, without exception, must accompany children under the age of 12.
- The Community pool opening hours are from 07:00 a.m. to 22:00 p.m. daily (noise levels to be kept down, particularly in the early morning between 7:00 and 10:00 am, in the late evening (between 9.00 and 10.00 pm) and during the siesta time).
- This pool area is for the exclusive use of owners, their guests and tenants.
- All users must take a shower before entering the pool.
- **All users must wear proper bathing suits, like bikini or one-piece suit. Long cloths like djellabah, kaftan or other full body cloths are strictly prohibited. For women that need to wear a full suit for their religion, only a burkini is allowed.**
- Babies in nappies **MUST** wear waterproof pants to prevent potential contamination of the pool water.
- No crockery or glassware allowed in the pool area.
- No smoking allowed in the pool and garden area.
- Please ensure you take all rubbish from the pool area.
- No ball games allowed in the pool area.
- No pets allowed in the pool area.

- All gates to be kept locked at all time. Please lock the gates, both at entering and leaving this area.
- The use of portable radios, CD players, speakers and mobile phones to play music without headphones is strictly prohibited.
- The use of toys or inflatable mattresses is allowed when there are not too many people in the pool. In case of nuisance, these toys or mattresses should be removed.
- The access to the swimming pool can be denied for owners and their tenants that do not pay their bills or do not comply with the Community rules (e.g. dogs in pool area, not wearing proper bathing clothes).

Community areas:

- No football games or skateboards etc. allowed on the community roads.
- Any COMMUNAL PREMISES/ OBJECT damaged by anyone at the residential complex will BE PAID BY THE OWNER OF THE PROPERTY with whom THE OFFENDERS ARE RELATED, even if it is not the owner who has caused the damage.
- On the communal roads a strict speed limit of 15 km/hour needs to be respected at all times.

Disposal of rubbish:

- No rubbish shall be deposited in the community roads.
- Please do not sweep rubbish from your plots onto community roads.
- Special containers are being placed in Carrer de Puerto Rico – all rubbish should be placed in these containers. In case these are full, other containers are placed in Avenida del Cami de L'Alfas and next to Seascape.

Dogs:

- Dogs must be kept on a leash when walked on the streets within the Urbanization confines.
- Dogs must be kept under control by their owners.
- Any deposition must be cleared up immediately by their owners.
- Owners with pets are reminded to prevent pets from relieving themselves on the walls and sidewalks of the Community. Owners and tenants are requested to walk their pets outside the community area and use the shortest way between their house and the community exit.
- No dogs are allowed in the pool area and in the communal garden.

Property maintenance:

- Owners are to ensure that their properties are maintained to a standard in keeping with the majority of the other properties within the Urbanization.
- Please avoid the use of water hose to clean private terraces as they splash water in homes beneath.
- Structural alterations can be carried out by owners provided that:
 - such alterations do not extend beyond the existing profile of the building,
 - such alterations do not detract from the current general appearance of the Urbanization,
 - such works are carried out by a competent/licensed tradesman,
 - such works have been authorized by the Owners' Community and a Building Permit has been obtained from the Finestrat Town Hall.

Satellite dishes and air-conditioning units:

- The installation of antennas on the facades is not allowed.

Siesta:

- A siesta period to be observed from 02:00 p.m. to 05.00 p.m. from Monday to Sunday inclusive.
- Please respect your neighbors, for instance, by not playing radio and television sets or/and hi-fi systems excessively loud especially when your property doors and windows are open.
- Electric tools that may make some noise will not be used before 9:00 am and after 20:00 pm.

Installations :

- Apartments Carrer de Puerto Rico and Carrer Equador 2:
 - Ground floor apartments :
 - Awnings on ground floor apartments must have a fabric of a uniform cream-white tone and the frame must be white (RAL 9010/9003).
 - Dividing fences between homes must all keep the same aesthetics, so it is decided that they are plant or imitation.
 - Top floor apartments should install awnings with beige for the fabrics and black or dark grey (anthracite) for the profiles.
- Villa's:
 - The colour of the profiles should be in accordance with the tones of the façade and fabrics in beige. In addition, it is established that the awnings or pergolas installed may not be located in areas that in any way impair the views of other villas.
- It is recalled that the aesthetics of the façade must be respected according to the Statutes and that the installation of pergolas and / or enclosures is not allowed.
- It is reported that any installations should not be visible and should be in respect with the design of the project. However, owners are allowed to install smaller sheds for e.g. bicycles. An owner reports that several homes have installed pergolas with awnings on the upper terraces in black, thus contravening the colour agreed at the General Meeting on September 23, 2021, in which it was agreed that the profiles of the solarium awnings should be black and the fabrics in beige. Several neighbours indicate that the colour should not be limited to beige only, and that black and grey tones should also be allowed. It is agreed to add a point to the agenda of the next General Meeting to agree on the colours allowed for the pergolas and their awnings, and to decide the actions to be carried out for those that do not comply with the agreed aesthetics, as well as the aesthetics of the roofs of vehicles parking area.

Parking :

- It is reported that only one vehicle per property is allowed to be parked in front of their apartment block. One other vehicle can be parked in front of the swimming pool if space is available. Otherwise extra vehicles should be parked in the streets outside of the project. The car parks on the main road, will be indicating the houses to which it belongs.

General issues :

- All owners and users are kindly requested to avoid the use of charcoal barbecues and, as far as possible, to use electric barbecues in order to avoid smoke nuisance to others.
- Access to the water faucet room is not allowed and therefore keys to the doors of cannot be distributed to the owners, as well as leaving the door open since it may be the case of illegal manipulation and/or negligence. Only authorized services can have access to these cabinets. It is decided to provide a key to the Community maintainer so that, in cases of emergency, he can access and, if necessary, cut off the water supply of those homes that need it.

- In case a tenant does not follow the rules of the community, the owner will be held responsible for his/her actions and will be responsible for aligning the actions of his tenants to this rules.