

Internal Rules

The following are the Internal Rules as referred to in the Minutes of the Statutory General Meeting of 31st January 2003 :

Article 1	These internal rules are designed to provide the best living conditions possible for the community of owners in the LA CALA HILLS Urbanisation.
Article 2	Any owner who vacates his/her apartment for a long period of time must leave a key of that apartment with the porter or entrust it to another easily-contactable individual, informing the Administrator so that it may be used in the case of an emergency.
Article 3	Dogs, cats or other pets may not be walked on the grounds of the urbanisation.
Article 4	The owner of an apartment who transfers its use to a third party, under any conditions, must first obtain the latter's acceptance of these rules and the Community Statutes. The president or the Administrator should be notified of any such transfer.
Article 5	All owners should avoid making noise liable to disturb the peace and quiet of the other inhabitants of the building. Machinery, radios, television, music and other similar apparatus or cleaning appliances, should be adjusted so that they are not heard beyond the apartment in which they are being used especially at night.
Article 6	The swimming pool will be open from 0900 to 2200 hours. Swimming is not permitted outside these times, as shouting, diving and splashing will disrupt the residents' tranquility at night. Access to the swimming pool is subject to the applicable sanitary regulations. Sunshades or parasols may not be installed for private use in the pool area. Boats, mattresses, rubber rings, balls etc are not permitted in the swimming pool, with the exception of floats used by small children in the children's area of the swimming pool.

Article 7	The opening times for the paddle courts will be established by the Community Governing Board.
Article 8	Co-owners should deposit their rubbish bags in the containers provided for this purpose.
Article 9	Objects liable to fall should not be left on terraces and all flowerpots and other ornaments should be firmly fastened in place to avoid the risk of falling. In any case no objects may be fitted to the projecting part of the terrace. No objects, either fixed or moveable, may be installed on a terrace, should they affect the overall appearance of, or are discordant with, the surroundings.
Article 10	Pushchairs, suitcases or other objects which inhibit the free circulation of other users must not be left on stairways or in passageways, except for a short period of time, while the owner has something urgent to do. Football may not be played on the lawn or around the swimming pool, as plants and gardens must be respected.
Article 11	All construction work affecting the façade of the apartments, or endangering the stability of the building, is prohibited. An owner must request the approval of the Community Owners Committee before carrying out any work, presenting the project drawn up by a qualified professional.
Article 12	In order to maintain the uniformity of awnings and sunshades on terraces, the latter will conserve their natural colour, in accordance with the original model established by the promoter and available for inspection by the co-owners. The colour of façades and stairways, and other common elements, may not be altered by painting them in another colour.
Article 13	In order to hold celebrations in the gardens, permission must first be obtained from the Governing Board.

Article 14	It is formally prohibited to use bicycles or any other form of vehicle on the pedestrian walkways of the urbanisation.
Article 15	In general, all residents of the urbanisation should behave correctly, and with respect in their relations with other neighbours.
Article 16	<p>Lifts</p> <ul style="list-style-type: none"> a. Smoking is prohibited in the lifts b. Children under 14 may not use the lifts unless accompanied by an adult c. Failure to respect the technical regulations and capacity limit will result in the corresponding responsibility for the offender d. Those owners who use the lift to transport furniture or building material will be responsible for its immediate cleaning as well as for any damage caused as a consequence of the transportation
Article 17	All building work, reforms or other activity which affects the rest of other residents is prohibited during the months of July and August, Easter week at weekends and between 2100 and 0900 hours.
Article 18	Cars and motorbikes may not be washed in the garage.
Article 19	The parking space may only be used for the parking of vehicles (cars and motorbikes) and not for motorboats, windsurf boards etc. Neither may it be used to store furniture, building materials, shelving, tools etc
Article 20	The social hall will be open from 1000 to 2200 hours and may not be used for private purposes not connected with the Community, unless specific permission has been obtained from the Governing Board.
-	Any element not contained in these Internal Regulations will be governed by the valid legislation.

