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# COMUNIDAD DE PROPIETARIOS ALOHA PUEBLO

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## REGULATION OF INNER LIVING

**Article 1.** The norms are of forced fulfilment and the occupiers of the urbanisation will have the faculty to observe them.

**Article 2.** The Administrator of the Urbanisation will give writing paper to the Government Meeting, about all kind of non-fulfilment denounced by the occupiers of the Urbanisation, for knowing and opportune decisions.

### COEXISTENCE NORMS:

**Article 3.** All owners must put their complaints, suggestions and observations to the Administrator, who will take them to the Board of Directors for opportune decisions.

**Article 4.** It is definitively forbidden to use the services and common elements in a different way of its destiny. The use of common zones in a private way it can only be made with the authorisation of the Board of Directors and according to the norms they establish.

**Article 5.** The breaking or deterioration of a common element, by wrong use or against its destiny, will end in asking of the payment of the reparation bill of such common element.

**Article 6.** It is forbidden to hang out clothes on the main terraces of house, it must be done only in places destined for such thing in a place that doesn't bother the exterior aspect of the facades.

**Article 7.** It is forbidden to develop activities that produce noise or disturb the neighbours from 24:00h to 9:00h.

**Article 8.** The owners that have dogs in the Urbanisation must follow the following rules, and also the rules dictated by the competent Authority:

- a) The dogs must always go tied and with a muzzle, that is, that under any concept they must not go free through the Urbanization.
- b) It must be avoided that these dogs make their physiological functions in gardens or other common zones of the Urbanization.
- c) These dogs must be provided by the correspondent sanitary documentation.
- d) The dog owners must be responsible for picking up any mess dog litter.
- e) Owners must ensure that everything is done to ensure that their dogs do not disturb residents by barking during the resting hours, established in the article number 7 of this Regulation.

**Article 9.** It is forbidden to walk on and pass through places that are not for public walking and especially by zones with gardens.

**Article 10.** It is forbidden to make meetings and social gathering in high voice in the squares of the Urbanization, streets, vestibule and other common services, out of the hour pointed out in article 7.

**Comunidad Propietarios Aloha Pueblo Urb. Aloha Pueblo**

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**Article 11.** Every owner can, at their expense, make in their property some works or installations that they consider appropriate, even make a new distribution of the rooms, whenever nothing of this affect to the common elements of the group or to the private properties of the other owners, and it doesn't diminish or alter the security of the building, its general structure, its configuration or external state, its appearance or aesthetic, or prejudice or affect the rights of the other owners. This can never be done at Weekends or hours as article 7.

As a previous procedure to the works or installations mentioned, the owner that wants to carry out this type of work, must inform to the Board of Directors, and this communication must be accompanied with a technical project in which detailed such works, in order that the Board of Directors may object about this, in case of not carrying out the work as outline above.

**Article 12.** The owners of local premises established in the urbanisation, must instruct to their employees to park their cars outside the Pueblo, at the parking zones that have been fitted for it. In this way there would be free space in the streets of the urbanisation for the owners and visitors to park. Regarding to those local premises dedicated to bars and restaurants are only allowed to put outside a maximum of 8 tables. And always complying with the article 7 of these rules.

**Article 13.** Every owner who has a private swimming pool is obliged to keep it clean the whole year.

**Article 14.** Especially it is not allowed:

- a) Make modifications in the installations and common elements, so in case of making it, the owner will have to answer in front of the Community by the damages caused, and he must replace them to their original state, at his expense.
- b) Install at the terraces canopies that are not in cream colour as in Article 32 that is the colour established for the Aloha Pueblo. Modify the rails or paint them in a colour that it is not the one planed by the promoters in the project of the Aloha Pueblo.
- c) Make total or partial closings of the terraces by any mechanism.
- d) Install air conditioning in windows or terraces, except in places prepared for this.
- e) Install private television antennas or parabolic antennas in facades or terraces, it can only be installed in solariums, provided it isn't detrimental to third part.
- f) Install in the facades objects, announcements, posters or advertising of any kind.
- g) Develop in the properties dangerous activities for the housing, uncomfortable, unhealthy or that attack against moral, good manners and public order, or that suppose disruption of the silent and quiet needed for the rest of the other inhabitants, or troubles of any kind that may produce in the common elements and zones.
- h) Install machinery or motors that escape to the ones which represent the usual ones in a housing, if because of the noise that can cause, they are able to cause troubles and may cause damages to the other flats or common elements.
- i) Occupy, although temporally, with constructions, objects or materials the common spaces, nor through residues or garbage in these ones, out of the places fitted out for these things.
- j) Park vehicles at the zones in the way of the garages.

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## THE USE OF THE SWIMMING POOL

**Article 15.** The swimming pool of the Urbanization will be kept open during the whole year, except for maintenance.

**Article 16.** The swimming pool will be allowed for use from 8:00 a.m. till 22:00 p.m.

**Article 17.** Children younger than 11 must accompanied by an adult.

**Article 18.** Before entering and staying in the swimming pool the owners must have the appropriate clothes.

**Article 19.** Inside the pool area you will have to follow the following rules:

- a) It is strictly forbidden to have any glass object such as bottles or glasses near the pool or area.
- b) Other than a ball that children can play with it is forbidden to have large items, such as large airbeds, in the pool, which could interfere with other people's enjoyment.
- c) Volume from radios, etc must be kept low so as to avoid disturbing others enjoyment.

**Article 20.** No dog or other animals are allowed in or near the pool area even if on a lead.

**Article 21.** It is obligatory to have a shower before you enter the swimming pool, taking care of totally cleaning, not to leave rests of tan or any other type of creams in the water of the swimming pool.

**Article 22.** Any person that has an infectious illness should not use the swimming pool.

## GARBAGE SERVICE

**Article 23.** For a correct function of this service, avoiding a disorganisation that will make problems of bad smell, unhealthynes and also a lack of aesthetic, it is established that the coming down of individual garbage to the containers will be, wherever possible, from 21:00 hours. And it is forbidden to leave bags and other kind of receptacle out of the place destiny to such effect, and also to use the litter bins around the Pueblo.

**Article 24.** The individual garbage must be come down in closed plastic bags or another similar method, it is forbidden to use other receptacles that don't combine the security and closing characteristics, putting them inside the collective containers.

Garbage container is placed in the end of calle del Rosario, calle del Agua and in the garage entrance under the security guards place where also separate containers for glass, paper, batteries, textile are located.

**Article 25.** Paying attention to the timetable of the collected by the Municipal Services, the General Assembly has the faculty to change this timetable by a majority agreement.

## THE USING OF COMMON SERVICES BY GUESTS

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**Article 26.** For the using of common services and elements by guests of the owners or occupation of housings or locals it must have in account, as a main rule, that this enjoyment will always be possible if it doesn't deprive at any moment the rights of everyone of the owners or residents in the Urbanisation. It is the obligation from each owner to communicate these rules to everyone concerned.

**Article 27.** These rules apply to all occupiers of the premises at Aloha Pueblo.

## THE ROOF OF THE HOUSINGS

**Article 28.** The roofs are common property and their use will merely be tolerated, without such use implying any legal title whatsoever thereon. Consequently, the Community will always have full access to such roofs.

**Article 29.** Owners using the roofs will be responsible for their maintenance and any damages they may cause on their own or neighbours house.

**Article 30.** Owners should in all instances request the permission of the Executive Committee to use such roofs. A drawing of the proposed staircase and a calculation of the weight of the proposed installations should be submitted with the request of the permission.

**Article 31.** None of the following will be allowed:

- a) Any kind of construction works over the height of 1,4 m.
- b) Plants or objects of more than 1.40 m in height, The number of plant pots should be no more than one for every 3m<sup>2</sup>.

**Article 32.** Where appropriate, only the following will be allowed:

- a) A cream-coloured parasol
- b) A temporary wooden pergola occupying no more than 50 % of the surface area of the roof and set back from the facade, with the consent of any immediate neighbours and the approval of the Executive Committee, which will consider each application separately.

The standard design for such pergolas will be available to owners at the Community's office.

Any awnings installed on such pergolas should be cream-coloured awnings.

**Article 33.** Owners will have a period of one year within which to adapt any existing installations that do not fulfil the above criteria. Any breach of these rules or failure to adapt the installations will be recorded on the certificate issued by the Community on the occasion of the sale of the property.