

COMUNIDAD DE PROPIETARIOS CONJUNTO RESIDENCIAL ONE HEIGHTS NORMAS DE REGIMEN INTERNO (INTERNAL RULES)

SMOKING

Smoking is **STRICTLY FORBIDDEN** in all communal areas, with the exception of the terrace of the Gastro Bar.

COMMUNITY SWIMMING POOLS AND SPA

The outdoor pools can **ONLY** be used when a lifeguard is present. The opening hours are 9.00 AM to 9.00 PM, **ONLY** in the summer season.

The pools are **NOT** to be used during hours of darkness or when being cleaned.

NO music, podcasts and other kinds of broadcasts are allowed. Use headphones.

Eating, drinking and smoking is **FORBIDDEN** in the pool area and surrounding edge.

NO breakable materials such as crockery or glassware are allowed in the pool area.

NO inflatables or ball games are allowed.

It is obligatory to shower before entering the pool.

It is forbidden to enter the pool area and/or swim wearing street clothes or shoes.

NO littering: all rubbish must be put in the bins. Do not leave any kind of materials that attract cockroaches, vermin, ants, rats, mice or any other pests.

Babies and small children must wear special swim nappies in the children's pool. They should not enter the adult pools.

Children under the age of 12 must be accompanied by an adult and should be supervised **AT ALL TIMES**. They must wear swimming inflatable sleeves aids unless they are competent swimmers.

Children's pools are only to be used by children under the age of 6.

NO topless sunbathing (outdoor swimming pool).

NO leaving towels or clothing to reserve sunbeds.

Yelling, screaming, shouting is **NOT** allowed in the pool area (especially not to and from the terraces).

Take all your personal belongings with you. **DO NOT** leave them in the common areas.

AMENITIES

It is mandatory to book the following amenities 24 hours in advance:

- Gym: 7.00 AM to 01.00 AM
- Spa: 11.00 AM to 11.00 PM
- Golf simulator: 7.00 AM to 01.00 AM
- Shuttle bus: 9.00 AM to 11.00 PM

Outdoor pool: 9.00 AM to 9.00 PM when lifeguard is present.

The kids club will remain open without bookings from 9.00 AM to 9.00 PM.

NOISE

By law it is illegal to exceed the set noise levels in Spain. Disturbing the peace of someone else's home is considered to be a violation of the right to personal and family privacy, as set out in the Spanish Constitution.

- **NO** shouting, yelling, screaming on the premises (private and communal).
- **NO** noise after midnight (it is recommended to avoid excessive noise after ten o'clock at night (children's games, television, etc.)).
- **NO** loud music or other broadcasts on the premises (private and communal).
- Extra consideration shall be given to avoid noise in hallways, garages and elevators.
- Kind request to not wear high heeled shoes inside the apartments.
- As a courtesy to other residents it would be appreciated if parties or special gatherings are announced to your neighbours. Rules must be followed at all times.

TERRACES

When cleaning the glass balustrades of the terraces special care will be taken NOT to let water drip on the terraces below! The discharge of large amounts of water on the terraces needs be avoided (washdown with hoses...). If cleaning is needed contact all your neighbours (also below) to set appointments.

Water used for irrigation should also be prevented from dripping down the facade.

NO shouting, yelling, screaming on the terraces. **NO** shouting from and to the pool area or other.

NO loud music or other broadcasts on the terraces.

Heavy loads should not be placed on terraces, such as big planters or stored materials.

BARBECUE

It is **NOT** allowed to use the BBQ

GARAGES

Garages are for exclusive storage of vehicles, like cars, motorcycles or bicycles. It is **NOT ALLOWED** to store **anything else** in the parking lots.

The President is authorised to order the removal of all kinds of goods or deposits considered dangerous (oil, petrol, etc.) to the outside of the building at the expenses of the owner.

NO oil changing (oil is a highly contaminating substance and is therefore totally forbidden).

NO washing of cars in the complex.

NO parking on roads, curbs or rolling areas in the garage is allowed. Please leave your car between the marked lines of your parking space.

RUBBISH

All rubbish should be put in the **RECYCLING BINS OUTSIDE THE COMPLEX** (the yellow containers are for plastics and tins, the blue ones for paper, the green ones for glass and the grey ones for organics).

It is **FORBIDDEN** to store rubbish in the hallways, garages, storage rooms or on the terraces.

It is **NOT** allowed to put your household rubbish in the bins of the complex.

ELEVATORS

Children under the age of 12 must be accompanied by an adult.

Smoking is **NOT** allowed inside the elevators. **WATER USAGE IN COMMUNAL SPACES**

Water is metered, expensive and precious in the South of Spain, please be economical with it. Do

NOT allow children to play with the showers or garden hoses.

Turn off showers in the communal areas when finished.

ELECTRICITY USAGE IN COMMUNAL SPACES

Electricity is metered and expensive, please be economical with it.

Charging of vehicles (cars and other) on communal sockets is **FORBIDDEN** and will be fined.

Turn off lights when leaving communal areas. Same goes for air conditioning in spaces like the gym and Gastro Bar.

ELECTRIC CAR CHARGING 4 charging points for electric cars are foreseen around block 1 and 2, operating with coins. Charging of vehicles (cars and other) on communal sockets is **FORBIDDEN** and will be fined.

PETS

NO pets are allowed

NO HANGING OUT OF CLOTHES

Municipal Ordinances **FORBID** the hanging out of clothes, in a way that the same can be seen from the exterior (**this includes putting towels over railings**). It is also forbidden to dry clothes at the windows.

PIPES - TOILETS

NO plastics, nappies, sanitary towels, etc are to be flushed down the toilets, since the dimension of the pipes is not big enough and they can get blocked.

HOLIDAY RENTALS

1. Keep in mind at all times that it is a Community of owners and **not a holiday center** or 'All Inclusive Resort'. Tenants will not engage in anti-social behaviour and must minimise their impact upon the residential neighbouring.
2. Tenants must minimise the noise during arrival and departure at any time throughout the occupancy and the check-in / check-out must be done in a smooth way.
3. The rented property is not a "party house" and any such activities are strictly prohibited.
4. Guests and visitors are to comply with parking regulations and other requirements showing consideration to neighbours and other vehicles.
5. Guests and visitors are to dispose of garbage in the public containers in the neighbourhood of the complex.
6. All due care should be taken when utilising terraces and private pools (see noise restrictions).
7. Damages and breakages of Community elements must be reported to the owner and the administration.
8. Owners are responsible that their rental guests know and follow our internal rules, OHHA may evict tenants after 3 disregarded warnings.
9. No rave parties allowed.
10. No furniture movement to terraces.
11. No sex parties outside, no nudity.
12. No video cameras recording other apartments.
13. Acceptance by the owners that concierge can make the decision to intervene or call the police if necessary.
14. Tenants should pass by the concierge to check in.