

RULES FOR COMMUNITY R14

General Conduct:

1. Please show consideration toward all neighbours.
2. Please respect the grounds, gardens and all communal areas. Do not pick flowers or damage plants, trees or walls. No climbing on any community structures, walls or trees.
3. Please respect all private areas and possessions.
4. Owners, guests & tenants are required to keep noise levels to a minimum, especially between midnight and 7.00 am. No noisy parties after midnight please.
5. All household rubbish to be disposed of in the roadside rubbish bins in securely tied plastic bags. No domestic waste or litter is to be left in any part of our community area.
6. No articles of clothing, towels, bedding etc to be hung over balcony rails, walls or gates. Use of airers (not clothes-lines) on property is acceptable.
7. Dogs must be kept on a lead at all times. Dog walkers are responsible for clearing dog mess. No animals allowed in the swimming pool area.
8. Feeding of stray animals is strongly discouraged because of concern over the possible spread of rabies. Do not leave food anywhere as this will encourage rats.
9. Scooters, quad-bikes or games likely to cause annoyance, accident or damage are not allowed.

Please Note:

Calle Cereza is a ONE WAY street, from the bottom of the hill to the top end by the canal and highway laws apply with enforceable fines and points. On leaving our driveway you must turn left as clearly indicated by the arrow. It is a one way street for safety reasons.

Swimming pool and garden areas:

1. Please show consideration at all times for other swimmers and bathers.
2. The pool is closed between 22:00 and 09:30 hours and whilst being cleaned or maintained.
3. To help keep the water clear, pool users must shower each time before entering the pool to remove suntan oil, sweat and foot dirt.
4. Children under 12 must be accompanied by a responsible adult when using the pool.

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5. No personal possessions, including chairs and sun-beds to be left anywhere in the grounds overnight. If you are not able to carry your deck chair or sun bed away from the pool area then it may be left folded on the paved circle away from any grass areas so as not to obstruct the gardeners.
6. No radio or other music equipment allowed except when used with personal headphones.
7. No glassware, crockery or ring pull cans etc are allowed in the pool area. Please use only unbreakable containers to avoid danger of cut feet or the pool having to be emptied at considerable expense and with loss of use whilst broken fragments are removed. Nothing is to be thrown into pool.
8. All litter (including cigarette butts) to be removed from the grounds and properly disposed of.
9. No air beds, li-los, inflatables, balls, frisbees or similar items are permitted in the pool. Swimming aids such as arm bands, rings or woggles are permitted. No 'bombing' or rough play.
10. Everyone should wear appropriate swimwear, long hair should be fastened and babies should use special leak proof pool nappies.
11. No bikes are allowed.
12. No BBQs are allowed.

Every owner within R14 Community has the following obligations:

1. To keep in good condition, the garden and terraces of their property.
2. To not obstruct access to any communal areas e.g. with grills, gates.
3. To allow access through their property to facilitate any maintenance of common areas e.g. external render, roof works.
4. To ensure their guests/tenants are aware of and observe the rules and that a copy of the rules is displayed in their property.
5. To inform the Administrator of any change of address and contact details.
6. Not to carry out, or allow, any work on the exterior façades of their properties or to change decoration or paint colour without community permission. Fixed awnings must match recommended colour and pattern.