

Jardines de Montemar

Community Rules

1. All owners and tenants are asked to treat the common areas with respect.
2. Dog owners must register their dog with the Benissa Town Hall. Once registered the following rules apply;
 - a. Dogs will not cause any nuisance to other residents.
 - b. Dogs will always be exercised outside the perimeter of the development.
 - c. During the time that dogs are outside the apartment and within the perimeter of the development, they will always be kept on a leash and under supervision.
 - d. Dogs cannot be left unattended in their apartment or terrace for long periods of time.
3. No cats are allowed in the community, unless specific permission has been granted by majority vote of the community by using the community email system. This process should be renewed annually.
If an owner receives approval to keep a cat the following rules apply;
 - a. Cats will not cause any nuisance to other residents.
 - b. Only domestic cats are allowed.
 - c. Cats will always be kept inside the apartment at night.
 - e. Only one cat per apartment is permitted assuming that cat has received community approval.
4. All household refuse must be deposited in a public rubbish collection area outside the development – there is nowhere inside the community where rubbish is collected, it should be retained inside the apartment until taken to public collection areas by owners/tenants.
5. It is not allowed to hang out washing in common areas or in sight of neighbours e.g. on balconies or gardens.
6. No audible music after 23.00 or before 08.00. During other hours the volume of radio and music must be kept to a level such that it does not cause annoyance to other residents.
7. When properties are let a copy of the Community Rules must be prominently exhibited for the benefit of tenants.
8. No more people may stay in an apartment overnight than there are beds in that apartment.

9. The use of the common installations is at the user's own risk.
10. Barbecues are not allowed in communal areas.
11. No external structural alterations or additions may be made to apartments without the consent of the community. This includes satellite dishes of any size and aerials.
12. Awnings must be in the approved colour which is 'sand'.
13. It is permitted to fit window bars to accessible windows. These must be the same colour as the originally fitted shutters (dark brown).
14. Owners may not store anything in the communal garage area, items may be stored in apartments or within their own storage area. Anyone leaving items in the communal garage areas will be asked to remove them. If they are not removed within 30 days, the community will dispose of these at the owners expense.
15. Ground floor apartments with a garden are allowed to install a timber pergola to the same design as the original construction in apartment number 1. Any cover must be in the way of an awning in the approved colour of 'sand'. **This 'pergola' rule only applies to ground floor apartments.**
16. Screens are allowed on the railings of individual apartments. All screens must be sand colour in line with the current rule regarding awnings. Any owner replacing non conforming screens must replace with sand colour screening. The screen should also be placed on inside and be no taller than the railing.
17. The community currently maintains Spanish and English TV reception only.

Outdoor swimming pools

1. No swimming is allowed in the swimming pools between 23.00 and 07.00.
2. It is not permitted to use the grass areas around the large pool to place loungers, chairs, towels or other items. Please keep off the grass as much as possible at the small pool.
3. Personal loungers and chairs are allowed only on the wooden areas around the pool and only if they do not obstruct the entrance steps to the pool. Loungers and chairs must not be left out overnight.
4. The shower should always be used before entering the swimming pool. These showers are for this purpose only and must not be used as a bathroom. No soap or hair shampoo.

5. Airbeds, balls and dogs are not allowed in the pool. Inflatable arm bands and other swimming aids are allowed. Behaviour round the pool must be such that it does not disturb other people.
6. The pool and gardens are only available to owners and their personal friends or tenants.
7. The following are banned from the pool area:
 - a. Glasses, other than plastic ones.
 - b. Glass bottles.
 - c. Radios and other music players, other than those used with headphones.
8. It is forbidden to contaminate the pool with practices such as spitting, blowing your nose, urinating or otherwise contaminate the pool. This includes babies in non water tight nappies or anyone wearing outdoor clothes. Suitable swimwear must be worn at all times
9. The swimming pools are used at the persons own risk. No lifeguard will be on duty.

Community indoor facility

1. The facility is only available to owners and their personal friends or tenants.
2. Entry to those under 14 without an adult (over 18) is not allowed.
3. Animals are not allowed in the facility.
4. The community is not responsible for objects left in the facility.
5. Glass or other breakable items are not allowed in the facility.
6. Smoking is strictly prohibited anywhere inside the indoor area.
7. Music is only allowed if listened to via headphones.
8. No rubbish must be left in the indoor area.
9. The use of any equipment is entirely at the persons own risk.

Indoor swimming pool

1. The pool is only available to owners and their personal friends or tenants.

2. Entry to those under 14 without an adult (over 18) is not allowed.
3. No person must access or stay in the pool area with outdoor clothes or shoes.
4. You must shower before entering into the pool.
5. Airbeds, inflatables and balls are not allowed in the pool. Inflatable arm bands and other swimming aids are allowed.
6. Any users whose actions disturb other owners, by behaviour causing inconvenience to others or do not respect the rules set by the community may be banned from the facilities.
7. It is not allowed bring or consume any food or drink inside the pool area.
8. It is forbidden to contaminate the pool with practices such as spitting, blowing your nose, urinating or otherwise contaminate the pool. This includes babies in non water tight nappies or anyone wearing outdoor clothes. Suitable swimwear must be worn at all time.
9. Due to the depth of the pool diving is not allowed due to safety reasons.
10. Access to the pool will be from 8am to 8pm.
11. Music is only allowed if listened to via headphones.
12. Smoking is strictly prohibited anywhere inside the pool area.
13. The swimming pool is used at the persons own risk. No lifeguard will be on duty.

Administration

1. Late payments of community fees (10% late payment penalty charge for > 1 month after due date) will be enforced, this includes utility bill payments. Non-payment of utility bills will lead to disconnection.
2. All payments of community bills must be approved by both the President and Vice- Presidents.
3. Elected officials may not work for the community.
4. The community Administrator must be qualified by Spanish standards.

Rules last updated 12th June 2016