



2024 : INTERNAL RULES PM4 CASARES DEL SOL

CDSPM4.COM

1. **ITEMS SHOULD NOT BE LEFT IN ANY COMMUNAL AREAS** (underground parking and gardens) these will be removed by the community staff. Please take to allocated rubbish bin area.
2. **NO PETS** are permitted in the urbanisation grounds apart from the paths for access and exit.
3. **NO LAUNDRY IS TO BE HUNG** over the rails or walls of the balconies.
4. **NO MODIFICATION TO PROPERTY** such as Pergolas and Large structures. The owner will be asked to remove such modifications which breach the HPL law.
5. **DO NOT MISUSE SECURITY FENCING & GATES** which shall include propping open gates, and climbing over or anything that shall compromise the security of PM4.
6. **DO NOT MISUSE COMMUNITY PROPERTY**. The Owner will be expected to pay any repair or replacement costs necessary.
7. **DO NOT REMOVE ANY COMMUNAL PROPERTY** from any communal area to "private space"
8. **ACCESS FOBS** shall not be lent or given to other persons excepting bona fide residents or for the management of the correct property. The community reserves the right to deactivate fobs if they are misused or abused.
9. **BE A GOOD NEIGHBOUR**
 - a) **PERSISTANT AND EXCESSIVE NOISE WILL BE DEEMED ANTI SOCIAL** and shall include loud playing of music, noise created by movement of furniture and any unreasonable noise which directly affects other residents.
 - b) **SHOULD AN OWNER EXPERIENCE DAMAGE BY WATER** or other outside agency, which is a direct result of a neighbouring property, access should not be unreasonably withheld to rectify this problem.
 - c) **ANY ABUSE, EITHER VERBAL OR PHYSICAL** to any fellow resident, or member of staff will not be tolerated and treated as anti-social.

This is to ensure that we all have a duty of care to allow the free enjoyment of our property.

10. **ANY GRILLS OR AWNINGS/ BLINDS** installed shall be colour "BLANCO"
11. **ONE CAR PER PROPERTY IS PERMITTED IN THE GARAGES** & must be parked in the correct allocated parking space. Cars parked incorrectly may be removed by the community.
12. **TILED AREAS IN FRONT OF GROUND FLOOR TERRACES** cannot be used..
13. **NO CHARCOAL BARBEQUES** only the use of gas or electric barbeques are permitted.
14. **SWIMMING POOL SHALL ONLY BE USED WHEN LIFEGUARD IS IN ATTENDANCE**. Please note there are separate rules already in place for the swimming pool clearly displayed at the pool.
15. **IT IS FORBIDDEN FOR ANY UPPER FLOOR PROPERTIES** to allow liquid or water to pour onto neighbours' property below causing damage or inconvenience (except rain water).
16. **UNACCOMPANIED CHILDREN UNDER 14** are not allowed in garage area without good cause.
17. **IT IS FORBIDDEN TO USE THE TOILET TO DISPOSE OF NAPPIES, BABY WIPES OR SANITARY TOWELS.**

The community may restrict certain facilities to any owner or property who breaks any of our rules, or are debtors to the community.