INTERNAL RULES AND REGULATIONS TO BE COMPLIED WITH BY OWNERS, GUESTS AND TENANTS AT THE C.P.O. LAS OLAS.

These present rules of procedure constitute an annex to the general rules of application in all the communities.

The general regulations and these appendices are applicable by any owner, guest or tenant of an apartment in the residence.

It is the responsibility of the owner to bring to the attention of his guests or tenants, these rules and to ensure that they are respected.

1. IT IS EXPRESSLY PROHIBITED TO:

- Install clothes where they can be seen from the outside or hang clothes or towels on the parapets of private elements.
- Install notice boards which have not been expressly authorised by the community.
- Place objects, furniture, utensils, flower pots, toys, etc, in communal areas.
- Park canoes, boats, boards, rowing boats, trailers, caravans, etc in garage spaces, or wash cars and make any repairs other than the replacement of accessories.
- Leave rubbish bags or waste outside the places allocated to such end.
- Shake off and clean objects towards the outside.
- Produce noises or sound that can be heard outside the property.
- Use dwellings for any activities other than those strictly related to residence or inhabitation by their occupants, whatever title may be held by those occupying or inhabiting the same.

2. REGULATIONS CONCERNING PRIVATE WORKS IN APARTMENTS.

No private works generating dust, noise, vibrations or smells may be done (whether interior or exterior) in the following periods:

- One week preceding to one week following Easter.
- From the 15th of June to the 15th of September.
- From the 20th of December to the 10th of January.
- Saturdays, Sundays and bank holidays.
- Works shall be carried out within the following hours, respecting the usual resting hours (at least between 2:00 and 3:30 p.m.). Starting time: not before 8:00 a.m.; finishing time: not later than 5:30 p.m.

Every owner must hire a skip if necessary and inform the administration, before the works are commenced, of the estimated completion date.

3. SWIMMING-POOL HOURS:

⇨ **SEE SWIMMING POOL RULES**

4. REGULATIONS CONCERNING PETS

Pets are tolerated in the residence. (Birds, dogs, cats ...). However, these animals must not present any danger or nuisance to the neighbourhood.

The animals which walk in the residence, must be kept on a leash by their owners.

Pets must stay are in control of their owners. The abandonment, even temporary, of an animal can encourage him to behave (barking for dogs ...) which can quickly prove to be unbearable for the neighbourhood.

Pet owners are kindly requested to bring their pets outside of the residence so that they can relieve themselves. If, by accident, a pet deposits its excrement in the common areas of the residence, the owner of the animal is required to collect these excrements in an appropriate bag and deposit them in a garbage can in their apartment or an outdoor container.

It is therefore the owners' responsibility to ensure that their pets do not generate a nuisance, in order to be able to respect the right to peace, security and cleanliness of the neighbourhood and common places in the residence.

Pets won't never be left alone in common places even attached

Pets are not allowed to go near children's play areas

5. REGULATIONS CONCERNING STORAGE ROOMS

Each apartment has one or more storage rooms in the garages.
The storage rooms can be used by the owners to deposit any kind of merchandises except:

- Flammable products (liquid of gas)
- Corrosive chemical products (Acids)
- Un protected batteries
- Explosives, fireworks

6. REGULATIONS CONCERNING PRIVATE PARKING

Owners are requested to use the numbered parking spaces allocated to them when purchasing their apartment. No other parking space, even empty, that does not belong to them, can be used by another vehicle without the explicit agreement of the owner of the parking space and this under penalty of removal of the vehicle at the expense of the offender.

Vehicles must be parked in the places allocated to them within the limits of the road markings, taking into account a sufficient margin to be able to access the vehicle.

The central alley, delimited by the parking lines, must be kept completely free.

Access to the technical room doors, access doors to stairwells and cellar doors must be kept free.

In the event of the spillage of hydrocarbons (oil, gasoline, etc.) from a vehicle, the owner of the vehicle is required to clean the corresponding traces of hydrocarbons.

No mechanical repair or maintenance activity can be carried out in the parking area. Bodywork on vehicles or painting activities are prohibited.

Motorized vehicles parked must be registered, have a certificate of technical conformity and be insured. Otherwise, they will be assimilated to wrecks and will be removed at the expense of the owner of the parking space.

End doors with metal slats (Block 2 and Block 1) can only be used as emergency exits and it should be ensured that these doors are always properly closed. These emergency doors must always be freely accessible.

The door adjacent to the emergency door (Block 2) is a door for the exclusive use of people with reduced mobility. Upon request, these people will receive the key to open this door. This door must be locked every evening no later than 10 p.m. in order to avoid unwanted entry into the car park.

Electric cars may not be charged in the garages.

Electric cars may not be charged by electricity provided by common areas

7. REGULATIONS CONCERNING GREEN SPACES

The garden spaces constitute an important part of the valuation of the real estate heritage.
We attach vital importance to the optimum maintenance of these spaces.

Significant costs are incurred for the maintenance, by professionals, of these garden spaces. It is therefore important that all owners take measures to preserve the quality of green spaces.

Grassed green spaces can be walked on by residents or to lie down for a limited time.

Games in green spaces are totally prohibited.

If during their stay, a resident notice leaks on the watering pipes, he is kindly invited to report this leak to the gardener.

Residents are not allowed to give orders directly to gardeners. The work of the gardeners should be encouraged. In the event of a breach, reprimands must only be notified to him by his hierarchy.

8. REGULATIONS CONCERNING WASTE

Various containers have been placed along the roads in the upper and lower part of the residence. Waste must be subject to selective sorting, in accordance with municipal directives. Glass, Paper / cardboard, PVC / PET, household waste must be sorted in suitable bags before being placed in the outside containers.

For waste liable to present specific dangers and which must be subject to specific treatment (batteries, batteries, hydrocarbons, chemicals, pharmaceutical products, etc.) these products must be brought to specialized treatment centres.

It is forbidden to burn waste.

Waste cannot be stored under any circumstances, even temporarily in common areas, elevators, or green spaces. When leaving the apartments, this waste must be sent directly to the collection containers.

In the absence of appropriate containers or empty containers, the waste will be sent to other containers that are regularly found along public roads.

9. REGULATIONS CONCERNING ARRANGEMENTS OR MOVINGS

The development of an apartment requires the arrival of sometimes many bulky and heavy supplies.

These deliveries of these supplies must be carried out under the supervision of the owner of the apartment concerned or of a person having his delegation.

The owner or the delegated person must supervise all the transit of these supplies up to and including entry into the apartment.

The means of transport from the entrance to and including the apartment must be adapted to the volume and weight of these supplies.

Before using the elevator to transfer supplies, the general condition of the elevator and the landing doors should be ascertained.

The use of the lift to ensure the transfer of supplies is authorized within the dimensional limits of the lift and the permissible load.

The transfer of the supply must be carried out without any degradation (electromechanical, doors, interior coverings, ceiling, floors).

Before using the elevator to transfer supplies, the general condition of the elevator and the landing doors should be ascertained.

In case of damage, the owner of the apartment will be held responsible and will have to cover the costs of repairs.

Likewise, any damage caused to common areas by vehicles or staff will be the owner's responsibility, who will have to pay for the repair costs.

All accesses (entrances or exits) to the common parts must be supervised and authorized by the owner or the delegated person. Otherwise, access will not be authorized.

The use of specific lifting lifts inside the residence is prohibited.

The supplies must be selected in such a way as to be able to be routed directly to the corresponding apartments through the existing accesses and stairwells without altering the floors, walls and doors to be crossed.

10. REGULATIONS CONCERNING NEIGHBOURHOOD

The owners, guests or tenants of apartments are invited to behave like a 'Good Father' towards other residents. This behaviour must be able to ensure that the neighbourhood cannot suffer from unsustainable nuisances (noise, smell, sight, etc.) during their stay.

- It is requested not to store waste in outdoor areas (terraces or private gardens).
- It is strictly forbidden to compost organic waste.
- It is forbidden to store waste liable to deteriorate the visual appearance of the apartments (accumulations of non-organic waste ...)
- Noise (music, parties, etc.) must be limited and prohibited beyond 11:00 p.m.
- Barbecues are authorized as long as the fumes do not cause nuisance to neighbours, including the upper floors.