

Community Rules

Limonero 24-25

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1. Proposed Community Rules

1.1 Purpose

These Community Rules ensure a pleasant, safe, respectful and harmonious living environment for all owners, tenants, guests and visitors of Limonero 24 & 25.

These community rules do not stand on their own but are an addition to Spanish law (esp. the “horizontal law”), rules and regulations of the authority of Valencia, Orihuela, Finca Lo Sastre (Las Colinas) and the bylaws of AUR-E to which we belong. The community rules can never overrule or contradict the rules of the other bodies and always have the lowest standing.

The community rules only apply to the Limonero 24 & 25 communities. Other communities like Citrus and Verna have their own community rules and do not fall under these rules.

1.2 Terminology

1. An **owner** is a person that is registered with Las Colinas as an owner of an apartment in Limonero 24 or 25
2. A **family member** are (step)children, grandchildren and their most significant others.
3. The term **residents** is used to refer owners in Limonero 24 & 25, their family members, their tenants and their guests.
4. **Guests** are people that stay overnight in Limonero 24 & 25.
5. **Visitors** are people visiting residents but not staying overnight.
6. Aligned with Spanish custom, the term **Children** is used for minors below 14 years old.
7. The **community committee** consists of the presidents of Limonero 24, Limonero 25 and the vice-presidents.

1.3 Respect for Others

1. At all times, residents and visitors shall behave respectfully towards other residents and their visitors and to all maintenance staff
2. Activities causing nuisance, disturbance or excessive noise are not permitted. Whether noise is excessive, is determined by the others and not by yourself. No photos or videos of others except with explicit consent, even not when the others are “only in the background”. Stop making photos or videos immediately if asked so.
3. Owners are responsible for the conduct of and any damage caused by their tenants, family members, guests, visitors and their pets. Please make sure that your tenants and guests respect all the rules.
4. Every *resident* (or do we reserve this for *owner*) has the right to point other residents at a breach of these community rules.
5. All tenants must be provided a copy of the community rules. By entering the community premises, it is assumed that the resident or visitor is aware of these rules and has agreed to comply to these rules.
- 6.

1.4 Noise

1. **Quiet hours apply between 22:00 and 08:00.**
2. There can be no parties or activities that cause noise or disturb other residents during these quiet hours. These hours are considered normal sleeping and resting times.
3. During all other hours, noise levels should remain reasonable and considerate. All owners, guests and tenants must ensure quiet and peaceful living within the property at all times.

4. Loud music, shouting and noise from terraces or common areas that may disturb neighbors is not allowed at any time.
5. Disregard for these noise rules can be reported to the security company of Las Colinas (Finca Lo Sastre). They apply the municipal rules which are stricter than the rules above. If they need to intervene due to noise complaints caused by residents the cost of such intervention (2026: €100) will be charged directly to the property owner.

1.5 Fire Hazard

We live in the middle of a pine forest. From mid-spring to mid-autumn, there is an increased danger for fires. The following rules hold for the entire year:

1. Only electric or gas barbecues are allowed on private terraces, no charcoal or wood for reasons of smoke and fire hazard. Please be careful when cooking outside not to disturb your neighbors
2. No fire can be made in the common areas, nothing that burns or has a flame (like cigarettes, cigars, candles, ...) can be used.
3. During periods of drought, Finca Lo Sastre (Las Colinas) and/or the (local) government may impose additional rules. Please follow the appropriate channels (e.g. the mails from the community administrator)

1.6 Common Areas in the buildings, Entrance Hall, Stairways, Elevators

1. Common areas must be kept clean, safe and unobstructed at all times.
2. No personal belongings or private items may be left, placed or kept in any common areas, including entrance halls, stairways, corridors and other shared spaces. Nothing should be left in these areas, the only exception are doormats in front of entrance doors.
3. Construction, repair, maintenance or DIY activities may not be carried out in common areas but must be left to the administrator
4. Any person causing dirt or damage is responsible for cleaning or restoring the affected area without delay.
5. Elevators may not be occupied longer than is strictly necessary
6. Community entrances, gates and access doors should remain closed for security reasons.

1.7 Garage and outside parking

1. You must park your car in the garage only in the space assigned to you and not in any other space without prior authorization of the owner of the space.
2. Your car must be parked in an appropriate manner and without causing any obstruction to other garage users. The outside parking space is for residents, visitors and maintenance crews. Your car must be parked in an appropriate manner and without causing any obstruction to other cars..
3. The outside parking space is not a long term car park. Only park a car there while you stay in Limonero 24/25.
4. You are not allowed to park a car on the outside parking for more than a week while you are not present.
5. Campers, caravans and boats cannot park on the outside parking for more than 4 hours. You must park them on one of the public parkings along the road at the outside of Las Colinas.

6. All parking spaces, inside and outside have to be used exclusively for vehicles (cars, motor-bikes, bicycles,...) and trailers. Parking spaces cannot be used as storage space or to store garbage.
7. The closing of the parking spaces in the garage, whether with glass, aluminum or any other material is prohibited.

1.8 Pets

1. Pets are welcome provided they do not cause nuisance to other residents
2. Do not keep a dog that barks often on your terrace, esp. not in quiet hours
3. Pets must be kept under control at all times in common areas.
4. Owners must immediately clean up after their pets.
5. Pets are not permitted in the swimming pool and inside the gym and sauna area for hygiene reasons.
6. All pets in the common areas must remain leashed, accompanied by their owner, and not be dangerous as per Spanish regulation.
7. Owners are responsible for any damage caused by their pets.
8. Please make sure that your tenants and guests know and respect these rules if they have pets.

1.9 Private areas, Balconies, Terraces and Exterior Appearance

1. Towels, clothing, bedding or other items may not be hung over balcony railings or terrace walls.
2. Permanent clotheslines that are visible from the outside of the buildings are not allowed
3. Private areas visible from the exterior should be maintained in a clean and orderly condition.
4. Advertising, antennas, satellites etc. are not allowed in order to maintain the uniformity of the building. Exceptions are made for “for sale signs” and antennas on the rooftop that are mandatory (e.g. DTT, Digital Terrestrial Television).
5. All objects on terraces and balconies must be properly secured so that they cannot fall e.g. due to the wind
6. No modifications affecting the exterior appearance of the building may be made without the required approvals.
7. Owners are responsible for maintaining all private areas visible from outside, including gardens, terraces, planters, railings and other exterior elements, in a clean, tidy, healthy and well-maintained condition at all times.
8. Where an owner fails to maintain such areas adequately, the Community may, after prior notice, arrange the necessary cleaning or maintenance and recover the associated costs from the owner.

1.10 Compliance and Compensation

1. Any breach of these rules may result in a written warning.
2. Repeated violations may be reported to the Community Committee and the Community Administrator.
3. Any damage, additional cleaning costs, administrative costs or expenses incurred by the Community as a result of a breach of these rules shall be recovered from the responsible owner.
4. The Community may charge reasonable administrative compensation where repeated violations require intervention by the Administrator or Community Committee.

5. Owners remain responsible for the conduct of their tenants, family members, guests and visitors.

1.11 Common Areas of Limonero 24 and 25

These common areas include the gardens, swimming pools, petanque and golf exercise court, and the sauna and gym complex. The common areas are intended for relaxation and quiet enjoyment by all residents.

1. The common areas are reserved exclusively for residents and their guests staying overnight in a Limonero 24/25 apartment.
2. Visitors who are not staying in the community are not permitted to use the swimming pool, pool area, gym and sauna except when an owner or one of their family members is present.
3. Guests and tenants are not allowed to bring visitors into the common areas.
4. Picnics and barbecues are not permitted in the communal areas.
5. There is a strict no-smoking policy in the common areas.
6. Glass containers of any kind are strictly prohibited in the common areas especially the use of glass for drinking or bottles made of glass are prohibited at the pool, only use plastic please.
7. Loud conversations, telephone calls, video calls, speakerphone use, loud music, radios and speakers are not permitted in the common areas.
8. It is not allowed to use a telephone on speaker when you make a phone call. Others are not interested in your call, use the phone as it is intended by putting it to your ear.

1.11.1 Gardens, Green Areas

1. Gardens and planting areas must be treated with care and respect.
2. The two petanque courts can only be used to play petanque; the golf putting court can only be used for that purpose.
3. Other ball games are not permitted within the community gardens.
4. Games or activities that may damage plants, trees, irrigation systems, furniture or community property are not permitted.
5. Damage to community property will be charged to the responsible party.
6. Littering, including cigarette butts, is strictly prohibited.

1.11.2 Swimming Pool Area

These specific rules for the pool also apply to the terraces and lawns surrounding the pools.

Do we need swimming pool hours?

1. Shouting, screaming and disruptive behavior are not permitted.
2. No ball games, no rough play, do not jump and splash other users in the pool area.
3. Floats/armbands are only permitted for children, who must always be accompanied by an adult.
4. No inflatables larger than a single person air mattress at any time. No inflatables during busy times. Take your inflatable out of the water if somebody else using the pool asks you.
5. Food is not permitted in the pool area, no picnic or parties
6. For hygiene reasons, all users must shower before entering the swimming pool, particularly to minimize sunscreen residues and maintain water quality
7. Only standard swimwear and special sun tee-shirts are allowed, no wide swimwear covering knees or below
8. No headgear except a well-fitting swimming cap without loose parts, specifically not headgear

that can be used outside the swimming pool like caps and scarfs.

9. Wetsuits or lycra items are forbidden unless users provide a medical certificate confirming necessity due to health conditions.
10. Flippers and similar accessories that can hinder or hurt others are forbidden
11. The pool area must be left clean and tidy after use, all items and trash must be removed when leaving the pool area.
12. Children must be supervised by a responsible adult at all times.
13. Owners that have their own sunbeds must store them on their private space at night
14. If there are community owned sunbeds, they may not be reserved by leaving towels or personal belongings unattended. After use, sunbeds must be returned neatly to their original position.

1.11.3 Gym and sauna area

1.11.3.1 Access

Decision in Annual meetings is required

1. Access is restricted to owners.
2. Guests are welcome only if accompanied by at least one owner or their family member [e.g. Child comes with a friend, the latter is a guest – but if you have guests using your apartment they should go to the LC gym]
3. Children (below 14) are not allowed without adult supervision
4. Failure to comply to these rules may result in expulsion from the gym and sauna complex [HOW DO WE DO THIS?]

1.11.3.2 Safety

1. Use gym and sauna area at your own risk, the community is not responsible for any injuries
2. Never block the exits, even temporarily
3. Report damage, malfunctions or safety issues immediately
4. If you feel unwell, leave immediately
5. Do not tamper with the air conditioning settings

1.11.3.3 Respectful behavior

1. Maintain a calm atmosphere, avoid loud noises; respect the communities quiet hours
2. Use headphones for music or videos. Portable speakers are not allowed.
3. If you need to make a phone call or receive one, please step of the complex. Never use the speaker of your phone.
4. No food allowed, drinks are only allowed in sealed bottles. No alcohol or glass allowed
5. No photos or videos of others except with explicit consent, even not when the others are “only in the background”. Stop making photos or videos immediately if asked so

1.11.3.4 Lockers and personal belongings

1. Lockers are temporary storage space for people that are actively using the gym or sauna.
2. When you leave the complex, you must take your personal belongings and remove the code you put in
3. The community is not responsible for personal belongings; personal belongs can be stored in the lockers
4. Lockers that remain locked while you are not there, will be opened regularly and the content

permanently removed

1.11.3.5 After use

1. Leave everything clean
2. Return all equipment to their original location
3. Dispose of all waste
4. Take your personal belongings
5. If you used a locker, return it to the 000 setting

1.11.3.6 Additional gym rules

1. Use all equipment only as intended
2. Always use a towel as a mat/underlay
3. Clean equipment after use and leave it in a good condition, only use provided products
4. Return dumbbells and equipment to their designated place
5. Do not drop or throw weights
6. Proper sportswear and footwear are required.
7. You cannot reserve equipment that you are not actively using
8. Do not use footwear that was used outside, your shoes will leave dirty footprints on the black floor.
9. You cannot reserve or occupy machines without active use

1.11.3.7 Additional sauna rules

1. Shower before entering
2. Use a sufficiently large towel to sit or lie on
3. Ensure that no sweat comes in contact with wooden surfaces
4. Infusions only if explicitly permitted and provided [DO WE??]
5. Do not tamper with the sauna heater or technical equipment
6. Clean up after you leave, switch of the equipment

1.12 Final Statement

Limonero 24 & 25 are communities built on mutual respect, consideration and shared responsibility. By following these rules, all residents contribute to maintaining the quality, tranquility and enjoyment of our community.

2. Background information

2.1 Noise rules Las Colinas

INFORMATION Las Colinas Security Committee

In order to maintain a respectful and peaceful living environment and to avoid disturbances in Las Colinas, we inform you about the current noise regulations in Las Colinas/Orihuela. For those owners renting out their properties, it is important to inform your tenants about these regulations and request their compliance.

Daytime Regulations:

Maximum allowed noise levels:

From 08:00 a.m. to 8:00 p.m.: 55 dB (*)

Nighttime Quiet Hours:

Maximum allowed noise levels:

From 8:00 p.m. to 8:00 a.m. the following day, all activities that may generate noise above the permitted levels (45 dB) (*) must be avoided.

(*) These levels are established by the municipal ordinance of Orihuela.

Construction, Gardening, and Any Other Noise-Generating Activities:

These are not allowed on Saturdays, Sundays, and holidays in Las Colinas, even if carried out by the owners themselves.

From Monday to Friday, between 7:00 a.m. and 7:00 p.m., the applicable regulation for such work is:

Noise levels must not exceed 85 dBA, measured at 3.5 meters from the source.

Allowed Working Hours:

- Allowed: Monday to Friday, 7:00 a.m. to 7:00 p.m.
- Not allowed: From 7:00 p.m. to 7:00 a.m. the following day.

Exceptions:

- Work outside these hours is only allowed in urgent cases, for safety or danger, and must be previously authorized by the City Council.
- Although the regulation requires respect for nighttime noise levels, it is also recommended to avoid noisy activities between 2:00 p.m. and 4:00 p.m. to respect neighbors' rest.

Important Points to Consider:

- Owners and tenants must respect the established quiet hours and maximum noise levels according to municipal regulations.
- In case Eulen, the security company, needs to intervene due to noise complaints caused by owners or tenants, the cost of such intervention (€100) will be charged directly to the property owner.
- We recommend providing your tenants with a clear summary of the community rules, especially regarding respect for quiet hours and allowed activities.
- Please inform your gardener and anyone else who performs work on your property about these rules.

We appreciate your cooperation in maintaining the quality of life and tranquility in our residential community. We also recommend including the community rules in rental contracts.

2.2 Pets

The Horizontal Property Law (LPH) regulates co-ownership and common areas in Spain, but does not explicitly detail rules for pets in community swimming pools. Decisions regarding pet access to common areas, including pools, are made by the community of neighbors through a majority vote. However, even with community approval, any such regulations must comply with existing technical-sanitary criteria for pools, as outlined in Royal Decree 742/2013, which focuses on public health and water treatment. Therefore, while owning pets in homes cannot be prohibited, their presence in shared spaces like pools can.

As a general rule, pets are prohibited from entering the facilities and lawn of community pools for hygiene reasons. However, some autonomous communities or estates allow exceptions if approved internally. In those cases, animals must remain leashed, accompanied by their owner, not be dangerous, and not dirty the common area.

2.3 Swimming pool area - Spanish rules

The specific rules for the daily use of the pool are approved and determined by the community of owners through their Bylaws or internal regulations. Protected by Article 6 of the Horizontal Property Law, owners have the power to regulate the details of neighborhood coexistence and the proper use of common services.

A meeting of owners is called where the proposal is discussed and put to a vote, requiring a simple majority of those attending to be officially recorded.

The opening and closing hours of community swimming pools are decided individually at neighborhood meetings to guarantee rest. As a general rule, communities set swimming hours between 08:00 and 22:00 as a maximum limit. Internal regulations usually prohibit night access to avoid annoying noise. In addition, the administration must plan for and include specific intervals within the schedule dedicated exclusively to water cleaning and treatment tasks.

These are the 3 most common regulations governing guest entry into community pools:

- No restrictions: if the Bylaws do not specify any prohibition, guests are allowed as long as they respect the capacity limit and do not hinder the use of other neighbors.
- Absolute prohibition: access is completely restricted for anyone from outside the development, except for exceptional cases of family members staying temporarily in the home (after consulting the president).
- Maximum allowance: the community determines a limit on the number of passes or invitations per home (for example, two guests) to control overcrowding, a task usually delegated to the lifeguard.

Regarding age, general legislation leaves a legal vacuum, but community custom prohibits children under 14 from using the pool unless they are accompanied and supervised at all times by a responsible adult

As a general rule, pets are prohibited from entering the facilities and lawn of community pools for hygiene reasons. However, some autonomous communities or estates allow exceptions if approved internally. In those cases, animals must remain leashed, accompanied by their owner, not be dangerous, and not dirty the common area.

Repeated non-compliance with pool regulations does not allow the community to apply direct financial penalties to neighbors, as there are no mechanisms to impose fines in the internal regulations. However, if the violation is serious or repeated, violating Article 7.2 of the LPH or Article 553-47 of the Civil Code of Catalonia regarding annoying, unhealthy, or illegal activities, the community

president can initiate a formal request to cease and desist. If this is ignored, the neighborhood board will be authorized to take legal action in court.

On the other hand, non-compliance with state and regional health requirements carries serious consequences. The community exposes itself to administrative sanctions by local authorities and to directly assuming civil and criminal liability in the event of accidents, injuries, or drownings due to technical negligence.