

Condado de Alhama  
**Aesthetics Modifications**  
UPDATE V11 AGM 2024

Issue v11 | February 2024



# Document Verification

|                       |             |                          |   |                       |             |
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**Issue Document Verification with Document**



# Document Verification

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|                       |               | Name                     |  |                       |              |
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Issue Document Verification with Document



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# 1 Introduction

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For the purposes of proper interpretation of the statutes and in order to maintain uniformity and ornamental aesthetics in the building complex, only those modifications that appear in this document are permitted by the homeowner's association. No other alterations should be carried out without approval.

Whilst we all want a resort that is safe, secure, clean, attractive and popular, we must also ensure that it remains to a specified and high standard as designed, and in line with our statutes, as this will help maintain our ongoing property investment.

Our Statutes include certain rules and restrictions regarding owners modifying their properties, which are intended to maintain the aesthetic look of the resort for all. All owners are strongly advised to read the Statutes on the website to understand what can and cannot be done. The statement below can be found in our current community statutes (Statute Article 5 bis A.1):

*“Homeowners are expressly obliged not to modify the exterior aesthetic conditions of buildings. Accordingly, no modifications may be made to the fronts, exterior volumes, colour or materials used, spaces, canopies, roofs or towers. Furthermore, porches or terraces may not be closed off and TV or radio aerials or whatsoever exterior telecommunications mechanism or other similar element may not be installed. Clothes may not be hung on the fronts of the buildings or on the plot in an area that is visible from the roadways and no posters or signs may be installed, all this with regard to the content of the photographs included in the certificate of occupancy.”*

*“Homeowners shall use their homes exclusively for permanent or temporary residential use. It is prohibited to carry out any professional, commercial or industrial activity in properties.*

Spanish law states the following with regard to aesthetics (Article 7 of the Horizontal Property Law):

*“The owner of each flat or business premises may modify the architectural features, installations and services of the flat, so long as it does not diminish or alter the safety of the building, its general structure, its form or its exterior condition nor prejudice the rights of another owner, reporting such alterations beforehand to the representative of the Community. In the rest of the building, he may not make any alteration whatsoever and if he observes the need for any urgent repairs, he should communicate this to the administrator without delay.”*

**This revised document provides further guidance of the above, a simple process to follow to obtain approval from the Community, and what must be done when carrying out the modifications.**



## 2 Town Hall approval

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Approval from the Town Hall is required for many modifications. These are different categories as highlighted below. Where approved modifications are indicated in this document, one of the labels below highlights the necessary documents that must be completed by the owner. This is provided as a guide only and was correct at the time this document was published.

**The community take no responsibility in highlighting the required documentation and this should be checked with the Town Hall.**

### 2.1 LICENCE

A licence granted by the Town Hall. Once it is received, the work can start.

**LICENCIA**

### 2.2 DECLARACIÓN RESPONSABLE

A document signed by the owner or legal entity stating the works that are going to be completed. A fee is payable to the Town Hall. It needs a report from a technician.

**DECLARACIÓN RESPONSABLE**

### 2.3 COMUNICACIÓN PREVIA

A document through which an owner notifies the Town Hall of modifications that are going to be carried out. A fee is payable to the Town Hall.

**COMUNICACIÓN PREVIA**

### 2.4 GENERAL RULE

Highlighted in this document as a general rule and the Town Hall does not need approval or notification.

### 3 Community approval

All works to be carried out must be notified to the Community. This notification is mandatory in all cases.

For this purpose, it is necessary for the owner or builder to complete the document below.

|  |  |                          |  |
|--|--|--------------------------|--|
| To be completed by Owners seeking to carry out pre-approved Alterations or Modifications to their property.  |  |                          |  |
| Requester/Owner Name:  |  |                          |  |
| Request date:  |  |                          |  |
| Plot Number:   |  |                          |  |
| Garden/Block/Area/Address:   |  |                          |  |
| Reasons for proposed alterations to my property:   |  |                          |  |
| Documentation provided ( <i>copy of original must be attached to this</i> ):   |  |                          |  |
| Drawings:  |  |                          |  |
| Written description of works:  |  |                          |  |
| Responsibility Disclaimer (or Advance Notice) issued to the Town Hall; write the file number or code here:   |  |                          |  |
| I undertake to carry out the works I am requesting according to the specifications and technical characteristics pre-approved as stated in the 2019 modifications protocol, and the changes and updates approved in later AGM's, and to assure that the works that are finally carried out match the description provided on this form. I also undertake to keep to the existing aesthetics, colours and materials of the area. Once the works are completed, the surrounding area will be cleaned and restored to its original condition. |  |                          |  |
| Signed by the owner:   |  | Administrator signature: |  |

**Security will check that the works have permits; if this is not the case, they will request the immediate interruption of the works. Commercial vehicles may be refused entry to carry out works if the above permit is not completed and signed by the Administrator.**

## 4 Approved modifications General

This section applies to all building types throughout the complex of Condado de Alhama

### 4.1 Awnings

Awnings can be installed as described under each building type but should always be white, off-white or beige.

All supporting joints shall be white or brown in colour only. No wooden supports are permitted.

Awnings may be retractable or removable.

No permanent roof, awnings, coverings or structures are permitted.

**COMUNICACIÓN PREVIA**

### 4.2 External Lighting

Light fittings installed for external use must be white, brown, black, silver, silver frosted or chrome in colour. The owner is free to select the model, always respecting the colours quoted.

### 4.3 Tiling

It is permitted to pave the private gardens at ground level behind hedges. This must be carried out using the same tiles (or similar) as the rest of the terrace. No different colours are permitted. A border to a maximum of 100mm in a different style or colour is permitted. Floor tiles are only permitted within the boundary of the property. Removal and sealing of the irrigation system is required to prevent leaks and damage. **Excluding La Isla & El Mirador**

FIGURE 4.3: TILING



**COMUNICACIÓN PREVIA**

## 4.4 Fixed screens or structures

**Fixed structures or enclosures are not permitted**, except in order to support flyscreens, as a cover for the awning or as an extension of the wall or additional lattices, and must comply with the conditions listed in this document. The relevant authorisation also needs to be obtained from the Council.

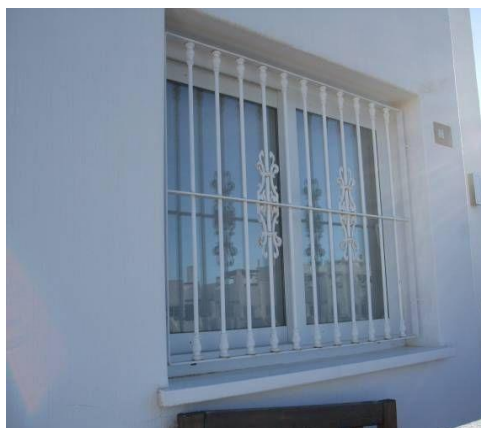
FIGURE 4.4: FIXED STRUCTURES



## 4.5 Security bars

The installation of security bars is permitted to windows and doors that do not currently have shutters. All railings shall be in white only

FIGURE 4.5: SECURITY BARS



**COMUNICACIÓN PREVIA**

## 4.6 Fly screens

It is permitted to install fly screens to any windows, doors or structure, providing they are removable.

FIGURE 4.6: FLY SCREENS



### 4.7 Party Walls and louvres

The raising of walls or installation of louvres between properties is permitted. These must not be solid and must provide some openings. They can be constructed in block, aluminium or PVC, and must match the colour of the existing wall. If installing louvres, brown is also permitted.

Walls or louvres must not exceed 1500mm in height on either side of the property unless written permission of the neighbouring property is granted, in which case the height can be up to 1800mm.

FIGURE 4.7: PARTY WALLS AND LOUVRES



**COMUNICACIÓN PREVIA**

### 4.8 External Walls and louvres

The raising of walls or installation of louvres at the rear of properties (not party walls) is permitted. These must not be solid and must provide some openings. They can be constructed in block, aluminium or PVC and must match the colour of the existing wall. If installing louvres, brown is also permitted.

Walls or louvers must not exceed 1800mm in height measured from the inside terrace.

FIGURE 4.8: EXTERNAL WALLS AND LOUVRES



**COMUNICACIÓN PREVIA**

### 4.9 Satellite dishes/External antennas

Dishes and antennas are permitted on properties only if they are not visible from public areas. It is not permitted to install dishes or antennas at high level on external walls, on a neighbouring property or within communal areas. For La Isla no dishes are permitted anywhere.

### 4.10 Jacuzzi/Hot tubs

The temporary or permanent installation of a Jacuzzi or hot tub is not permitted on any upper floor level. At ground floor level they are only permitted in areas that are (or were originally) laid to grass and are not over a void.

**COMUNICACIÓN PREVIA**

### 4.11 Barbeques (BBQs)

The use of free standing BBQs is permitted provided they do not cause a nuisance to neighbours. No permanent BBQs or similar structures are permitted.

### 4.12 Hedge height

The height of all hedges must be uniform. They may not be cut lower or allowed to grow higher than that of neighbouring properties. The height set for hedges is between 1.6-1.8m except ground floor golf facing properties or ground floor La Isla which is lower.

### 4.13 Storage Enclosures (permanent)

The installation of permanent storage is permitted as long as it is for storage as does not increase the habitable space. Examples of what is permitted can be found under each property type.

At all times additional storage enclosures must be constructed in PVC or aluminium, white or translucent. Where the enclosure houses a washing machine, hot water boiler or is used for drying clothes, proper ventilation must be installed to avoid condensation and property damage.

All enclosures must be flush with the wall of the property and not protrude.

**COMUNICACIÓN PREVIA**

#### 4.14 Storage (temporary)

The installation of sheds or temporary storage is only allowed in private gardens or patios, where it is not higher than the external or party walls/louvres and not visible from public areas. Any colour is permitted.

Storage containers are not permitted on parking spaces or communal spaces.

FIGURE 4.11: TEMPORARY STORAGE



#### 4.15 Front doors

The colour of all front doors is brown. Any painting or replacement must be of the same colour. Should a replacement door be required, this must match the original.

**COMUNICACIÓN PREVIA**

#### 4.16 Shutters

Roller shutter doors and windows are part of the building fabric and can only be replaced with similar products and colours.

**COMUNICACIÓN PREVIA**

#### 4.17 Artificial Grass

It is permitted to install artificial grass in private areas that currently have natural grass. Artificial grass is only permitted within the boundary of the property, at ground level and behind hedges. This must be installed using normal green artificial grass and no other colours are permitted. Removal and sealing of the irrigation system is required to prevent leaks and damage. **Excluding La Isla.**

## 4.18 Solar panels

The Council has agreed in principle that a solar panel that also includes a free area could be installed in the current pergolas on the ground, upper solarium or terrace.

The proposal is that the solar panel must also be flat, which will reduce efficiency, and will also provide a less intrusive installation which is more aesthetically acceptable to owners, and should not be much more intrusive than a retractable awning when it is in use.

The community of Jardines 2 has its own specifications within this protocol. The community of La Isla has not yet voted on the installation of solar panels.



## 5 Approved modifications - Jardines

*In addition to the rules listed in the general section, the following rules apply to townhouse properties of the Jardines. This includes Jardin 1-5, Jardin 7-13 & Naranjos 1-8.*

### 5.1 Fence

Where a property is at ground floor level, a fence is permitted similar to that surrounding the pools of Naranjos and Jardines. The fence must be installed along the line of the existing hedge, which **MUST NOT** be removed. The fence must always be installed inside the boundary of the property and must be **inside** the hedge.

**DECLARACIÓN RESPONSABLE (special document for fences)**

### 5.2 Awnings

Pergolas may be covered by a retractable awning as show below. Its structure should be respectful aesthetically with its supports (in the case of pergola) allowing the view of the timber.

All awnings shall be white or off white.

Retractable awnings are also permitted where fitted to the pergolas or, where fitted to the external wall on upstairs properties, covering the front door.

FIGURE 5.2A: AWNINGS (FRONT – GROUND FLOOR)



**COMUNICACIÓN PREVIA**

Awnings are permitted on the rear terrace but must not be higher than the property ceiling.

FIGURE 5.2B: AWNINGS (REAR – GROUND FLOOR)



**DECLARACIÓN RESPONSABLE**

FIGURE 5.2C: AWNINGS (UPSTAIRS)



**COMUNICACIÓN PREVIA**

FIGURE 5.2D: AWNINGS (FIRST FLOOR ENTRANCE)



**COMUNICACIÓN PREVIA**

### 5.3 Guttering / Drain pipes

White rainwater drain pipes are permitted to downstairs apartments from above.

**COMUNICACIÓN PREVIA**

### 5.4 Shutters

Shutter or similar are permitted. These must be aluminium or UPVC in white only and flush with the front wall.

FIGURE 5.4A: SHUTTERS – GROUND FLOOR



**COMUNICACIÓN PREVIA**

FIGURE 5.4B: SHUTTERS – FIRST FLOOR



**COMUNICACIÓN PREVIA**

## 5.5 Examples of permitted storage Enclosures (permanent)

FIGURE 5.5A: STORAGE UNDER STAIRS



**COMUNICACIÓN PREVIA**

FIGURE 5.5B: STORAGE FRONT OR REAR



**COMUNICACIÓN PREVIA**

## 5.6 Rear gates- Ground floor

Rear gates are permitted and should be in white only. They should be installed where the step from the rear patio to the ground does not exceed 180mm as stipulated in local building codes. Gates shall be no higher than the surrounding walls

FIGURE 5.6: REAR GATE



**COMUNICACIÓN PREVIA**

## 5.7 Gates- First floor to Roof terrace (solarium)

Safety gates may be installed on the stairs to the roof solarium. These gates should be white and of any height not exceeding any surrounding structure

FIGURE 5.7: GATES – FIRST FLOOR



**COMUNICACIÓN PREVIA**

### 5.8 Gates- First Floor Entrance

Replacement gates may be installed to the first floor apartment entrance. These should be white or walnut and no higher than the current wall.

FIGURE 5.8: GATES – FIRST FLOOR



**COMUNICACIÓN PREVIA**

## 5.9 Air-conditioning

External air-conditioning condensing units may be installed at the rear of ground floor properties, not exceeding the height of the wall or louvres installed.

Air-conditioning for first floor apartments shall be installed in the roof solarium.

No external units can be installed on external walls or be visible from public areas.

## 5.10 Windbreaks

It is permitted to install fixed windows for windbreaks in the end apartments. Frames must be UPVC or aluminium in white. Solid white panels are also permitted if not a window. Windbreaks must not extend past the front line of the property or create a habitable space. Any other form of windbreak or shade must be removable.

FIGURE 5.10: WINDBREAKS



**COMUNICACIÓN PREVIA**

## 5.11 Handrails

Installation along stairs to the first floor and solariums of apartments in Jardines and Naranjos. White in PVC or Aluminium.

IMAGEN 5.11: HANDRAILS



**COMUNICACIÓN PREVIA**

## 5.12 Garden front gates.

Replacement gates may be installed on the ground floor apartment entrance. These should be white or walnut brown and no higher than the current wall.

**COMUNICACIÓN PREVIA**



## 6 Approved modifications - Penthouses

*In addition to the rules listed in the general section., the following rules apply to Penthouses. This includes Penthouses 1-16.*

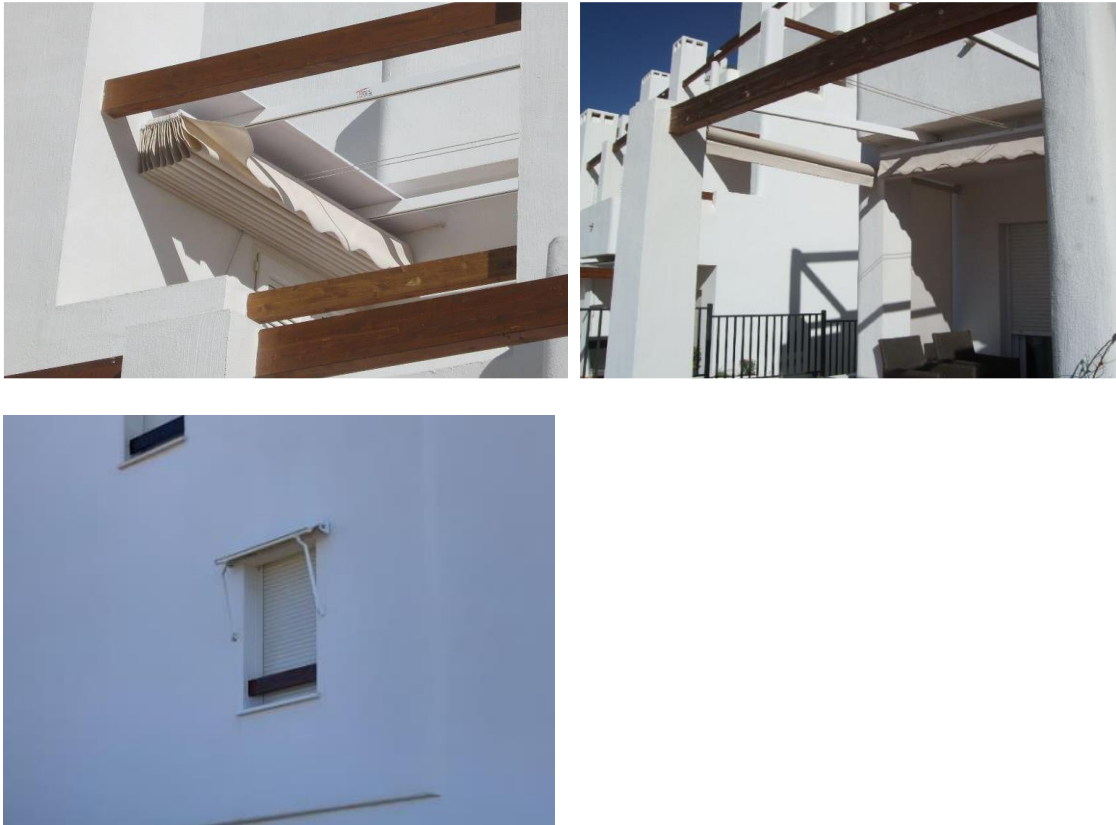
### 6.1 Awnings

Pergolas may be covered by a retractable awning as show below. Its structure should be respectful aesthetically with its supports (in the case of pergola) allowing the view of the timber.

Awnings may also be added to the end of Penthouse blocks

All awnings for Penthouses shall be white or off white.

FIGURE 6.1: AWNINGS



**COMUNICACIÓN PREVIA**

### 6.2 Air-conditioning

External air-conditioning condensing units may be installed at roof level.

If this is not possible, they are permitted to be installed a terrace level, but must be installed at low level or if installed at high level, the units shall be covered.

No external units can be installed on external walls or be visible.

### 6.3 Windbreaks

In the end apartments it is permitted to install windows for windbreaks. Frames must be UPVC or aluminium in white. Solid white panels are also permitted if not a window. The windbreak must not extend past the outside line of the property wall or create a habitable space. Any other form of windbreak or shade must be removable.

FIGURE 6.3: WINDBREAKS



**COMUNICACIÓN PREVIA**

### 6.4 Drain pipes

White rainwater drain pipes are permitted to apartments from above.

**COMUNICACIÓN PREVIA**

### 6.5 Penthouse garden rear gates.

Replacement gates may be installed on the ground floor apartment entrance. These should be white or walnut brown and no higher than the current height of the hedge (see item 4.12 on hedges).

**COMUNICACIÓN PREVIA**

### 6.6 Additional closet space.

Additional closet and removal of outside BBQ.

Note: additional structural alternations to be reviewed by others

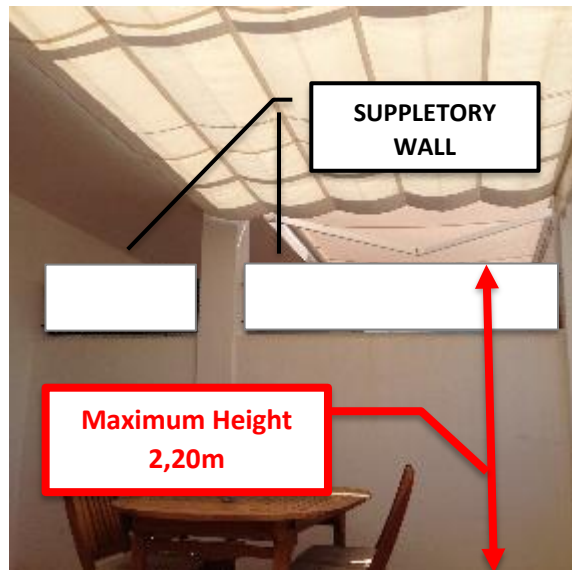


### 6.7 Increase of diving wall in Penthouse balconies

The dividing wall between apartments in Penthouse buildings may be raised to a maximum height of 2.20 meters measured from the ground. The supplementary wall will be built in brick being as thick as the existing one, and will be plastered and painted on both sides by the property requesting the aesthetical modification. The formal authorization of the adjoining neighbors will be necessary in any case.



Initial State



Final State

## 7 Approved modifications - La Isla

*In addition to the rules listed in the general section, the following rules apply to properties in La Isla blocks 1-11.*

### 7.1 Steps

It is permitted to install steps to negotiate the drop between the private garden and the footpath that runs around La Isla adjacent to the lake. The paving must meet the conditions of the technical building code, being anti-slip type 3 according to BD-SUA (safety of use and accessibility)

The construction must be of treated timber or treated timber and tile. The tiles to match the tiles found on La Isla, ie terracotta and non-slip. The timber must be similar to a garden sleeper ie 200mmx100mm and cut to appropriate length. This work is recommended to be carried out by the community contractors, ie STV at owners own expense.

FIGURE 7.1: STEPS



**COMUNICACIÓN PREVIA**

### 7.2 Guttering / Drain pipes

To avoid water falling onto the apartment immediately below, it is possible to plug the exit from the gargoye to the outside and install a new gargoye through the internal wall of the planter, in such a way that it drains onto the terrace itself. It is not permitted to install either guttering or drainpipes on the facade for collecting water from the planters

**COMUNICACIÓN PREVIA**

### 7.3 Fence

A fence is permitted on ground floor properties. The fence must be of walnut wood, green PVC or aluminium. The fence must be erected inside the boundary of the property and no taller than 120 cms.

FIGURE 7.5: GROUND FLOOR FENCE



**DECLARACIÓN RESPONSABLE (special document for fences)**

### 7.4 Awnings

Pergolas may be covered by a retractable awning as show below. Its structure should be respectful aesthetically with its supports (in the case of pergola) allowing the view of the timber.

Those places where there is no wooden beam, on corner properties, can install some supports for the awning. This support must be brown and must not be higher than the ceiling of the property

All awnings for La Isla properties shall be off-white or beige.

**COMUNICACIÓN PREVIA**

### 7.5 Windbreaks

It is permitted to install windows for windbreaks in the end apartments. Frames must be UPVC or aluminium in white. Solid white panels are also permitted if not a window. The windbreak must not extend past the outside line of the property wall or create a habitable space for residents. Any other form of windbreak or shade must be removable.

**FIGURE 7.7: WINDBREAKS**



**COMUNICACIÓN PREVIA**

## **7.6 Air-conditioning on La Isla.**

External air-conditioning condensing units may be installed at roof level. If this is not possible, they may be installed at terrace level, but must be installed at low level, or if installed at high level, the units shall be covered. No external units can be installed on external walls or be visible from outside. Gaps should be covered to avoid creating filtrations.

## 8 Approved modifications - Villas Jana

*In addition to the rules listed in the general section, the following rules apply to Villas Jana.*

### 8.1 Pools

The construction of pools is permitted in the rear gardens, including extending the tiling to surround.

FIGURE 8.1: POOL



**LICENCIA**

### 8.2 Front façade

It is permitted to pave the driveway. but no other alterations to the front façade of the properties is allowed unless expressly permitted within this document

**COMUNICACIÓN PREVIA**

### 8.3 Drain pipes

Vertical white rainwater drain pipes running from existing roof drains are permitted.

**COMUNICACIÓN PREVIA**

### 8.4 Roof terrace Sun Shade

The construction of a **white** aluminium support structure necessary to support a retractable awning at roof terrace/solarium level is permitted.

FIGURE 8.4: SUN SHADE



**DECLARACIÓN RESPONSABLE**

## 8.5 Gates

Gates are permitted to the side and front of properties. They should be white or brown.

FIGURE 8.5: GATES



**COMUNICACIÓN PREVIA**

## 8.6 Awnings

A retractable awning is permitted above the carport and above the rear patio. The awning must be white or off-white.

**COMUNICACIÓN PREVIA**



## 8.7 Fences

Fences are permitted along the sides of the property. They must be within the hedge line, and must not extend into the front façade of the property.

**DECLARACIÓN RESPONSABLE (special document for fences)**

## 8.8 Paving stones in parking areas

The Villa Janas have private parking places with two rows of paving stones for the vehicle to rest on. They are supported by a concrete base underneath. However, the rows of paving stones are too narrow, and the concrete support are not sufficient for the purpose in all properties.

Paving between the two rows in similar stones is acceptable.

**COMUNICACIÓN PREVIA**

## 9 Approved modifications – El Mirador del Condado

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*In addition to the rules listed in the general section, the following rules apply to El Mirador del Condado.*

### 9.1 Pools

The construction of pools and jacuzzi's is permitted in the rear gardens and extending the tiling to surround. This must be carried out using the same tiles (or similar) as the rest of the terrace or a tile type/colour hardwood. No different colours are permitted.

FIGURE 9.1: POOL



**LICENCIA**

### 9.2 Rear wall & gates

It is permitted to erect a wall and gate at the bottom of each ground floor garden property. The wall and gate should be white.

**COMUNICACIÓN PREVIA**

### 9.3 Awnings

Retractable awnings are permitted to be installed to provide shade from the sun at the rear of the properties. These must be in white or off white only, brown is not permitted.





Awning constructions are permitted as long as they do not create a permanent and fixed indoor space.

FIGURE 9.3: AWNINGS CONSTRUCTIONS



**COMUNICACIÓN PREVIA**

## 9.4 Roof terrace Sun Shade

The construction of a **white** aluminium support structure necessary to support a retractable awning at roof terrace/solarium level is permitted.

FIGURE 9.4: SUN SHADE



**DECLARACIÓN RESPONSABLE**

### 9.5 Gates

Gates are permitted to the front of properties. They should be anthracite and in keeping with the existing gates at the ground floor.

FIGURE 9.5: GATES



**COMUNICACIÓN PREVIA**

### 9.6 Awnings

A retractable awning is permitted above the carport and above the rear patio. The awning must be white or off-white.

**COMUNICACIÓN PREVIA**

### 9.7 Fences

Fences are permitted along the sides of the property. They must be within the hedge line and must not extend past the property boundary.

Fences can be open mesh or slatted up to a height of 1000mm.

The hedge may not be removed.

**DECLARACIÓN RESPONSABLE**

FIGURE 9.7: FENCES



### 9.8 Glass curtains

Glass curtains are permitted on the terraces and balconies, but must not extend past the outside line of the terrace/ balconies. They may not be permanent or create a permanent inhabitable space.

**LICENCIA**

## 9.9 Guttering / Drain pipes

White rainwater drain pipes are permitted to downstairs apartments from above.

**COMUNICACIÓN PREVIA (Notice of works to Town Hall)**

## 9.10 Tiles

It is permitted to pave the private gardens at ground floor. This must be carried out using the same tiles (or similar) as the rest of the terrace or a hardwood look tile. No different colours are permitted. Floor tiles are only permitted within the boundary of the property. Removal and sealing of the irrigation system is required to prevent leaks and damage.

FIGURE 9.10: TILING



**COMUNICACIÓN PREVIA (Notice of works to Town Hall)**

## 9.11 Examples of permitted storage Enclosures (permanent)

It is also permitted in the original colour of the windows (anthracite black)

FIGURE 9.11: STORAGE ENCLOSURES (PERMANENT)



**COMUNICACIÓN PREVIA (Notice of works to Town Hall)**

### 9.12 Hedges

Height of the hedges will be left at 120cm.

### 9.13 Container cabinets in terraces

It is allowed to install container cabinets in white and anthracite as long as their height is equal or lower than the wall that surrounds the terrace.

FIGURE 9.13: CONTAINER CABINETS



## 9.14 Walls facing golf course

Walls facing golf course are permitted in grey or white. The wall must be inside the boundaries of the property and no taller than 120 cm. The installation of the wall between 2 gardens is only allowed if both owners agree. In both cases hedge can be removed.

FIGURE 9.14: WALLS





## 10 Specific modifications – Jardines 2

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### 10.1 Awnings

Covers can be installed for awning in a similar colour to the awning. See picture.

FIGURE 10.1: AWNING



You can install covers (flyscreens, glass, solar panels, polycarbonate or sandwich panels), in white/walnut colour, transparent or similar. See photos.

The relevant authorisation also needs to be obtained from the Council.

FIGURE 10.1: COVERS





## 10.2 Fixed structures or enclosures

Fixed structures or enclosures are not permitted, except in order to support flyscreens, as a cover for the awning or as an extension of the wall or additional lattices, and must comply with the conditions listed in this document. The relevant authorisation also needs to be obtained from the Council.

FIGURE 10.2: FIXED STRUCTURES OR ENCLOSURES



## 10.3 Paving

Private gardens on ground floors may be paved. This must be done using the same tile (or similar) as the rest of the terrace, or one with a wooden look (see photos).

Different colours are not permitted. Tiles are only allowed within the boundaries of the property.

The irrigation system must be removed and sealed in order to avoid leaks and damage. The relevant authorisation also needs to be obtained from the Council.

FIGURE 10.3: WOODEN PAVING



## 10.4 Complaint's process

It has been added to the complaint's process the possibility of removing the discount from the community fee to those owners who carry out aesthetic infractions which breach the internal rules and aesthetics protocol in force.

## **11 Specific modifications – Naranjos 1**

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### **11.1 Hedge height in Penthouses**

The height of the Penthouse hedge is set between 1.2 and 1.4 metres, but should be uniform in the individual Penthouse blocks.

## 12 Specific modifications: Alhama Nature Phase I

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*In addition to the rules listed in the general section, the following rules apply to Alhama Nature Phase I.*

### 12.1 Pools

The construction of pools and jacuzzis is allowed, with the prior granting of the corresponding administrative licence, in ground floor gardens, as well as paving around these using the same tiles (or similar) as those on the rest of the terrace, or a wooden type/colour tile in accordance with the aesthetics of the building. Other, different colours are not allowed.

The colour of the pool mosaic tiles is only allowed in sky blue.

Owners of these properties will be obliged to maintain their pools in a perfect state of conservation throughout the year.

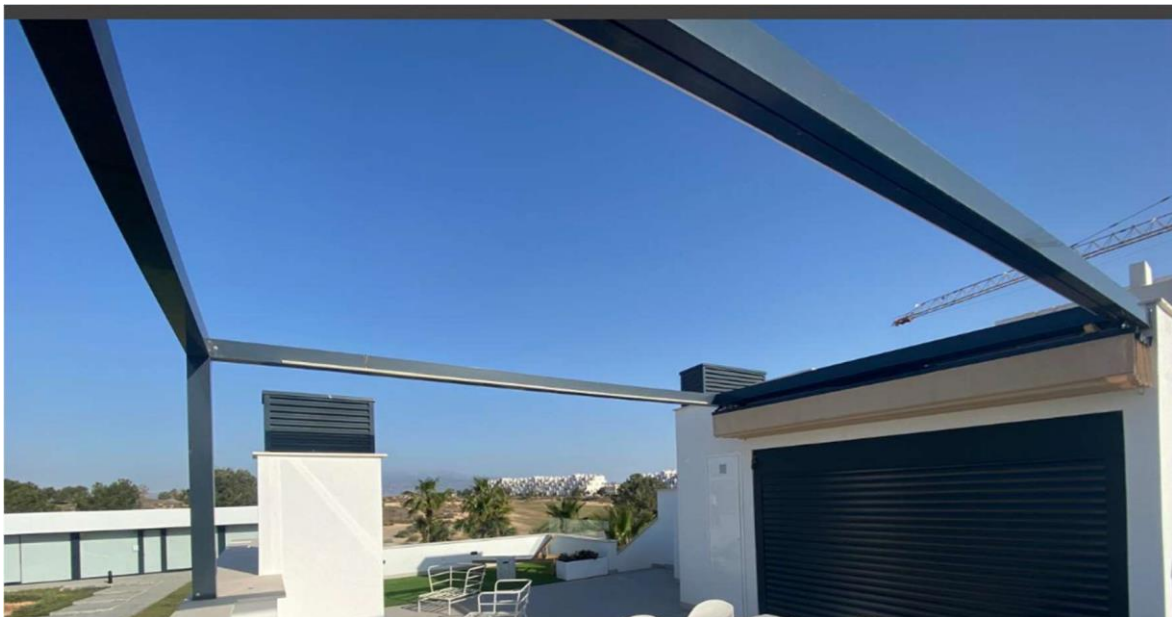
### 12.2 Rear gates

It is permitted to install mesh and a gate at the end of the rear garden (looking towards the golf course) of each ground floor property, maintaining the aesthetics of the rest of the building. The hedge must be kept. The Community must be informed in advance.

### 12.3 Awnings and pergolas

The installation of awnings on terraces is permitted, and pergolas on floors with a solarium, in order to provide shade. The colour of the aluminium must be anthracite grey, and the canvas may only be in off-white. The Community must be informed in advance.

If there is a drawer for storing the awning, this must only be in anthracite grey.





## 12.4 Fences

Fences are permitted between ground floor properties. They must be within the line of the hedge and should not go beyond the limits of the property. They must be of open mesh, with a maximum height of 1200mm. The hedge must not be removed. A Responsible Declaration must be presented.



## 12.5 Glass windows

Glass windows or terrace closures are NOT allowed.

## 12.6 Gutters / Drainpipes

Rainwater gutters or drainpipes are allowed in white.

The Council must be notified in advance.

## 12.7 Paving

It is permitted to pave private gardens on ground floors. This must be carried out using the same tile (or similar) as those on the rest of the terrace, or with a wooden-type appearance, maintaining the aesthetics of the existing building. Different colours are not allowed. Tiles are only permitted within the limits of the property. Where applicable, the irrigation system must be removed and sealed in order to prevent leaks and damage.

The Council must be notified in advance.

## 12.8 Enclosures for storage

This is permitted beneath covered areas of terraces, and can only be done in white. The Council must be notified in advance.

## 12.9 Hedges

The height of all hedges should be uniform. The established height for hedges is between 1.6-1.8 metres. On the back line of the hedge, i.e. the line facing the golf course, it may be cut back to 1.20 metres, to allow a view of the golf course.

## 12.10 Blinds

The installation of blinds is permitted on balcony doors of the property in an anthracite colour; on ground, first and second floor summer kitchens in white; and on solarium kitchens in anthracite grey.

## 12.11 Flyscreens

The installation of flyscreens in an anthracite grey colour (like the rest of the exterior carpentry of the property) is allowed.

## **Clarification of the Statutes and Rules of the Community**

### Item 1

*“It is established that the current or future owners of the apartments will be able to carry out segregations, aggregations, divisions and groupings, once or several times, without needing the consent or knowledge of the community, distributing the initial quota between the resulting, in accordance with the legal criteria, particularly those relating to the surface area.”*

The modifications established in this item may not under any circumstances affect the aesthetics of the building or the Community.

### Item 4

*“Each owner may carry out, in his apartment, works or improvements that he deems appropriate, provided that he has the relevant administrative licence for this, without needing to have the authorisation of the Community of Owners for this, and without modifying the participation quota allocated to each element for this.*

*Repairs carried out to apartments must keep a certain accordance with the rest of the complex, maintaining uniformity and colour in materials and paint.”*

The modifications established in this item may not under any circumstances affect the aesthetics of the building or the Community, as it is established that *(they) must keep a certain accordance with the rest of the complex, maintaining uniformity and colour in materials and paint.* The aesthetic modifications protocol establishes the permitted modifications that may be carried out, as well as the designs, materials and colours established for these.

## 13 Complaint's process

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If owners have any complaints concerning any modification carried out by another owner that they believe does not comply with the above guidelines or statutes, they may raise a complaint with the administrator, who will log the details.

Once multiple complaints (usually 3 to 5) have been received from owners, the administrator will escalate this to the Management Committee for agreement on a course of action, which may include any/all of the following:

1. Direct contact with the owner causing the breach
2. Formal letter raising notice of action
3. Visit to site to discuss
4. Raising at AGM for approval or action to rectify.
5. Legal action if necessary



## 14 Contractors procedures and guidelines

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- **Deliveries:** Deliveries to the work site are to be kept to a minimum to avoid inconvenience to other owners or users of the resort.
- **Materials:** Materials are not to be allowed to accumulate in the communal part of the resort. If materials need to be stored outside the boundaries of the plot where the work is being carried out, this is to be done by prior arrangement with administrators.  
  
The roads are public highways and a licence is required for the storage of skips or materials on the roads. They are to be properly protected and signed to prevent any harm being caused to third parties.
- **Damage:** Care must always be taken to prevent damage being caused to anything or anybody in the resort.  
  
Damage to water pipes or electricity cables or their respective installation are to be immediately isolated, reported to the service supplier and be repaired within 24 hours. Also to be immediately notified are Security (00 34 681 309 678), and in the event of an uncontrolled gas leak, the emergency services (112). In the event of a major electrical failure resulting from mechanical damage, Administrators (00 34 868 089 724) are also to be notified.
- **Waste:** Excess and waste materials are not to be allowed to accumulate and are to be cleared from the resort in a proper and timely manner (NOT left lying around for days).  
  
Where materials or waste materials are hazardous, or they are liable to spread uncontrolled, they are to be covered. Unwanted or waste materials are to be removed when the work is completed.
- **Contractor Staff:** The contractor is responsible for all staff they employ or subcontract to carry out work on their behalf. Staff may not wander about the resort or enter other people's property and should keep noise to a minimum.
- **Services & Utilities:** Where services may be affected by the work being carried out, they are to be isolated prior to its commencement. Redundant irrigation services which run under tiled patios or other similar surfaces are to be permanently isolated.
- **Plant Machinery:** In the case of plant machinery being used which will cause the obstruction of more than one half width of any street, advance notice of at least three working days is to be given to Admiburgos.

Failure to comply with any of these requirements may result in the Community of Property Owners cancelling the permission temporarily or permanently.

Unauthorised work carried out contrary to Spanish Law will be reported to Alhama de Murcia council.