



## **GUIDANCE: RULES OF CONDUCT ("HOUSE RULES") FOR LA COLINA**

In order to preserve the complex as well as possible, be considerate and take the best possible care of each other and avoid unnecessary irritation and problems for your neighbours and their properties – we urge all owners/guests/inhabitants to read and follow the simple guidance from the Committee as stated below.

**Apartment owners are obliged to make these rules known to any guests.**

### **1. Take care of our lifts**

Lifts are amongst the most expensive to install and maintain in living complexes. Overloading with heavy weights or substances like sand, cement and other building materials from refurbishing are typical sources of lift failure and expensive repairs. When refurbishing, please bring the building material via the stairs. Children are not allowed to travel alone in the lifts. Animals are not allowed in the lifts.

Smoking is also not allowed in the lifts. *Please help us all by obeying these rules, so that our lifts will operate regularly and we minimize our cost of maintenance & repairs.*

### **2. Respect your neighbours' need for rest at night.**

We understand young people who want to have parties during late night hours. Please keep such parties out in the town where it belongs. As there are families with small children who need to sleep and also elderly people with a need to rest earlier than during their teens – our rules say this: **Keep silence between 22:00 and 08:00.**

### **3. The corridors can be like sound-amplifiers.**

Please consider this and avoid shouting and making loud noise in the corridors.

### **4. Avoid all water-hosing in corridors and on your terrace**

The reason for this is that our drainage system below the terraces all the way down to the basement are quite weak, with cracks, holes and missing working membranes in many places. By not respecting this rule, you may create big problems for the flat below your terrace or in the garage.

### **5. Grilling on the terrace**

When grilling, please observe that only electrical and gas grills are allowed. This is to

avoid increasing risk of fire and not to spread disturbing smoke and smell around the complex.

## **6. Smoking on your terrace**

Do not leave an astray on the terrace wall. A sudden blow of wind can make your cigarette buts fly and burn holes in the canopies of your neighbour apartment or one below yours. This impacts risk of fire and costly damage of the canopy for your neighbour.

Please dispose of all your cigarette buts safely in your waste-bin and do not trow any butt outside your terrace and by that also littering the ground below.

## **7. Remember to shower before entering the pool.**

Most users of the pool seem to comply with this rule. This is a hygiene factor that is part of the pool regulations of the region and that makes the usage of our pool more pleasant and nicer for all.

## **8. No shower or otherwise exposing nude bodies on the terrace**

A few owners and guests seem to need this reminder, for two reasons:

- Exposure of nude bodies outside are forbidden in the region and can be a matter for the police if this behaviour keeps occurring.
- Even though some terraces have remade their floors with new tiles, fresh grout, new membrane and drainage pipes, it is a known weakness of the complex that those drainage pipes on the floors below tend to have holes and leaks. The complex was built in a period where there was very little rain on Tenerife, as opposed to the increase of rainfall we have experience during the recent years. For these reasons we must ask the owners and guests not to shower outside on your terraces.

## **9. Please do not use of wipes and pads etc. in the toilets. The Spanish drainage systems are not made to take such sanitary products.**

Only use a very modest amount of soft toilet paper that disintegrates easily in the drainage. Usage of such sanitary products as wipes and pads etc. creates blockages in our drainage system, leading to big problems with significant cost impacts for the complex.

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