



The community is regulated by three documents, in order of precedence they are. The Horizontal Property Act, The Statutes and La Trinidad Internal Rules.

***The Horizontal Property Act** is a legally enforceable law defining how the community and its officers are to comply with Spanish law.*

***The Statutes** were developed specifically for La Trinidad by the developer and the administrator. During the purchase of each apartment The Statutes were accepted by the owners and can now only be changed by unanimity of the General Assembly.*

***La Trinidad Internal Rules**, suggested within the Horizontal Property Act, have been written by your Committee to ensure the owners and visitors are aware of the behavior expected of them by the majority of La Trinidad owners. They are also specific, many based on the Statutes, to avoid individual interpretation of some legal rules. They can be modified by a majority of the General Assembly.*

The La Trinidad Internal Rules

By application of these Internal Rules the Committee and the owners employees aim to:-

1. Protect the local environment.
2. Prevent accidents.
3. Improve security.
4. Develop a harmonious community where residents can enjoy tranquility.
5. Allowances are made within the rules for children to enjoy themselves in a controlled environment, without causing annoyance to others and danger to themselves.

Gardens and Roads

1. **Dogs** must be kept on a lead at all times within the development. If fouling occurs it must be cleaned up immediately by the owner.
2. No tree climbing allowed. No walking through the flower beds or any other actions that will **damage the landscaped** areas.
3. No paddling or swimming in the **fish ponds**.
4. **Parking** is prohibited over ramp access *and on the road* overnight. Use your garage space or the parking bays that are provided.
5. No car **washing or car maintenance** is allowed within the development.

6. A **speed** limit of 30 kilometers should be observed within the development.
7. **Child scooters** and **bicycles** are allowed on the paths within the gardens, but not allowed on the grass, roads or the paved area around the pools.
8. All children's toys and towels should be removed from around the pools and gardens **when you leave**.
9. **Skateboards and scooters** are prohibited.
10. **Driving** of motor vehicles by anybody who does not possess a valid driving license is prohibited.
11. Soft ball and racket **games** are allowed if they are not causing damage to the environment and are not bothering other residents. No adult football or boisterous games are allowed.

Pool Area

1. No children under the age of 14 years old are allowed in the **indoor complex** unless supervised by a parent or adult.
2. Children *and* non swimmers must be **accompanied by an adult in any pool** without a lifeguard.
3. *Appropriate **swimwear** must be worn in all pools. This includes young children.*
4. ***Airbeds** are prohibited in all pools. This results from a number of child drowning in the Marbella area directly related to airbeds.*
5. ***Diving or jumping** from the top pool into the bottom pool or from any elevated position, i.e. chairs etc, into any pool is prohibited.*
6. **Shower** before using the pools. This will reduce oil marks and grass accumulating in the pools.
7. No swimming after the **pool lights** go off.
8. It is permitted to **eat, drink and smoke** under the wooden pergola. This is the raised area south of the middle pool. Please use tables provided and put any waste in the bins. It is not permitted to eat and smoke in any other common *recreational* area. Drinking in the pool area is allowed but must be out of plastic glasses or containers. The use of any bottles or glass in the pool area is strictly prohibited for obvious reasons as a breakage could result in the pool having to be emptied.
9. The community has only a certain number of **chairs and parasols** these may not be reserved by placing towels on them while they are not being used. They are for use in the common areas and are not to be removed and used on private terraces or patios.
10. Please do not misuse garden and **pool furniture** as they are expensive to replace.
11. When leaving place sun beds and parasols on paved area. Put the parasol down and leave the chairs and area tidy for the benefit of the next user. As the pool area is one of the focal points of La Trinidad it should be kept smart and tidy. Leaving equipment on the grass inhibits watering and erect umbrellas get damaged during a night wind.
12. When the **indoor pool** is heated please keep all doors and windows closed.
13. Please note the **saunas** are for adults 16 or over.

General

1. No **towels or washing** ect. To be hung on balconies or terraces.
2. Balconies and **utility rooms** should be cleaned with a mop and bucket, not with a hosepipe as this will affect the apartments below.
3. The **throwing** of objects from balconies including, cigarettes ends and ash, canned drinks etc. is not allowed.
4. Access to ground floor apartments may be through your **neighbour's garden** area, please respect their privacy.
5. **Domestic rubbish** should be placed in the dustbins in the basement garages not in the litter bins. Please ensure waste, especially food, is wrapped in plastic bags. This will reduce smells and not attract insects or other animals.
6. **Food waste** and litter must not be discarded into the gardens or flower beds.
7. **Noise** levels must be kept to a level which will not disturb your neighbours especially after midnight..
8. It is prohibited to display **FOR SALE** or **RENTAL** signs anywhere within the development.
9. It is prohibited to leave or enter the development by climbing over the parameter wall.
10. *Barbecues are prohibited*

Health and Safety

1. Gym and sauna equipment is not to be used by children under 16 years of age unless supervised by a parent or qualified adult.
2. The outdoor swimming pools are supervised by a lifeguard from 11:00am to 7:00pm July *through* September. Use of the pools *at all* times is at the sole responsibility of the user.
3. Manuals for the gym equipment are available please ask at the security desk. A deposit of 25 euros will be required.
4. Jumping is strictly forbidden from the upper pool to the lower pool. This poses a serious hazard and may result in severe irreversible injuries to both the jumper and third parties.
5. The front doors of the apartment blocks should be closed at all times. However as they are the main fire escape and should not be locked at any time.
6. The storage of or items that represent a fire hazard is not permitted in the garage or storage rooms.

Additionally Spanish law also requires all residents fully comply with the La Trinidad Statutes. Please familiarize yourself with the regulations and statutes.