



SAYDO PARK - RULES AND REGULATIONS

1. The period of the park contract is 12 months, from January 1st to December 31st. If the Park Owner is happy that the Homeowner, has in the previous 12 months conducted themselves with respect to neighbours; prompt payment of bills issued by the Admin Office, and complied with the **RULES AND REGULATIONS** of the park the contract may be renewed. Should the park owner feel the Homeowner has failed in any of the rules; the homeowner will receive a written warning, if **NO** improvement, a notice to quit will be issued. If the contract is not renewed or annulled the Homeowner is given 30 days to vacate the plot. In the case of unlawful or criminal activities, the contract will be automatically annulled and the Homeowner must vacate the plot within 7 days. The plot has to be returned in good order to the Park owner.
2. Both parties agree to an annual ground rent payable by the 15th January each year. There is an agreed cap of a 3% increase in any one year. Ground rent is not transferable when you sell your home, the new homeowner will pay the proportion of the year outstanding. Failure to pay could incur a surcharge or **END THE CONTRACT** and the property seized by the park owner to recover the debt. If this is implemented all funds from the sale will be retained by the park owner.
3. Cars must be driven within the **10 km** hour speed limit on the park and importantly on the right. Cars must be parked on your plot, **NOT** on the road, you are **NOT** permitted to park outside the Pool Bar. Please do not park vehicles on neighbour's plots, unless you have their permission. The roads around the park are classed as public roads, therefore the same laws apply as roads outside the park. Please point this out to children riding their bikes round the park. The emergency access road between the stables area and Eucalyptus Close is **NOT** to be used for short cuts at any time. Except if either of the park vehicle entrance gates are not working. The walkway from the hotel car park gate, when open, to Eucalyptus Close is not to be used late at night as it causes the hotel dogs to start barking to the annoyance of residents living to the rear of the hotel. The Park Owner reserves the right to stop anyone not following these rules, from bringing their vehicle onto the park.
4. Any alterations or new building must have plans in triplicate, who will be doing the work, with their quote, and submitted for agreement by the Park Owner before the work begins; anyone doing work must be legally registered in Spain and have public liability insurance. This is to protect you and ensures that your insurance is not invalidated by using illegal workers. **NO** sealed extensions are allowed and any building must leave at 1 meter gap from the plot boundary, excluding open structures such as pergolas and car ports. Structures given permissions before November 2007 are exempt from this clause in their present state, any future redevelopment must have plans submitted.
5. The Homeowner is responsible for the boundary fence looking from the roadway to the left of the home. Any structures or rooms built without permissions will be demolished by the Park owner and the Homeowner will be charged. Any tree felling or trimming must be requested via the Admin Office.
6. All units must be insured, you do not have to use GES that is recommended by the Admin office, but if you are not here and there is a problem the Admin Office can start proceedings and follow up all claims for you. If you are with any other insurer, please advise the Admin Office of the company and renewal date. All homes insured via the Admin office is the correct type of policy for mobile homes.
7. Payment of all bills to be prompt please. Electricity should be paid between the 5th and 15th of the month, water bills will be delivered to your home from the Town Hall. If no one is resident at the time of delivery, you may be able to arrange with a neighbour to pay them on your behalf. The readings will be taken monthly for electricity and every two months for water.
8. Your outside space should be kept in good order at all times Should you not be here for some time, have a word with neighbours, but if in doubt ask at the office for names of people that will in your absence keep your gardens watered and tidy. If the park gardeners have to clear plots of weeds etc the Homeowner will be charged.
9. All homes must have the correct and adequate fire extinguishers in case of a problem. BBQ's must be attended at all times. Do not throw cigarette ends away, always use an ashtray.



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10. If Family are going to be staying in your home, please send us their arrival dates by email to saydo@telefonica.net when their travel dates are booked, they must come to the Hotel Reception with their passports to register as soon as possible after arriving on the park. This is a legal requirement in Spain. If you are having visitors staying with you please make sure they park their cars in the Hotel car park. Exceptions are disability badge holders.
11. It is not permitted to conduct any business or gainful occupation from the plot and its infrastructure, without written permission from the management. The Homeowner is not allowed to sublet or give for free the property, plot or any infrastructure unless permission has been given in writing from the Management. Exclusive use for direct family and friends is acceptable.
12. No repairs or building work is allowed on a Sunday (unless it is an emergency) so your neighbours are not inconvenienced by 'banging' and mechanical machine noise.
13. Please do not leave items by the refuse bins such as mattresses, cabinets, chairs, tables etc. It is your responsibility to dispose of these items at the tips provided; the nearest one is in Antequera near to the Hospital. Please ensure any cardboard boxes are broken down before placing them inside the appropriate bin. To comply with the law it is prohibited to deposit rubbish in the bins before 8:00 p.m. Remember that according to municipal ordinances, these types of infractions can incur a fine of up to 750 Euro.
14. The sewage/waste system is put under strain and is blocked regularly particularly if items of sanitary wear, baby wipes any type of wipes and substances are placed in the system. Please refrain from this, as it could be you getting the back up in your home.
15. Dogs must be walked off site when possible, if not should an 'accident' happen along the way, please be sure to clean up. Animals are **NOT** allowed in the Pool Bar terrace area or the grassed area by the pool. Dogs **MUST** be kept on a lead at all times whilst walking on the park or the hotel car park, when at home they must be confined to the home and outside space of the owner. Some dogs alone have a tendency to prolonged barking, if you know this to be the case, please organise sitters, if you do not know your dog causes a nuisance in your absence, ask your neighbours. Residents are asked to have **ONE** domestic pet only, but in certain circumstances with the approval of the admin office this can be increased to responsible owners only. If you feed your cat or dog, outside do not leave food unattended, as it has been known to attract mice and rats.
16. Particularly in the summer period, please be aware with windows open that noise does carry. It would be appreciated that the noise levels should be turned down by 11.30pm and moved indoors by midnight. Please remember that in a morning not everyone gets up early, if this is the case please try to keep noise to a minimum before 8am to 9am. If you are having a function at home, please give your neighbours the courtesy of letting them know. Saying goodnight or returning from a night out, car doors shutting etc can cause a lot of noise that is not appreciated by neighbours trying to sleep.
17. Whilst walking round the park in the summer months, everyone should always wear a t-shirt and shorts and to cover up their swimwear. If going to the hotel, entry will be refused if not suitably clothed.
18. During visits particularly in the summer months, an adult must accompany all children under the age of 14 in the area of the Pools and the Rotunda. Minors will **NOT** be permitted to consume alcoholic beverages on the park. Minors must not roam around the park at night. Please remember they are staying with you, you are responsible for keeping them amused and safe. This will ensure the other residents are not inconvenienced. During the summer months, a pass might be needed for the pool for visitors to your home.
19. No ball games are allowed on the public areas and roadways of the park. Only in your own garden, but please try not to upset your neighbours.

Thank you for taking the time to read these rules.

Please make sure all family and visitors are aware that these rules apply to them as well.