



# SAYDO MANHATTAN PARK - RULES AND REGULATIONS

1. The period of the park contract is 12 months, from January 1<sup>st</sup> to December 31<sup>st</sup>. 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 Administration 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 must be returned in good order to the Park Owner.
2. If you sell your home via Saydo Parks or privately then the park commission of 4% of the sale price is payable.
3. Both parties agree to an annual ground rent payable by the 15<sup>th</sup> January each year. There is an agreed cap of a 3% increase in any one year. 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. Ground Rent payments are non-refundable; they will be applied to the new owner in the event of a sale.
4. 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 Central Park area. 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 Park Owner reserves the right to stop anyone not following these rules, from bringing their vehicle onto the park.
5. 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.
6. 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 Park Owner.
7. All units must be insured, GES Seguros is recommended by Saydo Parks, if you are not here and there is a problem the Park Owner can start proceedings and follow up all claims for you. If you are with any other insurer, please advise the Administration Office of the company and renewal date.
8. Payment of all bills to be prompt please. Electricity should be paid between the 5<sup>th</sup> and 15<sup>th</sup> of the month, water bills are issued from the Town Hall and can be paid at the complex reception. 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. Please be aware that any electrical or water issues that are from the relevant meter to the home are the responsibility of the home owner.
9. Your outside space should always be kept in good order. 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 must clear plots of weeds etc the Homeowner will be charged.
10. All homes must have the correct and adequate fire extinguishers in case of a problem. BBQ's must always be attended. Do not throw cigarette ends away, always use an ashtray.
11. If Family are staying in your home, please send us their arrival dates by email to [hotelsaydo@gmail.com](mailto:hotelsaydo@gmail.com), they must come to the Complex Reception with their passports to register as soon as possible after arriving. This



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is a legal requirement in Spain. If visitors are staying with you, please make sure they park their cars in the Complex car park. Exceptions are disability badge holders.

12. It is not permitted to conduct any business or gainful occupation from the plot and its infrastructure, without written permission from the Park Owner. 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 Park Owner. Exclusive use for direct family and friends is acceptable.
13. No repairs/building work is allowed on a Sunday unless it is an emergency.
14. Please do not leave items by the bins such as mattresses, cabinets, chairs, tables etc. It is your responsibility to dispose of them at the tips provided; the nearest one is in Antequera near to the Hospital. Cardboard boxes need to be broken down before placing them in the appropriate bin. To comply with the law, it is prohibited to deposit household rubbish in the bins before 8:00 p.m. and after midnight. Under municipal ordinances, these types of infractions can incur a fine of up to 750 Euro.
15. The sewage system may be put under strain and blocked, if items of sanitary wear, baby wipes etc and substances are placed in the system - Please refrain from this, as it could be you getting the back up in your home.
16. Dogs must be walked off site when possible, if not should an 'accident' happen along the way, please be sure to clean up and dispose of it correctly. Animals are **NOT** allowed in the Pool Bar area or the grassed area by the pool. Dogs **MUST** always be kept on a lead whilst walking on the park or the complex 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 Park Owner 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. Please do not feed stray cats that appear on the park.
17. Please be aware noise does carry. Outside noise levels should be turned down by 11.30pm and moved indoors by midnight. Please remember that not everyone gets up early, try to keep noise to a minimum before 9am. If you are having a function at home, please give your neighbours the courtesy of letting them know. Bad language and constant use of profanities is not something that your neighbours and fellow residents wish to hear, so please be aware of this.
18. 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.
19. During visits of family and friends, an adult must accompany all children under the age of 14 around the Pool. 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
20. 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.