

## Community of Los Lagos Rules

WELCOME TO LOS LAGOS!

**IT IS IMPORTANT TO UNDERSTAND THAT THIS IS A RESIDENTIAL COMPLEX – A COMMUNITY OF OWNERS – NOT A HOLIDAY PARK. SO WHETHER YOU ARE AN OWNER, A GUEST OR A VISITOR, PLEASE HELP TO KEEP LOS LAGOS A SAFE AND RELAXING PLACE TO BE WITH A FRIENDLY AND WELCOMING ATMOSPHERE BY SHOWING RESPECT TO THE PLACE AND ITS PEOPLE AND BY FOLLOWING THESE SIMPLE RULES. THEY HAVE BEEN APPROVED AND ENDORSED BY THE COMMUNITY OF LOS LAGOS OWNERS AT THEIR ANNUAL GENERAL MEETING.**

SAFETY AND SECURITY – Care should be taken at all times but especially around the pool and lake areas and along the paths which are uneven in parts. Children must be supervised and must not play with pool or garden equipment such as hoses or sprinklers. The cost of repairing or replacing any Los Lagos Community property so damaged will be charged to the individual, or to the parents in the event of damage being caused by a child/children.

Please keep the gates closed and use the pass number to enter and exit. Please don't prop the gates open and please don't give the pass number to anyone.

The Los Lagos Community of Owners, its President and its Committee do not accept any liability for loss or damage, accident or injury howsoever caused.

NOISE & NUISANCE – Rowdy behaviour, bad language and late-night noise is not acceptable in a residential family environment and will not be tolerated.

Please be respectful of all other people here and help to maintain the ambience of Los Lagos. Take care to avoid slamming the security gates and the apartment metal gates, particularly late at night, as these can be very noisy!

Television, audio, phones, smart speakers etc. should be played at 'room' level only, and are not allowed in the gardens, or around the pool, unless headphones / earphones are used.

BARBECUES AND GRILLS – These are forbidden in the communal gardens but may be used with care on your naya or terrace, or in your private garden, but please always be aware of the risk of fire. Please also ensure that smoke does not affect your neighbours. You must ensure that all barbecues are fully extinguished after use (i.e. with water), and that ash is cold before being wrapped and put in to the rubbish bin.

No barbecues or grills to be used in the event of 'High' risk of fire (check Fire Risk indicator board at the entrance to Los Lagos) or when banned by the relevant local authorities.

WATER SUPPLY – Other than for the shower by the pool, you are not permitted to use water from the standpipes in the gardens, or at the roadsides.

TOILETS AND DRAINS – Los Lagos is not on mains drainage and has to rely on septic tanks.

Please do not use any bleach as this will damage the bacterial action in the septic tanks.

Do not dispose of nappies or pads down the toilet as these will block the pipes.

RUBBISH – Household rubbish must be bagged and deposited in the large bins provided adjacent to the entrance road for Los Lagos. There is also a bin located there for glass only.

Smokers – You may smoke in the gardens and by the pool but please be sensitive of those around you. You must use an unbreakable (not glass) ashtray and leave no trace behind you.

LAKE AND GARDENS – Do not feed the fish or allow your children to touch, play with, or try to net the fish.

Team sports such as football, rugby, cricket etc. are not allowed anywhere in the gardens.

ANIMALS – Under Los Lagos Statutes, no animals are allowed to be kept at Los Lagos, either inside or outside of a property. The only exception is for a trained assistance dog for the blind. Please do not encourage stray animals by leaving food for them.

WASHING / CLOTHES DRYING – No clothes lines are allowed. Please use a drying rack. Please try to keep washing / drying close to your apartment, and do not spread it out over railings, gates, walls or garden-side hedges.

SWIMMING POOL USEAGE AND SAFETY – The pool is for the use of owners and their guests only. The pool may not be used by friends or guests of people that are themselves here as guests or visitors.

Please shower before entering the pool so that we can help to keep the water clean & clear. Dirt, grass, sweat & suntan lotions or oils can all upset the balance of the water.

Children using the pool must always be supervised. All children must wear swimming costumes whilst in the pool, and babies & toddlers must wear 'swimming nappies' in the pool if they are not toilet trained.

No diving is allowed from the rocks as this is obviously dangerous.

It is not safe to swim at night after the floodlighting has gone out, and all swimming should cease at midnight.

The pool is used entirely at the risk of the user/parent of child user, and the Community of Los Lagos, its President and Committee do not accept any liability for any injury or death howsoever caused.

FILTER SYSTEM – Under no circumstances may anyone use the pool whilst it is being cleaned. Avoid touching any chlorine tablets that may be found in the pool. Entry to the pump house is not allowed, other than for authorised persons.

EAR TROUBLES – The pool is cleaned and treated very regularly, however there is a possibility that the warm chlorinated water can cause the removal of the natural protective ear wax and ear infections may develop. The use of ear plugs is therefore recommended.

EATING AND DRINKING – Eating in the area around the pool is forbidden. To avoid injury, bottles, china cups or containers or other breakables are not allowed in the gardens or around the pool. Please use unbreakable items. Broken glass in the pool requires total draining, cleaning and refilling. This is hugely expensive and will be charged to the person responsible.

INFLATABLE POOL TOYS – These are allowed providing that they can hold no more than Two children. Please use inflatables and pool toys responsibly and with regard for other pool users. All pool toys must be removed from the pool and left in your apartment or apartment terrace or garden overnight.

DECKCHAIRS & LOUNGERS – must be removed from beside the pool or from the garden each evening and left on your terrace or in your apartment garden overnight.

COMMITTEE OF LOS LAGOS URBANISATION