

# Alcazaba Lagoon Sector 1

## Owner's guidance on the rule changes from the 2021 AGM.

### 1. Barbecues

- Now able to be used on all floors ( previously top floor only)
- The Barbecue can only be gas or electric. Charcoal barbecues, including disposables, are not permitted.
- All apartments with barbecues must have a fire extinguisher or fire blanket inside the apartment and at hand in case of fire or accident.
- Please try to let your neighbours know if you plan a barbecue session so they know smoke might be coming.
- The barbecue can only be used on terraces, or if on the ground floor the first 3m of ground outside, and removed from the ground after use to enable grass cutting and prevent damage. They should also be a minimum of 0.5m from the ground to prevent heat damage to the grass.
- Owners who rent are responsible for the actions of their tenants. It makes sense to avoid any issues by making the barbecues only available for owners use.

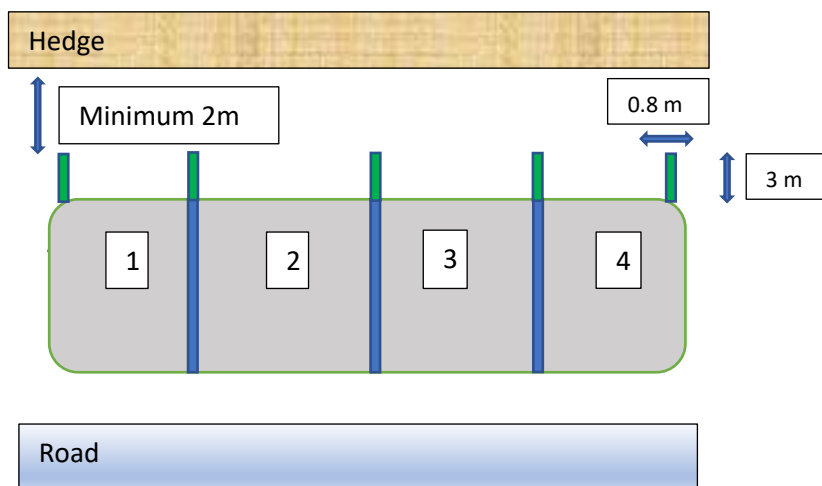
### 2. Communal ground floor Separation of the garden

The ground next to the ground floor apartments belong to the community. As such, any work carried out has to be with the consent of the community.

The community will consent to the limited use of the ground for short "divider" plants under the following conditions.

- All additional costs must be met by the owners, and the community should not incur any indirect costs.
- No additional water will be provided from Community resources. Owners must provide their own water source for additional plants and are not sanctioned to use the communal watering system. Extending the existing system adversely affects the water pressure for the community plants. Any unauthorised changes to the community system will have to be removed at the owners expense.
- Our gardening company ,Burnett, must be used for the work to ensure that water pipes are not broken and planting will be with an approved type. The plants must be in a straight line perpendicular to the building and only on each perimeter of the property. ( see below).  
The following plant is the only one approved: Calistemon
- When the gardeners survey the planned bed they will be asked to assess the impact of the plants on the water sprays for grass irrigation. If they will impact on the water reaching the grass then the bed cannot proceed.
- Maximum length of the bed is 3m, width 0.8 m, and it must leave at least 2m clearance at the end of grass to ensure the mowers can get around easily.
- Our gardeners have been instructed not to attend to any additional plants in community time.
- If you are not here all the time, you must hire a gardener directly to maintain the area (similar to hiring our cleaner to clean our private apartments outside community hours).

- The maximum height of the border plants is 1.5 metres . If the plants are not kept to this height the plants will be trimmed by the community gardeners and the cost charged to your apartment.
- Any owner requesting the work should send an email to Communimas, with a plan, who will then seek approval from the committee for a survey.
- If the garden areas are not maintained, the committee reserves the right to put the area back to the original condition at the expense of the owner.



### 3. Amnesty

Many things have been done to the apartments over the years and not always in line with community statutes. Examples would be in the ground floor apartments, closing the patio door facing inwards, storage on the terraces and many more.

The committee wishes to provide amnesty with the owners on these matters, , however there are some exceptions:

- Any changes that are outward-facing, which affect the appearance of blocks e.g blocking in an outward-facing window.
- Where structural work has been changed (in a garage area for example), this is included but you must have documentary evidence of approval with a City Council Works License, even if it was done some time ago.
- This does not cover refrigerators and freezers in storage rooms. The community should not pay for additional electricity consumption for these items or any other appliances. If this is the case now it should be changed to the owners supply and Comunimas can help with this work.
- All future requests for changes must go through normal channels, through the S1 committee and when owners' votes are necessary at an AGM or EGM meeting.
- If challenged about changes, the onus is on the owner to prove they were made before the AGM date,
- Existing breaches of the statutes cannot be used to justify proposed new works.

#### **4. Closed patios on the ground floor.**

Owners should be able to make their apartments more enjoyable, to make improvements, but this should not change the look and feel of Alcazaba Lagoon Sector 1.

Owners who have ground floor apartments where the terrace area has been closed by glass curtains (as defined in the statutes P7) has been applied will be able to decorate within this area if it does not impact the outside appearance.

- Please note that closing is only allowed in a ground floor terrace area with glass curtains. Once the work is done the community is no longer responsible for the tiles or painting inside in these terrace areas, it is entirely the responsibility of the owner of the apartment to maintain.
- Any owner who has changed their terrace interior should put it back into the original state if the glass curtains are removed, including any waterproofing considerations. This will also be the responsibility of future owners of that apartment.

#### **5. Balcony floors Levels 1 and 2**

Currently all floors are of the original terracotta type installed by the developers. As they are not visible from the outside, owners now have the ability to change them to a colour of their choice, on the understanding that it will be the owner's responsibility to pay for the change and subsequent maintenance. This will give owners the ability to improve and customize their apartment without harming the environment.

- Only tiled floors, not types of wood, would be accepted if replacing the tiles.
- The structural integrity of the floor has to be maintained.
- Any waterproofing must be maintained – the balcony is often part of the roof of the apartment below.
- To this end, unless clearly proven, all work should be on top of the existing tiles.
- If the work causes leaks to the apartment below the owner will be liable for the rectification costs. This work may be organised by the community and charged to the owner.
- Wooden decking, installed on wooden supports, which can be removed leaving the original floor is classed as wooden furniture and is not covered by these rules.

#### **6. Posters 'sold in apartment (small and approved by the president or vice president).**

For Sale posters/signs are not allowed, as stated in the statutes.

#### **7. Handrails on stairs, the 10 blocks.**

Whilst this was turned down as a community project, individual bloques can apply for installation of handrails of an approved type and subject to legal approval. The bloque will be liable for all installation and maintenance costs. Please send a mail to Comminimas with detail of the request (Bloque, no of stairs and location and who would be financing the work)