

RESIDENCIAL ALBATROS

CODE OF CONDUCT POLICY 2024/2025



Please be aware that this is a private, residential community

Anti-social behaviour is contrary to the Code of Conduct policy. It is behaviour that would generally be considered to cause a nuisance, annoyance or disturbance to anyone else in the neighbourhood. It would therefore affect other people's quality of life in an adverse way.

In essence, it is behaviour that shows a lack of respect for other members of the Community and prevents them from having the full enjoyment of their homes.

To clarify breaches of the policy, some examples are given below:

- Playing loud music to the annoyance of persons nearby.
- Making excessive noise in any form after midnight.
- Letting pets roam free within the community (they should always be on a lead, those whose dangerousness is reasonably foreseeable given their nature and characteristics must additionally circulate with a muzzle).
- Letting pets access the communal pool area (pool and surrounding concreted area) and communal gardens.
- Letting pets foul the community gardens.
- Any mess left by an animal must be cleaned up at the time by the person having control of the animal.
- Spitting within the community areas.
- Foul or abusive language which is offensive to persons nearby.
- Riding of bicycles and e-scooters within the community gates.
- Dropping and leaving of litter.
- Ignoring the Pool Rules, and/or refusing to follow the instructions of the pool guard and/or the security guard.
- Ignoring the Community Rules.
- Damaging or defacing any property within the community, including private property.
- Misusing or allowing misuse by children of the apartment lifts or the entrance gates to the complex (these are expensive items to repair from the community funds).
- Breaking any Spanish Law.

PROCEDURE FOR DEALING WITH ANTI-SOCIAL BEHAVIOUR

- Where an owner or tenant is found to be in breach of the policy, then in the first instance, a polite reminder of the Community Rules should be made by any witness to the incident. This should be made verbally or if the address is known then a note may be left at the premises with a copy sent by email to: albatrospresident@gmail.com so that the record can be kept against the property.
- Should the reminder be met with a negative response, then the matter should be referred to the President, Vicepresident or to a member of the Committee, again via email to albatrospresident@gmail.com. The method of dealing with persistent offenders will follow the following procedure:

- a) Where possible, the President, Vicepresident or Committee Member(s) will verbally address the matter with the person responsible.
- b) The date, time and details of the incident will be noted.
- c) Subsequent transgressions will receive a written warning from the administrator, a record of which will be kept and logged against the property.
- d) A maximum of two written warnings will be issued.**
- e) Failure to respond to written warnings in a positive way may result in the Police being called, or a denuncia taken out against the identified offender(s).

Any incident that involves violent, threatening or abusive behaviour to any person or a serious breach of Community Rules will result in the Police being called immediately by any witness to the incident. Every owner and long-term renter have an obligation to assist in ensuring the Community Rules are adhered to and keep peace and good order.

If you have difficulty following these basic pool and behaviour guidelines, please contact your rental agent or email the President at albatrospresident@gmail.com.

January 2025