

Rules of Coexistence and Good Use of Common Spaces

General

1. **Respect for Shared Space**
 - Do not take up more space than necessary.
 - Leave common areas free for other users.
 - Leave common areas clean.
2. **Maintenance of Cleanliness**
 - Contribute to keeping spaces clean and tidy.
 - Clean and tidy up common areas after use.
 - Respect recycling and waste disposal policies.
3. **Respect and Consideration**
 - Avoid interrupting other users.
 - Be considerate of the volume of conversations and phone calls.
4. **Safety**
 - Comply with the security policies of the space.
 - Use personal protective equipment when necessary.
 - Follow the instructions in case of emergency.
5. **Use of Teams and Shared Resources**
 - Follow the established rules for the use and reservation of equipment and shared resources.
6. **Hours of Operation**
 - Know and respect the operating hours of the spaces.
 - Reserve the use of spaces correctly.
7. **Do not disturb**
 - Avoid annoying behaviors, such as playing loud music or using strong odors.
8. **Respect Privacy**
 - Respect the privacy and confidentiality of other users.
 - Do not share confidential information without permission.
9. **Problem Reporting**
 - Inform the building management of any problems in the spaces.
10. **Liability for Belongings**
 - The community is not responsible for the personal belongings of the users or for their deposit, loss, theft, theft or deterioration.
11. **Use of Lockers**
 - Lockers must be emptied after use.

Hours and Use

1. Access Hours

- **Coworking:** 24 hours a day, 365 days a year (except for pre-announced closures).
- **Gym:** 24 hours a day, 365 days a year (except for pre-announced closures).
- **Gastrobar:** 8:00 a.m. to 11:00 p.m., 365 days a year (except for pre-announced closures)
- **SPA:** 7:00 a.m. to 11:00 p.m., 365 days a year (except for pre-announced closures).
- **Cinema:** 9:00 a.m. to 11:00 p.m., 365 days a year (except for pre-notified closures).
- **Outdoor pool:** 7:00 a.m. to 9:00 p.m., 365 days a year (except for early closures)

2. Minors

- Children under 16 years of age can only use Gastrobar, Coworking and Cinema if they are supervised by an adult and under their own responsibility.
- Children under 16 years of age may only use the pool or SPA if they are supervised by an adult and under their own responsibility.
- Children under 16 years of age may only use the gym with the express authorization of the parent or legal guardian.
- The use of the pool is prohibited for children under 3 years old without special water diapers.
- For safety reasons, children under 12 years old are not allowed to use the gym facilities, equipment. This rule applies regardless of parental supervision or consent.

3. Rules of use Swimming pool

- **Rules of Behavior**
 1. It is not allowed to run, push or play rough around the pool.
 2. It is strictly forbidden to jump violently or from the edges into the water, to avoid accidents.
 3. A moderate tone of voice should be maintained so as not to disturb other users.
 4. It is not allowed to play music.
 5. The use of swimwear is mandatory, and the use of other types of clothing is not allowed.
- **Food and Beverage Standards**
 1. Food and beverages are allowed to be brought into the pool area, but they must be consumed in designated picnic or rest areas, not at the edge of the pool.
 2. Glass containers or any material that could break and cause accidents are not allowed.

3. Please keep the area clean and dispose of waste in the appropriate containers

- **Hygiene and Safety**

1. It is mandatory to shower before entering the pool.
2. People with open wounds or contagious infections are not allowed to enter.
3. It is forbidden to use the pool under the influence of alcohol or narcotic substances.

- **Use of Floats and Toys**

1. The use of floats is permitted as long as they do not interfere with the comfort or safety of other users.
2. The use of toys that may be dangerous or disturb others is not allowed.
3. The use of balls or balls is not allowed.

- **Responsibility**

1. The use of the pool is under the responsibility of each user. The community is not responsible for accidents or loss of personal belongings.
2. It is recommended not to bring valuables into the pool area

- **Rules of Coexistence**

1. Please respect other users and follow the instructions of the maintenance staff or community leaders.
2. Any inappropriate behavior or behavior that violates these rules may lead to temporary or permanent expulsion from the pool.

4. Cinema Usage Rules

- **Hours of Use**

1. Respect the established schedules for the use of the cinema, including the start and end times

- **Access**

1. Only residents and their authorized guests are allowed to use the cinema.

- **Reserves**

1. Through the app.

- **Cleaning**

1. Users should ensure that the theater is clean and tidy at the end of the show.

- **Noise**

1. Maintain a low noise level, both inside and outside the cinema, so as not to disturb other residents.

- **No Smoking**

1. Smoking is prohibited inside the cinema.

- **Sanctions**

1. Failure to comply with these rules can lead to sanctions, such as the temporary or permanent loss of the right to use the cinema.

- **Repairs**
 1. Users who damage equipment or facilities may be responsible for repair costs.

5. Rules of use of the Gastrobar

- **Hours of Use**
 1. Respect the established schedules for the use of the gastrobar, including the start, end and cleaning time
- **Access**
 1. Only residents and their authorized guests are allowed to use the gastrobar.
- **Reserves**
 1. Through the app.
- **Cleaning**
 1. Users must ensure that the gastrobar is clean and tidy at the end of use, with the user taking charge of the cleaning.
- **Noise**
 1. Keep a low noise level, both inside and outside the gastrobar, so as not to disturb other residents.
- **No Smoking**
 1. Smoking is prohibited inside the gastrobar.
- **Sanctions**
 1. Failure to comply with these rules can lead to sanctions, such as the temporary or permanent loss of the right to use the gastrobar.
- **Repairs**
 1. Users who damage equipment or facilities may be responsible for repair costs.
- **Food & Beverage**
 1. Responsible Consumption: Consume food and beverages responsibly. Avoid excesses that can lead to uncomfortable or dangerous situations.
 2. External catering: If an external catering service is hired, the administration must be notified in advance and food safety regulations must be respected.
 3. Alcohol: Alcohol consumption should be moderate. The sale of alcohol in the gastrobar is not allowed, unless you have the corresponding license.
 4. The consumption of alcohol for minors is totally prohibited.
- **Safety**
 1. Emergency Exits: Do not obstruct emergency exits and ensure that they are accessible at all times.
 2. Emergency Procedures: Familiarize yourself with procedures in the event of a fire or other emergency.
 3. Safety Equipment: Do not tamper with safety equipment, such as fire extinguishers, unless it is in an emergency situation.
- **Events & Activities**
 1. Event Organization: Residents who wish to organize events must request authorization from management, especially if it is a large or noisy event.

2. Community Activities: Respect the community activities scheduled in the gastrobar, avoiding interfering with previously planned events.

6. Rules of use of the Spa

- **Hours of Use**
 1. Respect the established schedules for the use of the Spa, including the start and end times.
- **Access**
 1. Only residents and their authorized guests are allowed to use the Spa.
- **Reserves**
 1. Through the app.
- **Rules of Behavior**
 1. The use of a towel is mandatory in the sauna.
 2. The use of swimwear is mandatory.
- **Cleaning**
 1. Users must keep it clean and tidy at the end of use.
- **Noise**
 1. Maintain a low noise level, both inside and outside the spa, so as not to disturb other residents.
- **No Smoking**
 1. Smoking is prohibited inside the spa.
- **Sanctions**
 1. Failure to comply with these rules may lead to sanctions, such as temporary or permanent loss of the right to use.
- **Repairs**
 1. Users who damage equipment or facilities may be responsible for repair costs.

In the indoor pools of the Spa, the rules of the communal pool apply.

7. Rules of use of the Gym

- **Hours of Use**
 1. Respect the established schedules for the use of the Gym, including the start and end times.
- **Access**
 1. Only residents and their authorized guests may use the Gym.
- **Reserves**
 1. Through the app.
- **Cleaning**
 1. Users should be sure to clean the machines after use and leave the equipment in place.
 2. Use towels when using machinery.
- **Noise**

- 1. Maintain a low noise level, both inside and outside the gym, so as not to disturb other residents.
- **No Smoking**
 - 1. Smoking is prohibited inside the gym.
- **Sanctions**
 - 1. Failure to comply with these rules can lead to penalties, such as temporary or permanent loss of the right to use.
- **Repairs**
 - 1. Users who damage equipment or facilities may be responsible for repair costs.

8. Maximum capacity

- Respect the maximum capacity indicated in each space.

9. Weekly Usage Limit

- Responsible use to guarantee coexistence and good use between owners

Prohibitions

1. **Alcohol and Drug Use**
 - The consumption, possession or distribution of alcohol and toxic substances is prohibited.
2. **Food and Beverage Consumption**
 - The consumption of food and drinks inside the enclosure is prohibited, except in the places authorized for this purpose, and, likewise, to deposit all kinds of waste or objects in it outside the bins or places authorized for it.
3. **Smoke**
 - Smoking is prohibited, including e-cigarette in all facilities, including access areas and terrace.
4. **Disruptive Behavior**
 - Any behavior that disturbs peace and order, including violent acts and excessive noise, is prohibited.
 - Total and absolute prohibition of holding ball games, balls and any other that entails inconvenience for the rest of the users.
5. **Illegal Activities**
 - All illegal activities within common spaces are prohibited.
6. **Inappropriate Use of Equipment and Resources**
 - Misuse of shared equipment and services prohibited.
7. **Pets**
 - Pets are prohibited, except for authorized assistance animals.
8. **Soliciting Donations or Selling Products Without Authorization**
 - Solicitation of donations or sale of products without authorization is prohibited.
9. **Use of Space for Profit**
 - It is forbidden to use the space for lucrative activities.

10. Alteration of Space Configuration

- It is forbidden to modify or alter the configuration of the spaces without authorization.

11. Failure to comply with Safety Regulations

- Prohibited actions that endanger safety, such as blocking emergency exits.

12. Unauthorized Advertising

- The distribution of unauthorized advertising material is prohibited.

Revision and Updating of Standards

- The rules will be reviewed periodically by the community of owners.
- Any modification will be approved at the meeting and communicated in advance to all residents.

These standards are designed to ensure that all members of the community can enjoy the common spaces in a safe and respectful manner. Everyone's collaboration is appreciated to maintain a harmonious and pleasant atmosphere