

P. H. CASA BONITA

INTERNAL REGULATION USE

These Regulations have been made in order to establish guidelines that emphasize coexistence minimum standards set forth according to the characteristics of the building and to ensure the welfare and safety of all residents, as well as the proper use of Building and facilities maintenance. For this reason, the Board and/or the Directors are authorized and are responsible for strict compliance with these ordinances. Likewise, it is the responsibility of the owners, residents or not, and their tenants, maintaining their acts in full compliance with these regulations, and to prevent others break the rules to the detriment of the majority.

This regulation complements the co-ownership.

Objective: To implement rules conducive to maintain an environment of mutual respect, good manners, harmony and cordiality between the owners and residents of the building.

1. SCOPE

This regulation applies to owners, tenants, residents, and visitors, employees of owners, condo staff, and persons entering the building to make repairs, delivery of goods and any other diligence.

By Law, owners are committed to comply with and enforce these provisions, ensuring that family, guests, employees, and tenants comply with this regulation.

1.2 Definition of Common Areas

Parts of a building or group under the Horizontal Property Regime, in undivided belonging to owners of Private Property according to its assigned participation rate in the joint Ownership Rules which by their nature or destination, enable or facilitate their existence, stability, operation, maintenance, security, use and enjoyment..

Common areas are inalienable and indivisible domain of all owners of the Property as follows:

- a. In the case of Condo Buildings (P.H) the area of land on which the condo or units are built, except in the case of buildings constructed on land owned by one or more persons or given concessions..
- b. The assets necessary for existence, security, health, conservation, functionality of the condo units.

- c. Assets that enable each and every one of the owner's use and enjoyment a condo unit.
- d. Those who explicitly indicated as such in the Joint Ownership Rules that is not contrary to the Horizontal Property Law No.31.

Common areas are the following:

- a. The Foundations, columns, beams, and other structural parts, roofs, galleries, lobbies, stairs, corridors and communication in and out and all exterior walls and facades of the condo units.
- b. Basements, roof tops, garages or visitor parking areas, if any, patios and gardens.
- c. Areas to accommodation of employees in charge of the building.
- d. Areas of central services and facilities, such as electricity, hot and cold water, cooling tanks, water tanks and pumps, power plant and other similar.
- e. The elevators, waste incinerators and mailboxes.
- f. The artifacts, areas and facilities for the common benefit.

2. ENJOYMENT AND USE OF COMMON AREA

2.1 General Rules

Common areas belong to all condo owners, and therefore, must be maintained as their own. Bad use will be penalized by the Board and / or Administration. Guests in these areas must be accompanied at all times by the resident (owner or tenant), no exceptions.

Any damage to these areas will be the responsibility of the owner to respond for the offender. Because these areas of common everyday use, repair of this damage must be made in the next forty-eight (48) hours, for the benefit of all. After this period the building will cover the repair of damage to the owner's responsibility, unable to claim. However, if required to do an urgent matter, it will be done immediately, by the co-owner's expense.

2.2 Lobby or Main Entrance

- a. The lobby area is considered transit and as such, should not be used to gather.
- b. The lobby is for the exclusive use of residents and visitors must be in proper attire.
- c. The personnel working with each owner must enter and exit the building through the assigned employee Access.
- d. The appearance and presentation of the main lobby will be most with delicate care.

- e. Residents maintain the best composure and manners to uphold the prestige of the condominium and its residents.
- f. No smoking, eating or drinking in the Lobby.
- g. It is prohibited to skate, use bicycles, tricycles or play in it.
- h. For Safety, residents authorize the entry of people into the building's lobby, from their apartment through his intercom, if necessary in coordination with the security guard or doorman.
- i. It is prohibited to realize moves through the main lobby entrance and/or emptying condo units. In the case of size and characteristic of the article should require the use of the main lobby entrance, must be authorized by the administration's criteria.

2.3 Garage Doors and Gates

- a. In the area of the garage door at the main entrance of the building, cannot permanently parked vehicles.
- b. This area is only for pick-up and drop-off of passengers or goods. In the case of a passenger wait may remain until 15 minutes on the left side thereof, provided the driver is inside the vehicle and be prepared to move the vehicle as many times as necessary.
- c. If the wait is longer, you must park your vehicle in their respective parking within the building.
- d. For non-compliance with this provision shall notify in writing the first time, if re-occurs a fine of \$ 25.00 will be applied.

2.4 Hallways and Stairs

- a. Residents should familiarize themselves with the alarm system, and the use of fire extinguishers, which are installed in the lobbies.
- b. In the case of fire or earthquake, do to use the elevators but the stairs for your own safety.
- c. In case any resident (child or adult) activate alarms or make use of hoses or extinguishers, without being necessary, it shall pay a fine of \$ 100.00, as it may jeopardize the safety and lives of other residents.
- d. The corridors and stairway landings shall be kept free of objects that may hinder mobility, which is especially vital in emergencies.
- e. Prohibited from owners, residents and employees and building owners, kept open with an object, the access doors to the building (gateway levels of parking, lobby doors, etc.)

2.5 Pool

The building has a pool. This is for the enjoyment of residents (owners and tenants). Owners are responsible for the proper use, both theirs and their guests. The sun loungers by the pool should be divided equally for the benefit

