

# COMMUNITY RULES FOR LIRIOS BLOCKS

## Special rules for the Lirios apartment blocks in the Altamira Community

People in multi-unit properties live closer to their neighbours and usually have more immediate neighbours than people living in individual homes.

No wonder that nuisance due to noise is one of the most common grounds for arguments - sometimes even fights - between neighbours.

We can differentiate 2 types of noises:

Airborne noise (1)	Impact noise (2)
People talking, singing, coughing, phoning etc	Stiletto and shoes with hard soles
Animals	Sliding doors and iron security doors
TV's, radio's, music players, music instruments	Playing or exercising directly on the stone floor
Snoring	Furniture being moved
	Drilling operations
	Objects falling on the ground
	Water slashing through drains from floors high
	Closing abruptly the aluminium shutters

- (1) The noise propagates through the air.
- (2) The noise is due to an impact on a part of the structure and propagates further through the structure. This noise is often more harmful and more irritating and propagates further than the airborne noise especially in our Lirios blocks, where the floor is natural stone!

The following rules intent to prevent some noises, others will help us to make them acceptable:

**Rule 1:** Know your neighbours and maintain a good relationship with them. Your first encounter should never be one concerning a noise problem...

**Rule 2:** "Quick wins" are easy, eliminate a lot of problems and do not cost a lot: do it for your neighbours and they will do it for you!

- 2.1. Do not wear shoes with hard soles inside your home and on your terrace.
- 2.2. All furniture that is regularly moved should be equipped with felt pads on the surfaces that are in contact with the floor.
- 2.3. Iron bar doors should also be equipped with such felt pads.
- 2.4. When playing or exercising directly on the floor, one should do so on a rug, special tiles or an exercising mat.

**Rule 3:** Although noise should be kept on reasonable levels at all times, a period of "quiet hours" starting at 23.00h and finishing at 7.00h must create a perfect environment for a refreshing and healthy sleep:

- 3.1. No noisy work may be done during this period. Volume of TV, radio, other music devices must be lowered, doors should not be slammed, furniture should no longer be moved, no washing machines should function, on terraces, arguments must be tempered to a level that is acceptable for the neighbours and should be quietly continued (if necessary) in the apartment after 23.00hr (...refraining from playing loud music!)
- 3.2. During this period, showers and flushing of toilets should be an exception.
- 3.3. Shutters should be lowered before that period or very quietly during it.
- 3.4. Dog barks should be prevented at all times, but especially at quiet hours. This responsibility lies with the owner of the dog.

**Rule 4:** In case of recurring noise problems with a specific neighbour, first of all, a friendly discussion with said neighbour should take place. It has been established that most owners producing noise are not aware of the impact this has on their neighbours. If possible, let him or

her know the effect of that behaviour, ask him what he/she can do about it, give him/her some time to reflect and act and convene of another meeting. If nothing helps, contact the Managing Committee to report and, eventually, mediate.

In extreme cases, the only solution will be to call the Guardia Civil, but be aware that this can have consequences that could be worse than the origin of the dispute.

**Rule 5:** Apart from these rules about noise, it has to be remembered that owners of apartments in the Lirios blocks:

- Are responsible for and are obliged to professionally fix damage caused to any other owner's private property or communal area (breakdowns, faults, leaks or negligence due to private reforms), including those caused to tenants or people that live with or accompany the owner. Since heavy budgets can be necessary to comply with this rule, it is strongly recommended to contract an insurance to cover that risk.
- Must have their heating gas installation checked according to the legal rules (every 2 years for the heating device (revisión de la caldera) and every 5 years for the **Inspección Obligatoria del Gas** (to be confirmed)).
- Tenants should not throw rubbish or waste over the balcony.
- Tenants should close the water taps/valves (one inside the apartment and the ones outside near their counter) when leaving the apartment for a long period. The valve near the counter of the gas should be closed as well!
- Owners must discuss the community rules and their implications with their tenants and provide them with an updated version of these rules.