

GENERAL RULES AND REGULATIONS FOR CONDOMINIUM DEVELOPMENTS

Dear Owners/ Residents,

We would like to bring to your attention the following regulations regarding jointly owned buildings and general useful information for your perusal:

- As per the law keeping animals in a jointly owned building is not allowed (Provided that one may keep one domestic animal which does not cause any disturbance or contravention of any law or regulation which is in force). We would also like to request that you please stop feeding feral cats within the communal areas of the complex. Cyprus is an island full of cats and the main problem with feral cats is that they will not necessarily flee from humans or from their habitations. In fact, they will often seek dustbins and garbage bags for food and, for this reason; it is recommended that all waste food be placed inside dustbins with tight-fitting lids. Putting food down for them means you will potentially attract many cats that no longer have to compete for their territory and you, and your neighbors will be overrun by them. After all, the communal areas are for the use of all residents, and you need to respect one another and the environment you live in.
- Communal areas: It is a contractual requirement that terraces, corridors, staircases and any communal areas are kept as tidy as possible. Any items or furniture which are not in use should not be abandoned in the communal areas or corridors. It is the responsibility of the Owners to dispose them in Green Point Recycling Centers in Paphos, Chloraka and Yeroskipou.
- Overgrown gardens: As per the point (9) of the Management agreement the Owner undertakes to maintain his/her property, irrigate, and weed his private garden and footpath. Blue Orange maintains the right to enter and clean the weeds of the private garden and charge the owner if the garden becomes overgrown. The trimmings from your gardens should be put in green bags and not be thrown in the green bins.
- Drains: Please ensure that your property is regularly checked, toilets flushed, and taps run. Veranda drains should be regularly checked to avoid flooding, especially during wet weather periods.
- Sewage system: Toilet paper or other solid items should not be thrown down the toilet, please use a bin. Owners who are renting their properties need to inform their tenants accordingly. This action causes blockage to the drains which not only is not pleasant for everybody concerned but the procedure of unblockage costs an extra expense.
- Parking place: Use only the parking space allocated to your property

- As per the Immovable Property Law, 'No owner or occupier shall, without the prior consent of the management committee post up, expose, or place any object or clothing from a balcony, fence, veranda, roof, door or window or from any other external part of the jointly-owned building in such a manner as to be visible from outside'
- Unless you have been connected to the main sewerage system, you should not be throwing toilet paper down the toilet. This action causes the drains to block and is not very pleasant for everybody concerned. Please continue to use a bin until you have been advised that connection has taken place.
- Please ensure that your property is regularly checked, toilets flushed, and taps run. It also follows that veranda drains should be regularly checked to avoid flooding, especially during wet weather periods.
- Do not leave rubbish in the corridors and communal areas which leads to the increase of the cleaning costs.
- Please make sure to keep the entrance door of your development close
- We would also like to bring to your attention that using charcoal for BBQ on site is not allowed as this can cause nuisance to neighbors' and a possible fire risk.
- Use only the parking space allocated to your property
- If you sell your property through an external source, we request that you give us details of the new owner, as per the Law. Many man hours are lost trying to track new owners and previous owners become very upset when they continue to receive statements from Blue Orange.
- When using the sun beds, please use towels as they are getting dirty from the different sun lotions and oils, with result of stains which cannot be cleaned.
- Swimming pool use: swimmers must comply with the suggestions and instructions and observe the rules of personal hygiene displayed all over the swimming pool area
- Moreover, if you are letting out your property, please note that it is your responsibility to ensure that your tenants adhere to these requirements. Your cooperation is greatly appreciated.
- We would like to bring to your attention that we strongly encourage property owners in all developments under our management to get together and form a committee, for the benefit of both parties. Experience has indicated that having one or two individuals representing all owners makes it much easier to communicate and get things done for the development.

We thank you for assisting us to remain within the confines of the law and allowing your Properties/Developments to remain aesthetically attractive; properties where owners can retain a pride in their environment and their investment and where all residents respect one another.