

AREA BEACH III – INTERNAL RULES AND REGULATIONS – APRIL 2025

1. The swimming pool is open from 8.00h to 22.00h.
2. The pool gates must be kept always closed (risk of children drowning in the pool).
3. As a hygienic measure, showers are compulsory before entering the pool. The showers are not installed for personal hygiene, therefore the use of shower gels and shampoos is not permitted.
4. Mats and inflatables are not allowed in the pool according to Spanish law. Ball games are also not allowed inside the pool, as well as in its perimeter.
5. Children in nappies must be equipped with special waterproof, leak-free nappies in order to enter the pool.
6. No colored or patterned T-shirts will be allowed as the chlorine solutions in the pool may discolor and bring the colors of the dyes into the water.
7. Tenants (not owners) are not allowed to invite people from outside the complex. Owners are responsible to make sure that people staying in their apartment are aware of the community rules and also that if the rules are not respected or damage is caused to the community facilities the owner will be liable for the cost. Touristic rentals are not allowed as a license is needed and Guardamar Town Hall is not giving license out.
8. Smoking and eating are not allowed on the premises or at the access to the swimming. All communal areas including garage and pool.
9. Glasses must be made of plastic. All glass objects are forbidden in the artificial grass pool enclosures to avoid cuts and bleeding that could contaminate the pool water.
10. Do not jump into the pool from the outside, dive in or disturb other pool users.
11. Radio and music equipment is only permitted if personal headphones are used.
12. Children under 12 years of age must be accompanied by an adult or family member.
13. Parents are responsible for the behaviour of children at all times in the community and in the swimming pool.
14. It is forbidden to be topless in the communal areas (swimming pool, sauna and jacuzzi). Women or people identifying as Women/Female. No nudity.
15. The use of private sunbeds, sun loungers and deckchairs is not permitted in the pool area.

16. Do not play football in the landscaped areas.
17. No throwing cigarette butts. Only smoking in private properties not in community areas. No dropping of liter.
18. Only walking on the paths. No bicycles, scooters, e-steps or skaters on the lawn.
19. Gas and electrical BBQs are acceptable.
20. It is forbidden to hang clothes on the handrail of the terraces and balconies.
21. Do not place belongings or wardrobes in garages. Owner's storage rooms should be used.
22. Pets are not allowed in the communal garden (artificial grass) and in and around the swimming pool or in the wellness area. The animals must be on a leash and may not do their needs on the common areas (artificial grass, parking, walking paths).
23. Picnics and barbecues are not permitted in communal areas.
24. The manual closing and opening of the garage should only be used in an emergency. An additional remote control can be purchased from the developer's office in Area Beach.
25. The external gates of the development and the car entrance to the garage must always remain closed.
26. Color of the sun blinds: white or crème color are acceptable
27. Owners of appartements that are rented are accountable for the tourist. In case they disturb areas in the accommodation, they will take responsibility on cost covering repair or cleaning.
- 28; Any commercial Business is forbidden on the complex.

Spa, Gym and Padel Rules

All owners and tenants/renters are expected to be familiar with these rules and comply with them. Cleanliness and engineering in the Spa are our main concerns. We appreciate your cooperation.

- The Spa will be open from 8:00 am. to 10:00 pm. and closed from 15 June to 15 September. The Gym 8:00 am to 10:00 pm and Padel court 9:00 am to 10:00 pm will be open all year round.
- Reservations for padel, gym, and sauna must be made via Tucomunidad app. An incident can be raised via the same App in case of issues observed
- Max number of participants: Gym max. 4 people 60 min. Use of the Spa is limited to 90 Minutes per Apartment/day and a max. 6 people. Other people not allowed to join unless the one who booked agrees. Padel max 4 people, max 90 min. Only inside owners or renters are allowed to use the accommodation.
- To enter the spa, you must wear a bathrobe, towel and slippers.
- For the gym, a towel and trainers are required.
- You must shower before using the Spa and Sauna. Soap may not be used.
- The use of towels on sun loungers, in the sauna and on benches are mandatory.
- Do not enter the sauna with wet feet and use a towel to sit on.
- Do not use sunscreen when entering the Spa and Sauna
- Do not disturb other users.
- It is forbidden to enter the Spa wearing T-shirts.
- No smoking.
- Music equipment is prohibited, unless headphones are used.
- No pets
- No nudity
- No alcoholic beverages or food
- No glass cups
- No air mattresses, balls, floats or boats in the Spa
- Please respect the Spa's opening hours and leave on time.
- The Spa must be left tidy, clean and with no water on the floor. Use the water scoop to remove any water and pour it down the drain. If this is not the case, extra cleaning costs may be charged.
- The Gym must be left tidy, and the machines used must be disinfected with the liquid provided for this purpose.
- It is forbidden to remove weights or other items from the Gym
- Children under the age of 16 are not permitted in the Spa or Gym. For the Padel Court, children are only allowed under parental supervision.
- Inappropriate behaviour may result in expulsion.
- There is no place for eroticism in the Spa. In the event of a violation, the local police will be called.
- Users are responsible for their own health. If in doubt about the use of the Spa and Gym, seek advice from a specialist doctor first.

- Users are responsible for the correct use of the facilities. The Area Beach III Committee is not responsible for accidents, physical or material damage and will never be obliged to pay compensation for this. If damage is caused by irresponsible behaviour and the Spa and or equipment cannot function properly, compensation of €150 per day shall be payable from the day the damage was caused until the day it is repaired.
- Damage caused by the owner, tenant or user must be reported immediately to the Area Beach III Committee and will be liable for compensation for such damage.
- The Area Beach III Committee has the right to deny access or remove from the Spa/Gym any person who appears to be a danger to themselves or others and any person who does not comply with the general rules and terms.
In the event of serious violations, the local police will be called.
- Holiday rental owners must inform their tenants of these regulations and enforce them, and may be held liable for any damage.
- Spanish law shall apply in the event of a legal dispute.