



Quinta Polaris, Alporchinhos

Rules of Order for the condominium Quinta Polaris 2022

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The rules of order are not injunctions, but strong incitement.

The quality of the facility and the well-being during stays depend on owners and guests complying with the rules of order.

General rules

1. Owners must stay informed about the rules of order.
2. The owners shall provide guests with a copy of the rules of order /refer to the website.
3. The use of owner sections and common areas shall not be of disadvantage to other residents. It should be quiet in common areas and patios after midnight.
4. Animals should be kept on a leash outdoors. The owner of a dog is obliged to remove excrement after the dog.
5. Residents on the second floor should notify the neighbour below before washing the terrace if no gutter is installed preventing water runoff to the ground floor.

Access and traffic

6. All gates should be kept closed (avoid locking with key since it prevents the port from being opened with tag or code).
7. In the event of a power failure, the main gate must be opened and closed manually. Use crank that is stored in a key box on the garden side of the east gate post. In case of manual opening, the door must be closed manually. Owner knows the code of the keybox (see the website).
8. Cars must be parked in the carports letting there be room for two cars in each pocket. There are no reserved places in the carports.
9. In the event of long-term absence, owners are strongly encouraged to park in the southern part of the carport. This is especially important during periods when there are many owners/guests at the facility (spring, summer and autumn).
10. Driving on the access roads to the owner sections is permitted for unloading and loading.
11. It is not allowed to park cars on the access roads to the owner sections or at the turnaround sites.
12. It is not allowed to leave furniture in the turnaround areas.
13. It is not allowed to cycle in green areas.

Pool

14. The swimming pool is open from 08:30 to 22:00 every day.
15. The pool is for use by owners, tenants and their guests.
16. There is no organized security at the pool. The condominium is not responsible for users of the facility. All traffic in and around the pool area is at ones own risk.

17. Persons who are not able to swim should be supervised by an adult swimming person in the pool area.
18. It is required to shower before entering the pool. Sunscreen must be washed off before bathing.
19. Pay attention to others in the pool. Running around the pool increases the risk of injury.
20. Sunbeds and umbrellas can only be occupied when present.
21. Glass and bottles that can be broken should not be taken to the pool area.
22. Private items should be taken out of the pool area when the place is left.
23. Pool area users have to clean up after themselves when they leave. Parasols should be unfolded and clamped together.

Tennis court

24. The tennis court can only be used for tennis and badminton.
25. Do not use shoes with knobs or shoes that leave marks on the track deck.
26. Playing time for a group should normally not exceed 1.5 hours, but can be extended unless others wish to use the course.
27. Badminton players have to give way to tennis players.
28. The path should be cleared after use.

Football pitch

29. Ball, badminton etc. can be played on the football pitch (the lawn east of the tennis court). Players are encouraged to avoid loud shouting during gameplay.
30. Be careful when playing to avoid injury of adjacent hedges.

Common House and reception

31. The Common House can be used for meetings for elected representatives.
32. The Communal House can be used for private gatherings after the cafeteria is closed during periods when the cafeteria is operated by a person with an agreement.
33. Ordering the Common House must take place in good time with the responsible for the cafeteria.
34. After use, the Common House should be locked and cleaned before the next morning at 08:00.