

Vereniging van eigenaren SeaSide Apartments
Bulevar Gob. N. Debrot 41 – Bonaire – Dutch Caribbean
Domestic Regulations

Introduction

The Domestic Regulations are a practical addition to, and for some points a more specific definition of the Model Regulations for Division of Apartment Rights of January 23rd, 2001 and the Division Record. They concern the use, management and maintenance of the complex.

The Model Regulations for Division, in several parts, refer to the Domestic Regulations and also contain clauses about the definition of terms, additions and changes to those Regulations. (see article 44).

The purpose of the Domestic Regulations is to primarily represent the owner and/or tenants' joint interests in a practical manner. These interests are not only technical, administrative and financial, but also concern quality of the habitation and the reputation of the apartment building.

Each member and tenant is called upon to actively contribute to a good quality of living in the apartment complex, concerning order and cleanness, in and about the communal areas of the apartment complex.

Each owner acknowledges his/her responsibility to have read and understood their content.

For renters, there will be a shortened version of these regulations.

The Domestic Regulations, including any possible addendums were defined at the general Member's Meeting of the apartment complex SeaSide Apartments in Kralendijk, Bonaire (DC).

Kralendijk, 26-10-2007 (October 26th, 2007)

DOMESTIC REGULATIONS

Regulations concerning the communal spaces and things

Article 1: Definition communal space

§ 1.1 Under the communal spaces is understood: the entrances, (elevator)halls, staircases, spaces that hold communal technical installations, pool, car park and greens.

§ 1.2 The communal spaces also include the in the private apartments present parts of installations for electricity, gas, hot and cold water, sewerage, (house)phone, radio and TV that are present in the private apartments and upon which the entire system relies.

Article 2: Usage of communal spaces

§ 2.1 The occupiers all must contribute to keeping the communal spaces clean and tidy. Also they must take the necessary measures to prevent damage in and to these communal spaces.

§ 2.2 It is forbidden to make, or have made, repairs or other works on one's own authority to any item that belongs to the Association, such as pipes and ornaments of the staircase gallery lighting, etcetera.

§ 2.3 Without specific permission of the General Meeting, it is not allowed to place any advertising-material or object in the communal spaces, on outside- and terrace- walls. For 'for sale'- signs a central spot will be appointed. The communal spaces must not be used for parking bicycles, perambulators, shopping trolleys etcetera.

At the discretion of the Association an exception can be made for well-looked after plants, if an escape-route of at least 1 meter is kept free. The here, and in the storage-room left objects, will be removed. This to the account of the party involved, without the right to claim damages.

§ 2.4 It is not allowed to use the communal spaces, with exception of the pool, as playgrounds.

§ 2.5 It is not allowed to smoke in the communal spaces internal to the building.

§ 2.6 It is not allowed to place garbage(bags) in the communal spaces or on the kerbside. It is also not allowed to store or dispose of garbage in the halls or corridors.

§ 2.7 No pets are allowed in the communal spaces, unless they are on leashes and lead by their owner with the intent to take the pet to a place that is not a communal space, as defined in the regulations. The keeping of pets should not cause any inconvenience to other owners/occupiers.

Article 3: Safety of occupiers and moving affairs.

§ 3.1 The occupiers are obliged to keep the gates and doors of the entrances open no longer than necessary. Also, they should pass this on to visitors, suppliers and workmen. The doors to the apartment blocks should be locked after 17.00 hours.

§ 3.2 From a security point of view the occupiers are required:

- Not to give access to the building to strangers;
- To make sure no strangers walk in with them when entering the building;
- To warn the police immediately if they notice that strangers are entering, or have already entered, the building.

§ 3.3 It is best that the occupiers do not leave valuable properties unattended on the terraces and in the communal spaces, this to avoid theft on the terrain.

Article 4: Roof

§ 4.1 It is forbidden to enter the roof of the building and to place, or have placed, objects on the roof, without explicit permission of the Association.

Article 5: Parking

§ 5.1 It is forbidden to obstruct the entrances to the building by placing vehicles, carriages, etc.

§ 5.2 It is forbidden to allow non-residents to park cars on the parking place.

Regulations concerning the private spaces.

Article 6: Letting

§ 6.1 The complex was built and decorated for habitation. It is not allowed for the owner/user to keep a boarding-house in the private spaces or run a business of any kind from there, unless with specific permission of the Association, which can define additional conditions.

§ 6.2 If a tenant does not live up to his obligations towards the Union, the owner will be held responsible.

§ 6.3 Tenants have concluded a separate financial obligation with the owner. Article 15 of this Regulation is therefore not applicator to tenants.

Article 7: Prevention of damage

§ 7.1 All owners/occupiers are obliged to take measures to prevent damage to the building, respectively co-property of others, especially in case of heavy rainfalls, storm or hurricanes.

§ 7.2 It is recommended, in case of long absence, that each owner notify the front office of a temporary address and inform him/her of a local representative appointed to have access to the apartment, in case of need owners should consider such matter as emptying a full letter-box and also calamities and fire, leakage, burglary, etc.

Article 8: Inside of the apartment

§ 8.1 it is not allowed for the occupiers, without permission of the Association, to make any changes in any way to communal facilities present in the private apartment, nor to give the order to repair on their own authority, unless required because of a calamity. In this case the secretary needs to be notified immediately.

§ 8.2. The repair of disturbances in the communal services, caused by works in the private apartments, are to be paid by the owner of the apartment concerned. Occupiers are obliged to give maintenance personnel entrance to the apartment for repairs to the communal systems.

§ 8.3. It is forbidden to drill and/or put nails in the floor.

Article 9: External to the apartment

§ 9.1 It is not allowed for the occupiers to change the external part of the apartment without permission of the Association.

§ 9.2 The occupiers are obliged to allow the placing of scaffolding etc. needed for cleaning and maintenance of the facades, as well as the mounting of communal supplies like drains, radio – and/or television-cables etc. to the façade as authorised by the Association.

§ 9.3 The external paintwork to the apartment, on window- and doorframes, must be in the colours as defined by the Association. The same goes for the colour of the side of the internal front door, facing the communal areas.

§ 9.4 The occupiers are not allowed to mount a sunscreen and/or windscreen without explicit permission of the Association. Where permission is granted rules concerning colour, shape, the mounting and the maintenance, will be issued.

§ 9.5 The board has the authority to have removed non-authorized or badly-maintained sunscreens, at the expense of the occupier.

Article 10: Use of balcony

§ 10.1 On the balcony or porches no closets and/or other objects may be placed that disturb the appearance of the building.

§ 10.2 It is not allowed, without the permission of the Association, to hang laundry, bedding, clothes etc. outside the balconies or porches or in the public spaces.

It's not allowed to hang dripping laundry on the balconies or porches.

§ 10.3 It is forbidden to throw garbage etc. over the balcony or through the windows and beat cloths, brooms, etc. over the balconies, as well as in the communal spaces.

§ 10.4 In prevention of pollution of the facades, windows etc. no food should be provided to birds or other animals.

§ 10.5 Drilling- and sawing machines and other necessary noise (and dust) producing instruments can only be permitted for a limited time.

Consulting adjacent neighbours is always appreciated.

§ 10.7 It's not allowed to BBQ on the balconies or porches.

Article 11: Inconvenience

§ 11.1 Between 22.00 and 08.00 the production of music and other noises such as drilling- or hammering, for any reason, will only be allowed on condition that they cannot be heard by the other owners and/or users. In general, when using computers, audio-and video-appliances, as well as when using musical instruments etcetera, this should not annoy the other habitants of the building.

Article 12: Ventilation

§ 12.1 It is not allowed to obstruct the ventilation channels in the apartments and storage rooms as this will disturb the natural ventilation-system.

Article 13: Sewage and septic tank

§ 13.1 The dumping of sewage from washing- or dishwashing machines through the pipes present on the balcony is forbidden.

§ 13.2 It is not allowed to dispose of baking fat, oil, construction material, aquarium sand, sanitary towels etc. in the toilet, sink or other drainage pipes.

Article 14: The pool

§ 14.1 The maintenance of the pool is carried out by a third party.

§ 14.2 The pool should only be used from 07.00 to 21.00 o'clock.

§ 14.3 It is not allowed to enter the pool with diving-suit or foot-wear.

§ 14.4 It is required to use the outside shower before entering the pool.

§ 14.5 In and around the pool there is no general surveillance. Use of the pool is at user's own risk, habitants with children must keep an eye on their children around and in the pool.

§ 14.6 Use of glassware is prohibited in and around the swimming pool.

Financial and administrative regulations:

Article 15: Financial obligations

§ 15.1 The owners' contribution needs to be made in the first week of every quarter to which it applies. Owner failing to do this will incur an interest in the amount of the legal interest, increased with 2% and a minimal charge of NAF 100,00. Other financial obligations are as in Article 6 of the Model regulations for Division of Apartment Rights.

Final Definitions:

Article 16: Board

§ 16.1 The Board of the Association of Owners consists of the chairman, secretary, treasurer and preferably 2 members. One of them will be appointed alternate chairman. The board may be assisted by a few committees, a technical committee and a garden committee. The members of the board cannot be member of the audit commission.

§ 16.2 The board and committee-members are chosen from the members in the meeting. The committee-members are chosen yearly.

§ 16.3 The task of the board is to deal with issues of general concern to the complex and its occupiers. In this respect, it will keep close contact with the owners and eventual commissions.

§ 16.4 The VVE has an administrator. Relevant issues, that only concern the collective management, can be brought to his/her attention.

§ 16.5 Contrary to the Model Regulations a GM can be hold in a place elsewhere than Bonaire.

§ 16.6 Without holding a General Meeting the Board of the Association can ask for the approval of the members of the Association to decide, when such a decision, according to the board, cannot wait until the next GM, but does need approval by the members. Such an urgent decision requires the subsequent written approval of the members.

§ 16.7 Board-meetings can also be held by phone.

§ 16.8. The period of board membership will end after 4 years. A board member can be chosen for a second term of 4 years. The secretary will keep the timetable for terms of board members up to date.

A subsequent prolongation period can be added if there are no other candidates for a board position.

Article 17: Miscellaneous

§ 17.1 For all cases, in which the Domestic Regulations, Model Regulations for Division of Apartment Rights and the Division certificate, does not apply the General Meeting will decide on the proposal of the board.

§ 17.2 Every owner and occupier of the complex is obligated to provide his/her contribution to the execution of the decisions of the Meetings. If this does not happen, the additional costs will be for the concerned owner's/occupier's account.

§ 17.3 When an apartment is sold, the owner is obliged to notify the secretary of the board of this in writing providing the name and contact details of the new owner.