

# **Finca La Marcela**

## **Gated Community**

### **Costa Rica**

## **Community's Rules and Regulations**

(version 1.1.3 Updated on May 21st, 2024)

## **Construction hours**

Construction works are allowed from Monday to Saturday from 7 am to 5 pm each day

No construction work is permitted on Sundays

## **Heavy Machinery**

No heavy machinery or trucks are allowed to operate in the community after 5pm

## **Work Permits**

Each resident, planning construction works inside the community, should provide:

- The name of the contractor company
- The name of the sub-contractor (s)
- List of the workers

Note: No works will be allowed inside the community's premises and area without obtaining a work permit from the community's administration. All work permit requests, should be submitted at least 48 hours before the work commencing date, through our website: <http://www.fincalamarcela.com> or by email to [info@fincalamarcela.com](mailto:info@fincalamarcela.com)

## **Owners and Residents information**

All the residents of Finca La Marcela Community are required to provide and update their information with our administration.

All the information will be considered private and will be treated as per our privacy policy.

No information will be shared with third party without prior consent of the owner or the resident.

## **Garbage and Environment**

Each resident / owner is responsible to remove his garbage privately. Illegal dumping will be considered as breach of the community's rules and regulations and will be fined.

Our community's administrators have the right to contact and notify the city, the fire department and the police department regarding any breach of the rules and regulations.

Our community's administrators reserve the right to take the decision, along with the city department, to close the job site if any breach is detected.

## **Visitors and workers**

The community reserve the right to determine who are allowed and who are not allowed to enter the community's premises.

Each visitor or worker should accept and agree about the rules and regulations of Finca LA Marcela community.

All workers and visitors (private visitors, Airbnb and other rental services' guests must be informed and aware, and therefore obey the rules and regulations of Finca La Marcela Community.

## **Workers conduct Policy**

All the workers inside Finca La Marcela community, should behave in a respectful way towards all the residents in our community, and should go through our rules and regulations before starting any job inside our community.

the owners, who initiate any works or contracting relations with parties from outside our community, will be held responsible for the conduct and the behaviour of the contracted workers.

Any illegal actions will be penalised as per our internal policies and regulations.

## **Parties**

Parties are allowed inside our community's premises, all in respect of the community's residents and guests

No loud music is allowed in the community premises after 11pm.

## **Airbnb and rentals**

Owners must inform Airbnb and other rental services guest that no loud music is allowed in the community premises after 11pm and that loud DJ Parties are not allowed.

Airbnb and other real services' guests must respect Finca La Marcela Community resident's privacy. The community's administrators reserve the right to cancel any booked rental in case of breach of the rules and regulations.

## **Main Road damage due to construction work**

For each new construction project inside the community's premises, each owner planning to start any construction involving trucks and heavy machinery, is obliged to deposit an amount equal to USD 2,000\$ to cover any road damage that may be caused by the intended construction works. A receipt will be generated by the community's administrators. The amount is fully refundable after completion of the works unless some damage on the roads is detected. In such case, the community' administrators will evaluate the damage and will deduct the damage estimated value from the deposited amount before the refund is completed.

# **Finca La Marcela Community**

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