

## *Zeniamar 8 Welcome information*



*We welcome you as the new owner of Zeniamar 8.  
The urbanization is well looked after with many trees, green areas and a lovely swimming pool. As owners we are very proud of the standards we have achieved and want to maintain and improve these levels.  
We have a very active board that assists in the operation of the urbanisation.*

*Below you will find some useful information:*

*The Board:-*

*President - Knut Ottem - House #101 - [knut@ottemgarden.no](mailto:knut@ottemgarden.no)*

*Vice President - Jose Francisco Rios - House #120*

*Treasurer - Odd Olsen - House #106*

*Board Member - Brenda Dynes - House #80*

*Board member - Arne Mathias Narud - House #63*

*Web-site: [www.zeniamar8.com](http://www.zeniamar8.com)*

*Business Manager - Mileniun Levante - <https://mileniun-levante.es>*

*Our primary contact: Bárbara Gómez Laguna - [barbara@mileniun-levante.es](mailto:barbara@mileniun-levante.es)*

*Address:*

*Calle de Mar, 13, Entresuelo/Mezanine, 03189 Cabo Roig (orihuela Costa)*

*Telephone number +34 965 320 908 (office)*

*Please contact Mileniun to inform them of your contact information.*

## *Fees*

*This year's fees must be paid quarterly, January, April, July and October, The size of the fee is determined by your fractional ownership, and is determined by the general meeting. Please contact Mileniun Levante for details and setting up a standing order/agreement giro to your Spanish bank. Please note that you will be charged a late payment fee of 10%*

## *Annual general meeting*

*Ordinary general meetings of the owners often alternate between September one year and October the next. You will receive an invitation to the next one. All owners are encouraged to participate.*

## *Rules*

*Rules for the urbanization are attached and copies can be found in different languages. There are also additional rules for the swimming pool. You will find them on our web-site: [www.zeniamar8.com](http://www.zeniamar8.com)*

*Please ensure that these community-rules are maintained. Take into account.*

## *Building work/house/garden modification*

*All changes must be submitted to the president/board and possibly approved at an ordinary general meeting, before any building application to the municipality.*

*The procedure you should follow is:*

- a) The first step is to send a neighbor notice, and possibly receive protests.*
- b) With the neighbour's answer, submit your building change proposal to the president/board.*
- c) The president/board will be able to decide on small changes, or changes for which there is a precedent. Major needs that do not have a precedent will need approval in an ordinary general meeting.*
- d) Obtain permission from the president/board*
- e) Then apply to the town hall if a building permit is required*
- f) All work should be carried out with high status and in line with the urbanisation's aesthetics. (New aesthetics rules will be dealt with at the annual meeting in 2024).*

## *Safety*

*The urbanization is fenced for your and your family's safety. Please ensure that the gates are kept closed at all times. In case of special needs, you can be assigned a PIN code to unlock the main gate. Ask Mileniun.*

*Always make sure to lock your private gate - then they define your private area. Gate keys and electronic control chips can be obtained from Mileniun Levante. The urbanization is monitored via a CCTV system.*

### *Community insurance*

*The community has insurance that covers the buildings. This means that you only need to insure your contents, which includes all the kitchen cabinets and furnishings there. Many believe it is advantageous to have their contents insurance with the same company that the condominium uses for building insurance. In the event of damage, there will then be no argument about which company is responsible. Ask your administrator for further details.*

### *Rental of properties*

*Zeniamar 8 is a quiet urbanization, which is mainly owned by retired people from all over Europe, who would like to have silence around them. This If you rent out your property, be aware that you are responsible. You should ensure that users respect their neighbors and follow the rules of society. You should follow the Valencian rules for letting, register the property and submit a tax declaration.*

### *Waste*

*Use waste containers for bottles/metal cans as well as food waste placed by letterboxes. Do not leave waste on the pavement or in the street.*

### *Wild cats*

*The cats help keep the pest away, but please: Don't feed them.*

*Thank you for taking the time to read this. We hope you will enjoy being part of our friendly community.*

*Zeniamar 8*

*Knut Ottem  
president*