

Domestic Regulations for the Foundation Curacao Ocean Resort Deelplan I (SCOR)

Foreword

Living on Curacao Ocean Resort means being part of a community of people who share a secure and high quality lifestyle. Conduct Rules for the community provide a means of protecting this lifestyle through an acceptable code by which members may live together, reasonably and harmoniously, to the benefit of all without interfering with others' enjoyment. Genuine respect and consideration by all residents for one another will obviously assure agreeable accord on the Resort. In the event of differences or annoyances, the parties involved should attempt as far as possible to settle the matter between themselves, exercising respect, tolerance and consideration.

Quite rightly, it is required that the rules introduced below are reasonable, binding on, and to apply equally to all members. Based upon this rationale, the rules should be seen to be neither restrictive nor punitive, but rather as a judicious framework to safeguard and promote appropriate, sensible and fair interaction.

Article 1 - Introduction

1. These are the Domestic Regulations for the Foundation Curacao Ocean Resort Deelplan I, for practical reasons the foundation will be referred to as SCOR in these rules.
2. Each owner, lessee, user or family member is considered to have read these rules, to be familiar with them and strictly abide by them and to insure that the apartment or villa only shall be used for its main purpose which is living!
3. Each owner will receive two copies, one copy duly signed by him or eventual user should be returned within four weeks to the treasurer of SCOR. The second copy should remain and be available in the apartment.
4. These Rules may not conflict neither with the Law nor the constitution of the foundation.
5. These House Rules can only be modified or amended in a board meeting.

Article 2 - Common Areas of the Resort

1. The common areas of the resort are: the main road along the separation wall, parking areas, internal access roads and the public access walkways to the pool and the beach, all common gardens and the beach area. In short all areas that do not pertain to those areas having a private character.
2. It is not allowed to store private belongings on the common areas.
3. It is the responsibility of everyone not to pollute or contaminate the common areas. If this still occurred the causer should remove or clean the area immediately.
4. Dogs must be kept in a contained area on the private property. When outside the private premises they are not allowed to walk freely on the resort and must be kept on a leash under the control of a responsible person. Dogs and other pets are not allowed on the beach or around the pool area.
Walking the pets can best be done in the nature area behind the separation wall.
5. Fouling by pets of the common areas or property belonging to SCOR or other owners must be removed or cleaned immediately by the responsible owner.
6. Domestic refuse shall be put into plastic bags before being deposited in the available Selikor bins. This to prevent the bins to produce odours and smells. When a bin at the apartment is full do not deposit the waste next to the container as this will attract pests and rats. Look for another container which is not full and deposit it there.
7. Bulk waste like wood, stones, bricks and construction debris should not be deposited next to the green waste containers as they will not be removed by Selikor.
8. The owner of the bulk waste is responsible for the removal. This can i.e. be picked up by Selikor on special scheduled days. You are already paying for this service through your monthly contribution to the waste tax.
9. It is not permitted to attach satellite dishes and or antennas to the buildings.
10. The organization of social activities like parties, meetings etc. on the common areas such as in or around the pool or on the beach can only take place with the permission of the board provided that a request in writing was submitted at least 5 workdays prior to the event. Such a request can only be submitted by an owner or a resident of the resort.

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11. The board is authorized to deny such a request when by its sole judgment the tranquillity, security or privacy of the residents will be affected or when the owner or resident did not pay the mandatory resort or maintenance fees to the foundation or the respective Home owners association of the building.
12. The used common areas should be returned by the requester/ user in the same state: that is just as clean and tidy as it was received or delivered before. Bottles, cups etc. should be removed and also eventual restrooms should be cleaned.
13. Damaging the common areas, its furniture and fixtures or the removal of any item from the common areas is not permitted. Though or such behaviour which may unreasonably interfere with the use and enjoyment of these areas by other persons is prohibited.
14. For safety reasons it is not permitted to bring or use glass bottles or objects at the pool or beach area..
15. It is not permitted to reserve chairs or tables by placing towels or other objects on these.
16. Sound, odour and smoke interference. Any activity that produces or causes sound, odour or smoke interference, disturbs or is a nuisance to other residents is not permitted in the common areas.
17. Work related activities that can disturb others such as the use of drills, saws and hammers or other noisy equipment is only permitted on working days between 8.00 a.m. and 6.00 p.m.

Article 3 - Alterations or additions to buildings.

1. At all times the Board of the Foundation should be informed or consulted and the plans submitted beforehand. Even when the construction is on the owners own private premises.
Despite the fact that a building permit is needed, the Board will also make an evaluation, this to protect the architectural aspects of the resort.

Article 4 - Gardens and terraces

1. In any part of the resort laundry, blankets, towels or whatever which that are hung or placed on the terraces or in the gardens should be out of view.

Article 5 - Budget of the operational costs and the contribution of the owners of a building unit

1. The yearly budget established by the board will be sent to the owners before December 1st of the current year.
2. The total budget shall be divided over the owners in the building unit.
3. At the beginning of each quarter each owner will receive an invoice for payment of $\frac{1}{4}$ of the established yearly contribution of service fees for the owner. These fees should be paid to the Foundation SCOR, preferably by automatic bank transfer.
4. Moreover the Home owners Association levies a contribution for the maintenance of its own building by means of a budget established by the governing board of the association.
5. If a Home owner does not comply, the association, without notification of default, will be charged an interest over the amount due equal to the legal interest but uplifted with 2%.
6. When payments are still not made by the Home owners Association, then the administrator is authorized by the governing board to take the legal measures. The collection costs are at the expense of the homeowner and are set at a minimum of 15% of the amount due, uplifted with an amount of Naf 25.= for every summation sent.

Article 6- Voting right at the board meeting

1. At least twice year a board meeting where all members are present will be held and the agenda processed. The invitation includes the agenda and all relevant data that is necessary to reach a decision. A board member who cannot be present can authorize another board member or a member of his home owners association to represent him. The minutes of the meetings are recorded and these minutes will be sent to the members, who must subsequently approve them.

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2. As a supplement to what has been stipulated in the statutes, in Article 6 under paragraph 10 concerning LEGAL DECISIONS: reports submitted by e-mail also are recognized as received in writing.
3. If it is not possible that a majority of the board members can be personally present or represented on a board meeting such as meant in paragraph 1 of this Article, it is possible to vote by means of email, where a valid decision can be reached with ordinary majority. Pay attention, however, all members must then vote at the same time. If there is no majority then the topic can only be put on the agenda of the next ordinary board meeting for discussion again. However, if there is a majority then the decision will be recorded in the minutes. In accordance with Article 6 paragraph 10 of the statutes this manner of decision-making will be not appropriate for decisions to modify the statutes or to dissolve the foundation.
4. Voting rights at the board meeting. Each Home owners Association has the right to vote at the board meeting of SCOR in accordance with Article 6 of the SCOR statutes. The number of votes being equal to the floor area in square meters of the building unit(s) as defined in Article 4 of the statutes.

Article 7 - Sale of apartment or villa

1. At sale of the apartment or villa the owner must inform the administrator or President of the concerning Home owners Association without delay. If applicable the heirs must be informed with respect to this Article.
2. The administrator or President of the concerning Home owners Association must inform the governing board of the foundation SCOR without delay of the sale, location and name of the lawyer and the details of the new owner and the date of the actual transfer.

Article 8 - Reducing the inconvenience caused by holiday guests

1. The Ocean Resort is a family resort, where living enjoyment is paramount, being able to live and recreate in peace and tranquillity is an important part of living and staying at the Ocean Resort. To guarantee peace and quiet, residents and visitors are asked not to cause any nuisance. It is mainly about rest during the evening hours and the night and treating other residents and the resort properties with respect.
2. Nuisance is noted by the resort management if the enjoyment of one or more residents is hampered by someone else, for example by loud music or antisocial behaviour.
3. In the event of persistent nuisance, after two written warnings to the owner of the house, the SCOR board can designate the person(s) causing the nuisance as persona non grata and demand the immediate removal of these persons.
4. It is very important to inform holiday guests about the resort rules, for this purpose we developed the document "House Rules for Holiday Rentals". All landlords are urged to pass through this document with guests upon arrival, and have it signed. In the event of any damage due to non-compliance with the house rules, the board can hold the renting party liable and recover any costs.

Article 9 - General parking places

1. Every owner is entitled to one parking space per house.
2. Residents of buildings 4,5,6,7 and D have marked parking spaces that which are marked with a sign. It is not allowed to park in the parking spaces with a sign.
3. The parking places that do not have a sign are for general use. It is not allowed that these places are used as a long-term parking space.
4. The SCOR board is in a position to have a car that has been in a general parking place for more than 7 days removed at the expense of the owner.
5. The SCOR board is in a position to have a car, that has been parked for more than 3 days at a marked parking place, removed at the expense of the owner of the car.
6. The owner of the unit with a marked parking lot should immediately report a case of illegal parking to SCOR management, with a photo.
7. Make sure your car is parked inside the parking spaces. Parking halfway on the sidewalk is not allowed, this can cause traffic jams in case of an emergency.
8. When parking, make sure the car is parked straight in the parking spot and within the lines.

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9. If you rent out your house, it is also your responsibility to inform your guests about where to park and where not to park.

Article 10 - Fishing prohibited

In order to preserve the aquatic life in the lagoon, it is not allowed to fish in the water in the lagoon in front of the Ocean Resort. It is also not allowed to fish from the rocks at the entrance of the lagoon.

Article 11 - Other

1. On all matters in which the statutes and/or the domestic rules do not foresee the governing board of SCOR will be decide.
2. These domestic rules or their amendments will be in effect the day after which the Board meeting has approved these rules.

Amendments approval date:
Willemstad, March 13th 2020

Date of original Domestic Rules
Willemstad, December 7th 2009