



IN GENERAL

The regulation aims not only to set rules for respect of our common life at STAVRONIKITAS, but also for protection of the environment. In the current era of ecological consciousness expansion and increasing environmental degradation, ecologically responsible behavior is not only an indication of culture but becomes an imperative.

1. Public space

All space outside the outline of private properties in the STAVRONIKITAS Vacation Home Community is considered public space. Such space is also any land provided for common use, the beaches of Koutsoupia and the one in front of the former Sani Camping, as well as the pathways serving distinct properties.

In addition to public space, the STAVRONIKITAS Community cares for the cleaning of all unbuilt and unfenced plots within the STAVRONIKITAS area, even though they are private properties that should have been taken care by their owners.

2. Properties

The STAVRONIKITAS Community consists of residential complexes or independent houses. Each residential complex must appoint a manager who will be responsible for the maintenance and operation of all its common facilities, in accordance with the internal regulation that applies to each complex. Any complexes that have not appointed a manager or a Committee must do so. The names of the managers should be announced to the Board of the Community.

The Community Board will cooperate closely with the Committees of each residential complex, as well as with the owners of independent houses for issues concerning this Regulation or the Community in general.

A joint meeting of all managers takes place at least once a year, organized by the Community Board.



3. Cleaning of the public area

STAVRONIKITAS Vacation Home Community together with SANI SA takes care of green waste and cleanliness of the public area. This does not exempt any proprietor from the obligation to keep public places clean and to dispose properly of all plant and organic waste, as well as any construction materials or other waste.

4. Protection of the forest

Forest protection is a challenge for all of us in the Stavronikitas Community. Smoking and use of fire in the forest is prohibited, also use of tools that may cause sparks. During windy days open fire and barbeque is forbidden, even within the yards of the houses. Any resident, who becomes aware of fire use, has to immediately inform the Fire Officer of SANI SA. Each property must be cleaned of dead trees in time and under the permission of the Forest Service at a season when this is allowed, so as to avoid fire risks during the summer.

5. Yards and Gardens

It is the responsibility of each proprietor to keep his property clean and dispose properly of all the green waste. All maintenance works in the lawns should be carried out in days and hours consistent with the terms of noise restriction hours as provided below.

Specifically:

- Each proprietor has to inform the garden service (person or company) that takes care of his garden, that all byproducts (grass, pine needles, small branches) must be placed in bags of suitable size and strength, so they are easy to be collected by the authorized personnel of the Community. Disposition of stacks of these products in the streets is unacceptable and constitutes a fire hazard. The waste collection program must be known by the garden service people and must be respected at all times.



- The pruning of medium and large trees (palm trees, pine trees, ornamentals) is always to be carried out in spring and autumn, so that huge piles of branches left for days on the streets should be avoided during the summer season.
- It is strictly forbidden to dispose stacks of pine needles, lawn or construction waste without putting them in bags. Such behavior causes huge fire hazard. Furthermore, the cost of removing them is multiplied and burdens all the residents.
- When cleaning yards and parking lots with use of blowers, it is necessary to collect all accumulated materials in bags and place them on the edges of roads. It is unacceptable that these materials –mainly pine needles– are dispersed in the streets.
- Large-sized branches or other large-volume objects that cannot be placed in bags should be placed outside properties only after prior consultation with the manager of the Community, who will indicate both the timing they will be produced and the ideal point they will be placed. The above procedure should be followed so that our environment remains clean and the risk of fire is minimized.
- In cases of sudden tree falls the manager of the Community must necessarily be informed (at any time of the day) in order to facilitate the proprietor with both the issue of collection of the tree and the immediate contact with a logger that will chop the tree at a reasonable price.
- All the aforementioned refer to common green waste. For very large volumes (e.g. full garden reconstruction) the collection of green waste is an obligation of the proprietor.

6. Maintenance

Any building improvements or major maintenance, excluding emergencies, must take place in the period from October 15 to May 15 each year, so as not to cause noise and disturb the vacation tranquility of the Community.



Specifically:

- In cases of general or partial renovation of houses, the proprietor is obliged to dispose of construction waste (usually in consultation with the teams which carry out the above tasks).
- When the volume of debris produced is very small, it can be placed in bags so as to be removed by the cleaning crew of the Community. In any case the discharge of any debris on the roads is prohibited.
- Where a debris bucket or container has been rented, it must be placed in a location that will not obstruct the movement of vehicles in the streets and will not affect the overall elegant image of the settlement.
- After the completion of the renovation works, there must be full restoration and cleaning (street, parking lot and yards).

7. Respect of the noise restriction hours

Strict observance of the noise restriction hours is mandatory. In case of parties, where there may be a violation of the noise restriction hours, the organizers are requested to inform the neighbors and ask for their consent. In any case the use of music must be within acceptable limits.

Specifically:

- The noise restriction hours for the weekdays are defined as follows: 15:00–18:00 and 24:00–9:00.

During these hours any noisy work (lawn mowing, etc.) is forbidden, as well as the use of music and shouting in communal spaces, streets and yards.

- During weekends from June 1 up to September 15 and the days of Easter vacations all noisy works should be avoided and scheduled on weekdays (lawn mowing, use of chainsaws, edging machines, pressure washers, drills, grinders etc.). Proprietors, who intend to carry out works using personnel, must inform the personnel of this limitation.
- Do not use machinery with a noise ratio >110 Db (e.g. chainsaw) for the period 13:00 to 19:00 on weekdays.



8. Protection of public health - environmental protection

The Board is obliged to take legal action to protect both public health and the environment against improper operation of the wastewater treatment plants of house units or complexes, or from other abuses such as trespassing, illegal building or other law violations.

9. Penalties

The repeated violation of these Rules of Operation of the Community will result to expulsion of the member, after a decision taken by the Board.

10. Amendment of Regulation

The above Stavronikitas Vacation Home Community Regulation is considered an integral part of the Statute of the Community and is listed in its last 25th article so that it can be changed only under the conditions of a Statute amendment.

Stavronikitas Vacation Home Community
PO Box 12196 - 546 10 Thessaloniki Central
T/F +30 2310 279072
E info@stavronikitas.gr
Web www.stavronikitas.gr