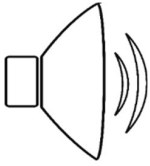


## Quinta da Encosta Velha – Guidelines for Residents, Owners and Visitors

To ensure that Quinta da Encosta Velha can be enjoyed to the full by everyone, **all residents**, both short- and long-term, are respectfully requested to observe the following guidelines:



- Show due consideration for other residents
- Keep noise and sound to reasonable levels, especially between the hours of 20:00 to 08:00



- Whenever possible, dry laundry where it is not visible from other properties, ideally on a rack on a roof terrace or enclosed balcony or patio



- Except for brief periods when loading or unloading, park vehicles only in a designated parking bay
- Always respect the one-way system around QEV. Exiting from the car park next to QEV 26 and from the condominium garage should be up the hill only. It is both illegal and dangerous to contravene the one-way system.
- Drive at a safe speed for a residential road, below 30 kph. The police monitor speeding and will take action as necessary.



- Keep dogs on a lead at all times
- Dogs are not permitted in pool areas
- Do not allow dogs to urinate on grass or planted areas
- Remove dog mess to the special bin provided on the golf course path



- Install dead-bolts on all sliding doors and windows and lock them at night and whenever the property is unoccupied. (Owners wanting additional security should consider installing an intruder alarm)
- Report any suspicious activity to the police (see Page 4) or the Estate Manager (+351 914211528)



- The vast majority of QEV residents behave in a neighbourly way. On the rare occasion that untoward behaviour is seen or experienced, it should be reported without delay to our Estate Manager on [estatemanager@qevoa.co.uk](mailto:estatemanager@qevoa.co.uk) or +351 914221528 who will deal with it appropriately.



- Respect your fellow residents by not flying drones around QEV
- For general information, a licence is required to fly a drone bearing a camera over any private property or people in Portugal
- Professional drone operators wishing to take images of QEV property, e.g., for advertising purposes, should consult the Estate Manager in advance



- Non-biodegradable items such as baby wipes, face wipes and nappies must not be flushed down a toilet because they cause blockages in our sewage system and unpleasant smells
- At the nearest refuse/recycling point (at the Budens end of the QEV road) there are four types of bin:
  - Blue - Papel & Cartao – paper and card recycling
  - Yellow - Embalagens – solid plastic packaging, tins etc. recycling
  - Green - Vidro – glass recycling
  - White - Resíduos Domésticos – non-recyclable refuse, including non-biodegradable items mentioned above
- Please do not leave rubbish outside a bin. If a bin is full, take refuse to another bin in the village – see signs on bins for directions
- To optimise space in the bins, large containers, such as water bottles, should be crushed before being dropped in a recycling bin. **(Note: the tap water at QEV is safe to drink)**

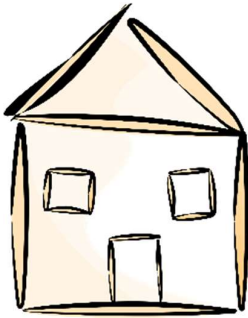


See separate 'pool pack' on QEVOA website



- Although BBQs may be used inside private gardens and on terraces of QEV properties, extreme caution should be exercised, especially during times of heightened fire risk
- BBQs should not be left unattended at any time
- Embers must be fully extinguished at the end of cooking
- Be aware that embers and sparks carried by the wind can start fires remotely, and the authorities will hold BBQ users responsible for any damage caused

In addition, **Owners and Rental Agents** are respectfully requested to adhere to the following guidelines:



- Ensure that guests and tenants are aware of the residents guidelines
- Maintain adequate public liability and buildings insurance cover, including for earthquakes
- Inform the Owners Association of any property sale and provide the name(s) and contact details of the new owners
- Keep noise associated with construction work to a minimum and avoid such work during the months of July and August
- Attach felt or rubber pads to the feet of interior chairs so that neighbours are not disturbed when chairs are moved across tiled floors. Rubber pads with screw fixings, such as those available from B&Q and Leroy Merlin, are recommended for longevity.
- Discourage visitors and guests with camper vans or other oversized vehicles – additionally, vehicles which cause a nuisance and exceed the parking spaces provided will be reported to the police



- It is in the interests of all owners that QEV remains harmonious and free from unapproved additions or changes which significantly alter the original architecture. To that end we request that a) solar panels are fitted flush with your roof (or as flush as is technically feasible) or on a roof terrace without impacting the roof line when viewed from any direction, and b) windows and doors are replaced with those of broadly similar design. Owners are also requested to consult with our Estate Manager before installing any solar panels.

Guidelines in Other Languages

- These guidelines are available in English, Portuguese, Spanish and French on the Updates to Owners page of the OA website, [www.gevoa.co.uk](http://www.gevoa.co.uk)

Recommendation to **Owners and Rental Agents**



- As costly water leaks are becoming more frequent in QEV, measures to prevent and/or detect leaks from your property's supply are strongly recommended.
- Measures that could be considered include:
  - regular meter readings or turning off the supply when the property is unoccupied during the winter months when water is not required for irrigation
  - turn off the water supply to the boiler (in older boilers rust has been a common cause of internal leaks in the past)
  - fit a flood alarm which can detect large quantities of water inside the house if flooded

## Useful Information and Contacts



### Emergency Services – Police, Fire and Ambulance: Call 112



The local Police (GNR) station is in Vila do Bispo, next to Lidl, telephone (+351) 282639112



Your location is:  
Vila do Bispo, Budens, 8650-060  
Quinta da Encosta Velha, Property No. XX



### Pharmacy (Chemist)

- Vila do Bispo – 15 minute drive – Open 09:00 to 19:00 Monday to Saturday
  - Praia da Luz – 15 minute drive – Open 09:00 to 20:00 Monday to Saturday
- Outside of these hours consult notice on Pharmacy (Farmacia) door for nearest out-of-hours Pharmacy



The **Portuguese national health service** offers a free or subsidised service on production of an EHIC card but waiting can be lengthy. Health centres (Centro de Saude) in Lagos and Vila do Bispo. Main hospital in Portimao.

**LuzDoc private medical centre**, Praia da Luz, 282780700. Excellent English-speaking doctors and nurses. Consultations cost approximately €60 which should be claimable on travel insurance. A 24-hour service is available.



### Dentist

Almádena – 5 minute drive  
282697823  
English spoken



**Taxi:** Dario Taxis 917210311  
Vibels Taxis 919422061



**Faro Airport** 289800617



**Bus Station**, Lagos 282762944



**Train Station**, Lagos 282792361



### British Consulate

Office hours Mon-Friday 09:30 to 14:30  
From within Portugal: 808103537  
From outside Portugal: +351 213954082