



THE BEACH
Punta Cana City Place

Rules and **Community Guidelines**

THE BEACH CONDOMINIUM

CITY PLACE, PUNTA CANA
DOMINICAN REPUBLIC

CRYSTALLINE LAGOONS OF UNLIMITED SIZE
Crystal Lagoons
WORLD'S TOP AMENITY



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Welcome to The Beach Condominium, located in City Place, Bávaro, Punta Cana. This manual ensures organized, respectful, and peaceful coexistence by protecting the proper use of common areas under Law No. 5038 on the Condominium Regime and Law No. 108-05 on Real Estate Registry.

LEGAL CONSIDERATIONS

CONSIDERING: That The Beach Condominium possesses its own legal personality pursuant to Law No. 5038 on the Condominium Regime and Law No. 108-05 on Real Estate Registry, granting it the legal authority to establish internal rules for coexistence and administration.

CONSIDERING: That it is the responsibility of the condominium to safeguard the security and well-being of residents, visitors, and staff through appropriate preventive and corrective measures.

CONSIDERING: That it is in the common interest to maintain the facilities, infrastructure, and common areas in optimal condition, ensuring their functionality and preservation.

CONSIDERING: That harmonious coexistence and mutual respect are essential for an environment of peace, tolerance, and collaboration.

CONSIDERING: That the active participation of unit owners in condominium decisions is fundamental for transparent and democratic management.

CONSIDERING: That it is necessary to establish clear mechanisms for conflict resolution, complaint handling, and the application of sanctions, guaranteeing fairness and order.

CONTACT DIRECTORY

General Administration: condominio@dtbeach.com | WhatsApp: +1 (829) 345-5933

Hours: Monday to Friday 9:00 a.m. - 4:00 p.m.

Security: 24/7, 365 days

Emergencies: 9-1-1

1. CONDOMINIUM ADMINISTRATION

The administration manages all common areas and services. Owners are responsible for internal maintenance of their apartments.

Administration Responsibilities:

- Maintenance of all common areas, Crystal Lagoon, gardens, and green spaces
- Operational staff (security, cleaning, gardening)
- Financial administration and fee collection
- Security systems and access control

2. USE OF COMMON AREAS

2.1 Crystal Lagoon (Specific Details)

Strict hours: 8:00 a.m. - 7:00 p.m. daily

Attire: Only appropriate swimwear allowed (casual clothes, underwear, or cotton t-shirts are prohibited)

Specific Prohibitions:

- Pets, food/drinks in the water, glass containers
- Running, pushing, jumping into the water, intense water sports
- Portable speakers, loud music
- Rough play, pushing, skateboards around the lagoon
- Water activities such as intensive swimming, large inflatables, canoes, etc.

Water Protection (Additional Restrictions):

- Prohibited: entering the water with body oils, thick sunscreen, lotions, or waterproof makeup
- Recommendation: Rinse off before entering if such products have been used
- Avoid: Clothes with detergent or softener residue that may alter the water composition

Specific Child Safety Rules:

- Mandatory: Constant supervision of minors by a responsible adult
- Specific recommendation: Use of inflatables for minors or anyone who cannot swim
- Trained staff: Supervision staff are properly trained to ensure safety and rule enforcement.

Their instructions must be followed at all times

2.2 General Transit Hallways

Prohibited: Storing personal items, blocking passageways

Balconies: Maintain visual order, no hanging clothes

Not allowed: Fencing or enclosing garden areas (applies to ground-floor and specific unit spaces)

2.2b Technical Corridors (Restricted Access)

Access restricted to authorized technical personnel only.

Specific risks and restrictions:

Gas Systems:

- Gas installations, pipelines, and valves supplying water heaters
- Risk: Unauthorized access may cause leaks, explosions, or high-risk situations
- Prohibited: Handling by unqualified personnel under any circumstances

Electrical Systems:

- Medium and low voltage wiring, electrical panels, and distribution controls
- Risk: Accidental contact may cause electric shocks, short circuits, or serious damage
- Requirement: Entry requires technical training and personal protective equipment (PPE)

Air Conditioning Systems:

- Condensers, compressors, and electric connections for HVAC systems
- Risk: Equipment operates under high pressure and temperature
- Danger: Improper contact can damage entire systems or cause costly and dangerous failures

Wastewater, Black and Gray Water Systems:

- Drainage pipes, siphons, suction pumps, and sanitary vents
- Risk: Exposure without protection may result in biological hazards and contamination, as well as unintentional system blockages

CCTV and Telecommunication Systems:

- Sensitive data connections, surveillance camera boxes, internet networks
- Risk: Accidental handling may cause surveillance failures, signal loss, or disconnection of essential services

Water Heaters (Gas and Electric):

- Equipment with gas, electrical, and hydraulic pressure connections
- Risk: Misuse may lead to explosions, fires, or severe burns

Physical Conditions of the Space:

- Narrow corridors with tools, ladders, maintenance materials, wet or poorly ventilated areas
- Not conditioned for: Non-technical access, nor do they have visible signage for general use

Leaving trash will be considered a high-level infraction as every resident must place trash in the designated bins.

2.3 Gardens and Green Areas

Trash Collection: 8:00 a.m. and 4:00 p.m. in designated bins

Prohibited: Modifying vegetation, stepping on planted areas, leaving waste

3. PETS

Limit: Maximum 2 pets per apartment, up to 25 kg each

Mandatory: Vaccination, leash, immediate waste cleanup

Prohibited: Lagoon access, relieving themselves in gardens

Responsibility: Full responsibility of the owner for any damages or disturbances

4. SECURITY AND ACCESS

4.1 Visitor Control (Specific Details)

- Mandatory pre-registration via official app or WhatsApp
- Official ID required for entry
- Specific hours: 7:00 a.m. – 10:00 p.m.
- Vehicle registration: Make, model, color, plate required
- Special events: 5 business days prior authorization required
- Immediate expulsion: For inappropriate behavior, disturbance, or rule violations
- Full responsibility: Host resident is responsible for visitor behavior
- Companions: Must all be individually registered

4.2 Visitor Conduct Rules (Detailed Regulations)

1. Respect for Condominium Rules:

- All visitors must strictly comply with the rules set by the administration
- Instructions from security, cleaning, maintenance, or admin staff must be followed
- Principle: Ignorance of rules does not exempt compliance

2. Appropriate Public and Private Behavior:

- Explicitly prohibited: Shouting, arguments, or excessive noise
- Forbidden: Offensive, obscene, or inappropriate language
- Not allowed: Provocative, violent, or disrespectful conduct towards others
- Expectation: Common areas require harmonious and respectful behavior

3. Care of Infrastructure and Common Property:

- Strictly prohibited: Damaging hallways, elevators, lighting, gardens, signs, railings,

doors, or furniture

- Responsibility: The visitor is fully responsible for damages caused by them or any companion

4. **Respect for Private Units:**

- Forbidden: Hosting parties or gatherings outside permitted hours
- Forbidden: Exceeding maximum occupancy limits
- Forbidden: Making temporary modifications or installations without permission

5. **Shared Responsibility for Visitors:**

- Applies to: Not only the reservation holder but all accompanying persons
- Principle: Any infraction by a guest will be the responsibility of the person who invited them

6. **Responsible Parking Use:**

- Obligation: Use assigned parking respectfully
- Prohibited: Occupying spots for people with disabilities unless required

7. **Visitor Pets:**

- Mandatory: Compliance with pet ownership regulations
- Must: Keep pet controlled at all times (leash, muzzle if necessary)
- Must: Clean up after pets immediately (penalties apply to associated unit)
- Forbidden: Animal access to prohibited areas (lagoon, closed rooms, marked green zones)

8. **Children and Minors:**

- Mandatory: Constant supervision by a responsible adult
- Forbidden: Unsupervised play in stairs, elevators, hallways, gardens, or risky common areas

9. **Specific Prohibitions:**

- Forbidden: Carrying firearms, blades, illegal substances, or loud speakers
- Forbidden: Smoking in closed common areas, covered hallways, elevators, or signed areas

10. **Sanctions and Immediate Expulsion:**

- Any violation may result in a warning, official report, or access suspension
- For serious or repeated offenses: The administration reserves the right to expel visitors immediately, accompanied by security, without court order or host consent

- Process: Visitor must leave immediately, and the resident will be formally notified
- Responsibility: Property owners or tenants are directly liable for their guests

4.3 Deliveries (Critical Information)

- Delivery personnel may NOT enter the condominium
- MANDATORY delivery at the main building entrance
- Resident must receive delivery IN PERSON
- Security staff are NOT authorized to carry or sign for deliveries
- Motorcycle deliveries: Only at perimeter entrance
- Note: The administration is currently seeking a better delivery system

4.4 Staff and Providers

- Prior authorization from administration required
- Work hours: Monday to Friday, 9:00 a.m. – 4:00 p.m.
- ID: Uniform and visible badge mandatory

4.5 Security System - Staff Authority

Specific powers of security personnel:

1. Access Control:

- Authority: Verify IDs, request personal/vehicle documents from any visitor or service provider
- Power: Deny entry to unregistered individuals
- Authority: Confirm with administration if there is any doubt
- Procedure: Apply holding protocol at the gate until visitor details are verified

2. Incident Intervention:

- Authority: Step in during conflicts or disturbances
- Power: Issue warnings to disruptive or disrespectful individuals
- Power: Remove non-residents with dangerous or inappropriate behavior
- Authority: Restrict access to areas in case of risk (lagoon, halls, gardens, etc.)

3. Compliance Supervision:

- Power: Enforce quiet hours, common area rules, and restrictions
- Authority: Request music to be turned off, report unauthorized parties, intervene in excessive alcohol consumption

4. Reports, Evidence, and Communication:

- Obligation: Submit written reports of incidents

- Authority: Take photos or evidence using admin-provided devices
- Use: Reports will be sent to admin for follow-up and may result in sanctions

5. **Resident Relations:**

- Principle: Not to negotiate rules with residents, but to enforce them
- Protection: Any bribery, threat, or aggression against guards will be reported and sanctioned
- Right: Guards may suspend interactions that compromise their safety and notify admin

6. **Administrative Backing:**

- Direct support: All actions are backed by administration
- Supervision: Admin oversees guards weekly
- Follow-up: Admin tracks reports and suggestions
- Discipline: Admin applies disciplinary actions when needed

Final Note: Security personnel are guarantors of the internal rules. Respecting their authority is mandatory for all residents and visitors.

5. UNIT RENTALS

5.1 General Requirements:

- Prior notification to administration
- Mandatory manual to be given to each guest
- Authorized platforms: Airbnb, Booking, Expedia, etc.
- Prohibited: Unauthorized commercial use

5.2 Policies for Control and Authorization of External Providers

Authorization and Registration of Providers:

Only providers previously authorized by the administration may operate in the condominium. Written authorization is mandatory.

Applies to all types of providers, including:

- Housekeeping services
- Technical or corrective maintenance (electricity, plumbing, refrigeration, etc.)
- Contractors for renovations or repairs
- Property management companies for short/long-term rentals
- Telecom companies (internet, TV, phone installation)
- Moving services or loading personnel
- Pest control and maintenance
- Gardening, exterior washing, and others

Mandatory Documentation for Authorization:

- Valid business registration or proof of formal economic activity
- Official ID of all staff entering the premises
- Certificate of labor and safety compliance (if applicable)
- Civil liability insurance policy (optional but recommended)
- Detailed service/product list
- Proposed working hours
- Direct contact information

Facility and Service Usage Fee:

All authorized providers are subject to an operational fee that covers:

- Entry/exit control
- Proper use of elevators
- Designated service provider parking
- Access to common and green areas
- General administrative supervision

This fee is reviewed periodically based on service frequency and type.

Conditions for Continuance or Revocation:

Provider authorization may be revoked if:

- Internal rules are violated
- Justified complaints are received
- Inappropriate or disrespectful behavior is observed
- Unsafe or harmful product use is detected

The condominium reserves the right to update this policy as the community and its needs evolve.

6. MAINTENANCE FEES

Coverage includes:

- Staff (security, cleaning, maintenance, administration)
- Maintenance of Crystal Lagoon and common areas
- Basic services for common areas
- Weekly fumigation
- Garbage collection and supplies
- Fuel for the lagoon-cleaning boat (365 days/year) and garbage-removal vehicle

- Equipment for lagoon workers and technical staff
- Power for hydraulic systems in the buildings and Crystal Lagoon
- Maintenance of parking areas and lawn cleaning
- Electricity for the electric fence
- Security company at main entrance and supervisors (24/7)
- Permanent landscaping and gardening services

Important note: Currently, the developer covers gas and water costs for each apartment. Individual meters will be installed soon to ensure fair billing based on each unit's specific consumption.

Payment methods:

- Direct bank transfer to official condominium accounts
- Deposits at teller window or ATM
- Online payment with credit or debit card (coming soon)

Due date: 1st-10th of each month | **Late fee:** 3% per month on overdue payments

Bank Accounts

IMPORTANT: These accounts are only for maintenance fee payments. They must not be used for any other purpose.

Banco Popular Dominicano:

- Beneficiary: THE BEACH AT PUNTA CANA CITY PLACE
- USD: 839600822 | RD\$: 839601200
- SWIFT: BPDODOSX
- IBAN: DO50BPDO00000000000839600822
- RNC: 430378951
- Beneficiary Bank Address: Av. John F. Kennedy, Santo Domingo, Dominican Republic
- Beneficiary Address: The Beach at Punta Cana City Place Corporate Building, Downtown Punta Cana, Higüey, La Altagracia, Dominican Republic

Banesco in the U.S.:

- Beneficiary: DT BEACH SDRL
- Account: 1500192263
- ABA: 067015779 | SWIFT: BBUBUS33XXX
- Address: 3155 NW 77th AVE, Miami, FL 33122

Proof of Payment Required:

- All payments must include proof (receipt or transaction voucher)
- Send proof via email to condominio@dtbeach.com or WhatsApp +1 (829) 345-5933

- An official receipt will be issued once payment is confirmed

Control policies:

- Payments within the first 10 days of the month
- Late payments subject to penalties
- Owners are responsible for confirming receipt of payment
- Payments to unauthorized accounts or in cash to unidentified personnel will not be accepted

7. VEHICLE ACCESS CARDS & CODES

- Access card (vehicle and pedestrian): USD 50 (personal and non-transferable)
- **Building access codes:** USD 10, managed by administration
- Valid for permanent owners and vacation rentals
- **Prohibited:** Replication, lending, or unauthorized use

8. EVENT SNACK BAR

- Reservation required 72 hours in advance
- **Required info:** Organizer name, unit, date, guest list
- **Beverages:** Only from the Snack Bar (outside beverages prohibited)
- **Food:** External food permitted if cleanliness and order are respected
- **Prohibited:** Entering bar area wet, smoking, or using offensive language
- **Responsibility: Users must take care of furniture and clean up**

9. INSTALLATION OF PERGOLAS & EXTERNAL MODIFICATIONS

- Request required 30 days in advance in writing
- **Documentation needed:** Technical plans, materials, colors, justification
- Review for structural integrity, visual impact, and compatibility
- **Restrictions:** Only neutral, compatible materials
- **Without permission:** Removal within 72 hours, plus costs and penalties; all changes require administration approval

10. CLAIMS, SUGGESTIONS & COMMUNICATION WITH ADMINISTRATION

Internal Directory for Customer Service and General Administration:

- For inquiries, documentation, authorizations, complaints, or suggestions
- Email: condominio@dtbeach.com
- WhatsApp: +1 (829) 345-5933

Office hours:

- Customer Service & Administration (in-person): Mon-Fri, 9 a.m.-4 p.m.
- WhatsApp: +1 (829) 345-5933 (extended hours if needed)
- Security: 24/7, 365 days/year

Recommendation: Attach photos or video when reporting issues

Note: After-hours or emergency issues should be directed to Security

11. ILLEGAL USE OF COMMON AREA POWER

Absolute prohibition:

- Owners/tenants may not use extension cords from hallways or common areas into their units
- Prohibited use includes charging electric vehicles, appliances, tools, or any private usage

Authorized use only for:

- Cleaning staff's equipment
- Minor maintenance tools under supervision
- Emergency cases defined by administration

Justification & Fairness:

- Common-area power is funded by all owners via maintenance fees
- Using it privately constitutes theft and is unethical and illegal

Safety Risks:

- Electrical overloads: risk of short circuits
- Damage to building infrastructure and electrical systems
- General hazard to residents' safety

Monitoring & Control:

- Authorized personnel must report unauthorized connections
- Immediate disconnection of any illicit extensions
- Documentation via photos to support sanctions

Consequences:

- Formal notification by administration
- Infraction recorded
- Financial penalties per regulations
- Repeated offenses may result in legal action

12. INSURANCE REQUIREMENTS

Individual Owners:

- Private civil liability insurance required
- Coverage: Unit, furnishings, incidents involving third parties

Condominium (Collective):

- Multi-risk insurance for common areas
- **Coverage:** Structures, facades, elevators, electrical systems
- Cost covered by maintenance fee or special assessment

13. CONDOMINIUM BOARD

- To be formed once a representative occupancy is reached (projected 1,200+ units)
- Quorum: 50% + 1 of current-fee-paying owners
- **Current administration:** Developer-managed until Board formation
- **Process:** Extraordinary General Assembly will elect the Board democratically

14. INTERNAL RENOVATIONS

- Notification required 30 days in advance
- **Allowed times:** Mon-Fri, 9 a.m.-4 p.m.
- **Prohibited:** Using elevators for materials, weekend work
- Only registered and authorized workers permitted

15. MOVING

- Only Mon-Fri
- Allowed hours: 9 a.m.-4 p.m.
- Authorization required 72 hours in advance
- Prohibited: Using elevators for furniture and heavy loads

- Request via email: gestiondecondominio@dtbeach.com

Request must include:

- Resident or owner name and unit number
- Estimated date and time
- Moving company or personnel name and ID
- List of furniture and equipment to be moved

Important note: Elevators are not freight elevators and should not be used for heavy items

Special exception:

- Weekends only for force majeure, with special request and respect for space, noise levels, and elevator use

16. PARKING

- Free-for-all system; no fixed assignments
- Spaces reserved only for persons with special needs
- **Prohibited:** Reserving spaces with personal items

17. PRIVATE JACUZZIS

Owner responsibilities:

- Cleaning and maintenance required
- Prevent accumulation of rainwater or standing water
- Proper draining and use of appropriate chemicals

For unoccupied units (owner absent):

- Must email administration notifying absence
- Provide jacuzzi cleaning/maintenance plan
- Execution may be by a third-party hired by the owner
- Plan must guarantee no water accumulation

Administration rights:

- Preventive visits to check jacuzzi condition in inactive units

Technical reasons:

- Avoid mosquito breeding (dengue, Zika, chikungunya)
- Preserve jacuzzi infrastructure (prevent corrosion)
- Prevent damage to pumps and electrical systems

- Maintain hygiene and aesthetics

If not complied with:

- Corrective intervention at owner's expense
- Sanctions for health or visual risk

18. DRONE POLICY

- Fully banned for residents, visitors, influencers, companies
- Applies to entire condominium (common and private)
- **Only exception:** Marketing Department for official promotions
- **Penalties:** Fines, confiscation, notification to authorities
- **Reason:** Privacy, security, and peace

19. CONTINUOUS FUMIGATION

Legal & Health Basis:

- Aim: Eliminate mosquito breeding sites; apply insecticides regularly
- Focus on humid, vegetated, or waste-prone zones

Diseases Targeted:

- Mosquito-borne: Dengue, Zika, chikungunya
- **Rodents:** Leptospirosis, hantavirus, food contamination

Schedule:

- Mosquito fumigation: 3 times per week (adjusted for rainy season or outbreaks)
- Rodent/pest control: Every 30 days or as needed
- Residents will be notified prior to scheduled treatments

Specific treated areas:

- Gardens, drains, water deposits
- Garbage containers, waste rooms
- Pool edges and damp zones
- Building exteriors, playgrounds, and urban furnishings

Resident obligations:

- Do not store water-collecting items (buckets, pots, tires)
- Keep private balconies, patios, and gardens clean
- Report unusual pests or infestations immediately

- Do not feed stray animals
- Follow directions on fumigation days (close windows, cover food, protect pets)

Penalties for non-compliance:

- Formal warning
- Fines per sanction regulations
- Forced corrective fumigation; cost charged to responsible party

20. EMERGENCIES & EVACUATION

General Protocol:

- Do not use elevators during emergencies
- Use marked emergency staircases
- Pre-established meeting points
- Contact 9-1-1 immediately

Authorities Contact:

- Phone: 9-1-1 (24/7, 365 days)
- Email: info@911.gob.do
- HQ: Abraham Lincoln #69 corner Dr. Núñez y Domínguez, National District

Based on:

- Emergency Operations Center (COE)
- National Emergency & Security System 9-1-1

Signage:

- Evacuation routes in common areas and buildings
- Emergency staircases clearly marked
- Evacuation maps placed strategically

Emergency-specific procedures:

- **Earthquakes:** Take cover under sturdy furniture, stay away from windows, evacuate via stairs after; close doors
- **Hurricanes:** Prepare per COE recommendations; stay in safe areas until cleared
- **Fires:** Activate alarms, call 9-1-1, close doors to prevent spread, evacuate only via stairs

Final Recommendations:

- Familiarize yourself with routes and meeting points
- Participation in mandatory drills

- Keep contact information with administration up to date
- Follow instructions from authorities and security at all times

IMPORTANT: Ongoing installation of permanent signage for proper functioning and orientation

21. MOBILE APP (Mandatory Use)

Technical Specifications:

- Android and iOS platforms
- Official mobile tool
- **Purpose:** Enhance security, streamline access, and facilitate communication

9 Main Functions:

1. **Real-time entry control:** QR codes, biometric validation, digital authorizations for personal access
2. **Visitor authorizations:** For temporary or recurring visitors, with time-limited codes
3. **Management for moves, maintenance, and technical access:** Request details on date, time, purpose, and responsible person
4. **Delivery restrictions (Critical):** No delivery personnel beyond main gate; residents must collect at the gate
5. **Notifications & alerts:** Official communications, security alerts, maintenance notices, and news
6. **Common area reservations:** Booking of meeting rooms, social areas, etc.
7. **Required personal data:** Full name, ID number, current photo, unit number, phone/email, vehicle details
8. **Cost & administration:** Fees announced by administration; they are responsible for payments and updates
9. **Mandatory compliance:** Starting at rollout, all residents and frequent users must use the app; unauthorized entry will be denied

22. PENALTY SYSTEM

Violation	First Offense	Repeat Offense
Failure to pick up pet waste	\$100	\$150
Trash left in hallways	\$250	\$300
Excessive noise	\$100	\$150

Smoking in public areas	\$500	\$650
Improper use of parking spaces	\$100	\$150
Unauthorized modifications	\$1,000	\$1,500
Improper use of elevators	\$1,000	\$1,500
Moving outside permitted hours	\$150	–
Late payment of fees	3% monthly	–
Blocking evacuation routes	\$100	\$150
Unauthorized use of electrical outlets	\$250	\$350
Dirty jacuzzi / stagnant water	\$200	\$300
Unauthorized drone use	\$500	Confiscation

Specific Enforcement Procedure

- **Notification:** Verbal or written explanation detailing the violation and fine amount
- **Response period:** 10 days to reply or submit supporting documents/arguments
- **If applicable:** Fine will be automatically charged on the next invoice along with the regular maintenance fee
- **Payment deadline:** 10 business days if the penalty is upheld

Additional Measures for Non-Compliance

- **Temporary suspension:** Of services due to unpaid fines
- **Legal action:** In severe cases where necessary
- **Restrictions:** On access to or use of common areas

Special Note on Illicit Substances

- **Third offense involving the use of prohibited substances:** Will result in official notification to the competent national authorities

23. CONTACTS AND SUPPORT

For reports with photographic evidence or inquiries:

- **Email:** condominio@dtbeach.com
- **WhatsApp:** +1 (829) 345-5933
- **In-person assistance:** Monday to Friday, 9:00 a.m. – 4:00 p.m.

24. FINAL PROVISIONS

This manual is mandatory. Lack of knowledge does not exempt from responsibility. This version is subject to updates based on operational needs.

25. COPYRIGHT AND UPDATES

All rights to this document are reserved by The Beach condominium. This constitutes the first complete official version. The content may be edited, expanded, or reduced in accordance with internal regulations, operational needs, or legal requirements. Any changes will be duly communicated to owners and residents, taking effect upon publication or formal notification.