

# INTERNAL CONDOMINIUM FITNESS AREA REGULATIONS OF RESIDENZA DERGANO

These regulations establish the main rules of behaviour and operation of Fitness Area consisting of lounge, anteroom and bathroom (hereinafter jointly referred to as "Fitness" or "Plant"). Residence Dergano customers, Condominium owners and tenants living or working inside the Condominium are called "Users".

**Access to Fitness Area presupposes knowledge and approval of these Regulations.**

## GENERAL RULES

Users are required to strictly follow these instructions and those that Management will issue in the future. Users are urged to avoid any type of argument with the service staff, if present. All complaints concerning Plant operation can be sent directly to Management in writing, duly signed.

The Condominium also declines all responsibility for accidents, thefts, injuries to persons and damages to objects that may occur inside the Plant, as well as any damaging event caused by conduct attributable to the negligence of others and/or however not in observance of the rules found these Regulations contain.

Through its service staff, Management has the right to:

- remove whoever disrupts order and public morale and however damages proper operation of the plants with noise or dangerous games or other manifestations, also following a report made by other Users;
- step in to enforce these Regulations, to expel any offenders and impose sanctions on them; in any case, Management can impose sanctions on infringements of these Regulations by charging a sanction of Euro 200 per infringement and up to Euro 800 if they recur.

**Fitness area is NOT supervised.** However, cameras are installed in the Plant to control accesses and for video surveillance purposes, but not in real time. Users are requested to use utmost caution when using the Plant facilities and equipment.

No smoking is allowed, including electronic cigarettes. Do not bring in and/or use drugs, alcoholic beverages, doping and however illegal substances, etc. during your stay at the Plant. Do not bring in animals of any kind or size. Do not bring in breakable containers or objects of any kind. Do not bring in and/or use cameras or film equipment without receiving prior authorisation. Do not introduce food and/or drinks of any kind except the use of plastic containers of water or thirst-quenching drinks that is allowed during physical activity.

Users are required to behave properly and in any case in keeping with the rules of public decency in Fitness area. Users must use the Fitness equipment and apparatuses wisely and with caution. Users are responsible for any damage and breakage caused by improper use of the equipment.

## ACCESS

**Only Users** as defined above **are allowed** to use Fitness Area. No one who does not belong to the Condominium is allowed to use the Plant. In any case, the tenants are the only ones responsible for their guests, and it is necessary to request authorisation from Management before they can gain admittance.

Only Users holding special access badges are allowed access to the Plant. Management can disable these badges at its discretion.

Users who are minors under the age of 14 can gain access to the Plant only if accompanied by a parent or adult, who will be responsible for supervising the minor and assuming all relevant responsibility.

Users suffering from infections, contagious illnesses or other physical ailments, including open wounds, abrasions, open sores or infections involving risks for the health, safety or hygiene of other Users are absolutely prohibited from entering the Plant.

The User is solely responsible for obtaining a medical certificate for those cases stated in Italian Ministerial Decree dated 24 April 2013. The User acknowledges and accepts the condition that access to the Wellness facility is permitted for recreational purposes only.

A medical examination before embarking on any activity inside the Plant is however strongly recommended so that Users are assured of their physical conditions.

Users however go to Fitness Area only at their total risk and peril, and the Condominium declines all responsibility for negative physical and/or property consequences that the User may sustain following said use.

### **HOURS**

The hours Fitness can be used is displayed at the entrance of each area, and must be strictly observed. Management may totally or partially close access to the Plant, even without advance notice, owing to its organisational requirements.

### **ANTEROOM**

The Wellness is equipped with anteroom and toilet with common equipment for storing personal effects. Users are asked to not bring valuables with them inside the Wellness, and **in any case the Condominium declines all responsibility for the safekeeping of personal and/or valuable property**. This equipment for storing personal effects cannot be occupied longer than the time spent in the Plant and, if necessary, facility staff members will be authorised to empty the equipment to allow it to be used and to dispose of its contents at public landfills.

### **FITNESS AREA**

The Fitness area contains personal physical exercise equipment without any form of supervision. **Proceed with caution when using it**, even if you are knowledgeable of its operation and/or risks arising from its use. All equipment is provided with an information panel. Users are asked to pay attention to the single instructions supplied by the manufacturer on the individual pieces of equipment. **Maximum capacity of the Fitness area is 10Users at the same time.**

Users must enter the Fitness area dressed properly for sports activity, and with clean gym shoes. Use of a clean towel to place on the equipment before using it is compulsory.

Do not use the equipment in a manner other than what the manufacturer specifies. Do not introduce and/or use equipment of any kind in the Fitness area other than what is placed at your disposal. Do not use the equipment for any reason other than for its specified use.

### **OTHER REGULATIONS**

Management may partially or totally evacuate the plants for reasons of force majeure such as technical faults, plant failures, etc. even without advance notice.

Failure to pay contractual costs of Residenza Porta Volta or the lease between the tenant and Owner, or failure to observe the contractual and/or condominium regulations in general, shall entail being barred from using the Plant.

These regulations are an integral part of the Regulations of Residenza Porta Volta and of the lease and concession and rental contracts. All Users must therefore observe them. Failure to observe these Regulations results in a breach of contract and leads to the possibility of the Owner terminating the corresponding concession or rental contract or lease due to the negligence of the Tenant.

The Owner can amend these regulations at any time, and at its own discretion. The amendment will be notified to the Users by posting a relevant notice for seven days at the Plant entrance.

Please refer to current laws for everything not included in these Regulations.

Milan, May 2021

**THE MANAGEMENT**