

LA LAGUNITA RULES AND REGULATIONS FOR RENTERS AND UNACCOMPANIED GUEST FASE 1

Dear Visitor,

Welcome to *La Lagunita*, a private residential condominium community in Estrella del Mar (EDM). The condominium that you are staying at is not owned by the Estrella del Mar resort, nor is it part of the hotel operation, but is owned by a private individual, who is part of a residential community of Joint Owners, who make up the Homeowner's Association (HOA) at the *La Lagunita* community.

As such, there are various *La Lagunita Rules & Regulations and Bylaws* that you should be aware of and that require your understanding and adherence to while staying in the *La Lagunita* community. These rules and regulations have been approved by the HOA and are there for your benefit, as well as, all the owners who live in the *La Lagunita* residential community.

Any conditions of rental, established by the individual owner of the condominium you have rented or by their rental agent, are separate from and in addition to the *La Lagunita HOA Rules & Regulations*.

Enjoy your stay,

La Lagunita HOA Administrator

LA LAGUNITA RULES AND REGULATIONS FOR RENTERS AND UNACCOMPANIED GUEST

Definitions:

Renters - All individuals who rent a condominium, either from a rental agency or directly from the Owner.

Unaccompanied Guests – Those individuals, who use an Owner's condominium with the Owner's permission when the Owner is NOT present, are therefore considered the Owner's guests and not "Renters".

Please initial each item below, which confirms your knowledge of and agreement to comply with the following *La Lagunita Rules and Regulations*:

___ An individual condominium unit capacity, for usage by renters, is based upon the number of bedrooms in each unit. No more than 2 people per bedroom, plus 1 additional person per unit, are permitted to occupy a rental unit, i.e.; 3 people in a 1-bedroom unit, 5 people in a 2-bedroom unit, 7 people in a 3-bedroom unit).

___ Renters/unaccompanied guests are N O T permitted to bring pets to the *La Lagunita* condominiums. An exception for seeing-eye dogs, for legally blind persons, must be requested through the HOA Office in advance of arrival.

___ Renters/unaccompanied guests are N O T permitted to have outside day guests at the pool area.

___ Only proper swim wear is permitted in the pool or hot tub.

___ No children under the age of 5 are permitted in the hot tub. Children between the ages of 5 and 14 are only allowed to use the hot tub between the hours of 10:00 AM and 4 PM and must be accompanied by a responsible adult. There is NO lifeguard on duty at the pool or beach area.

___ All children, 10 years of age or younger, must be accompanied by an adult when in the pool area.

___ Boogie boards, surf boards, rafts and oversized floats are prohibited from use in the pool.

___ All children, under the age of 3, must wear swim diapers in the pool.

___ When returning from the beach, all sand must be washed off using the beach access showers, before entering the pool and/or hot tub.

___ Clothing (such as towels or bathing suits) are not permitted to be hung over the balcony(s).

___ No motorized vehicles, motorcycles, or golf carts are permitted on the beach, on the pedestrian walkways around the *La Lagunita* complex, or in the pool area. EDM is a turtle sanctuary and a turtle breeding ground. The use of any motorized vehicles on the public beach is illegal in Mexico and a federal violation.

___ All motorized vehicles including motorcycles and golf carts and ATVs are to park in the designated public parking spaces only.

___ All individuals must be respectful of other residents and limit unnecessary noise and splashing in the pool. No rough housing is permitted in the pool. Absolutely NO diving or jumping is permitted from the footbridge, pool deck, or wet bar.

___ No skateboards, rollerblades or bicycles are permitted on the pedestrian walkways, or interior pool deck /courtyard areas of the *La Lagunita* complex.

___ No glass containers of any kind are permitted at the pool or hot tub area.

___ No smoking is permitted in the lobby or elevator at any time. Smoking is not permitted on any condominium unit patio or balcony facing the pool area.

___ The *La Lagunita* pool and hot tub are closed from 10:00 p.m. until 7:00 a.m. Excessive noise in the pool or hot tub area is prohibited between these hours.

___ Under no circumstances will minors, under the age of 18, be served or allowed to consume alcoholic beverages at the *La Lagunita* condominiums, per Mexican law.

___ Possession, use or distribution of any controlled, dangerous or illegal substance is strictly prohibited and against the law in Mexico.

___ No weapons (firearms, bows, arrows, air guns, pellet guns, BB guns, sling-shots, etc.) may be possessed or discharged on the Estrella del Mar property.

___ The speed limit within Estrella del Mar is 25 mph or 40km/h or as otherwise posted.

___ Children under the age of 16 are not allowed to operate any vehicles or golf carts within Estrella del Mar.

___ Renters or unaccompanied guests will be financially responsible for any damage they may cause to the facilities or property of the *La Lagunita* condominium complex, Estrella del Mar property or the individual condominium rental property.

___ Renters or unaccompanied guests are reminded to make sure all faucets and showers are turned off when not in use. Sanitary napkins and diapers are to be disposed of in trash receptacles and not into the toilets.

___ Renters or unaccompanied guests are reminded to keep all doors and windows closed when the air conditioning is on.

___ Any accident or incident involving property damage or personal injury must be reported to HOA management immediately. The HOA Manager's on site office is located in the center condominium building Lobby.

___ Littering is strictly prohibited. All garbage and recyclable materials shall be disposed in the proper containers provided at several locations on the *La Lagunita* property. Ask the HOA Manager for the specific locations nearest your unit. Please do not leave garbage in the hallways.

___ Shopping carts are available near the trash receptacles. These are to assist individuals carrying items to the condos. Please return the shopping carts to the proper location immediately after use.

___ Fireworks and bonfires are prohibited at all times on Estrella del Mar property without prior authorization from EDM Security.

___ Lost & Found articles should be turned into the resident HOA Manager. Estrella del Mar does not assume any responsibility for lost, stolen, forgotten items, or damage to any personal property.

___ All facilities of Estrella del Mar are used by renters and guests at their own risk.

___ Pool furniture is not to be removed from the pool area. Beach chairs are to remain on the beach, under the beach Palapas.

___ All persons using any facility at *La Lagunita* or Estrella del Mar must comply with all reasonable requests or directions made by the HOA and EDM management and staff and EDM Security.

These rules and regulations, for the *La Lagunita* private residential community, are set forth to ensure your health and safety and to ensure an enjoyable visit for you, your family and all residents. Thank you for your understanding and cooperation.

Renters or Unaccompanied Guests must agree to comply with the above stated *La Lagunita Rules and Regulations*. If Renters or Unaccompanied Guests are unwilling to comply with the *La Lagunita Rules and Regulations*, the rental agreement will be deemed terminated and the Renters or Unaccompanied guests will not be allowed to remain on the *La Lagunita* private residential property.

Date: _____

Reservation: Check-In _____ Check-Out _____ UNIT # _____

Party Size: Adults _____ Children _____

Print Name: _____

Your signature below indicates an understanding and agreement by you and your party, to abide by the aforementioned *La Lagunita Rules & Regulations* during your stay:

Rules and Regulations for Family Guests, Renters, Unaccompanied Guests, and Visitors

Welcome to La Lagunita, a private residential condominium community at Estrella del Mar (EDM). The Estrella del Mar resort does not own any Phase 1 units, nor is it part of the hotel operation. All units are owned by private individuals who are current Homeowner Association (HOA) members in good standing. The Phase 1 pool and Common Area use is strictly limited to Phase 1 Owners, their Guests, Renters, and Unaccompanied Guests. If you rent or own in Phase 2 or 3, you cannot use the Phase 1 pool.

Important Instructions: Property Services can provide maid service at an additional cost. Please dispose of sanitary napkins in trash receptacles, not toilets. Swim diapers are for sale at the Carey Market. Littering is strictly prohibited; use the garbage containers beside the Cooling Towers. Please remember that smoke from BBQs and other sources will drift into your neighbor's Condo. Noise (measured at 50 dB or greater) is prohibited. If asked to cease and desist, please do so. Shopping carts are available to carry items to the Condos. Please return them as soon as you can after use. Lost articles should be given to HOA management in the Reception area, which is also the location of the Library Swap shelves. Vehicles must only be parked in designated parking spaces. Motorized vehicle use on the beach is illegal and a federal violation because EDM is a turtle sanctuary and breeding ground.

Disclaimer: Use all Common Areas at your own risk. Estrella del Mar does not assume responsibility for lost, stolen, or forgotten items or damage to personal property. Any accident or incident involving property damage or personal injury must be reported to HOA management or Security immediately.

Access Entry Form

Date of Stay at EDM: From _____ To _____

Estimated Time of Arrival: _____

EDM CONDO # _____ #Adults _____ #Children _____

Primary Guest/Renter - Printed name: _____

Guest/Renter Signature: _____

Guest/Renter eMail: _____

List all persons who will occupy the unit at any time during your stay:

Printed Names and Dates of Visit (if different from above):

If the number of unit occupants exceeds the maximum allowed, the Owner will be fined \$100 USD per day per excess person. The fine will be added to the Owner's HOA dues, and access to the Common Area will be cut off until the fine is paid.

If you bring a vehicle onto the premises, please provide the Type, Make, Model, and License plate:

Owner/Property Manager Signature: Brenda Freeman

Signature of Administration: _____

Date completed form received: _____

All persons using any facility on Estrella del Mar must comply with all requests or directions made by Management and Staff.

Guests and Renters must initial each item to indicate knowledge of and agreement to comply with the Rules and Regulations. **Any violations will incur a daily fine payable in dollars.**

Violating the following rules will result in a **\$50 fine**:

- ___ 1. Guests are not permitted to have pets.
- ___ 2. Shower all the sand off your body and swimwear before entering the pool. Showers

are located by the beach entrance steps.

___ 3. No glass beverage containers or bottles are allowed in the pool area.

Violating the following rules will result in a **\$25 fine**:

___ 1. The private beach, all palapas, the pool, the lobby, and the elevator are **No Smoking zones**.

___ 2. Pool Hours are 7:00 am - 10:00 pm.

___ 3. Quiet Hours are 10:00 pm - 7:00 am.

___ 4. Patio furniture is not to be removed from the pool or beach.

___ 5. An adult must always accompany children under 12 years of age.

Appropriate swimwear is required; children under three years must wear swim diapers.

___ 6. Children under five are never allowed in the hot tub, and children under 18 are prohibited from using it after 4:00 pm.

___ 7. No roughhousing or diving is permitted in the pool. There is no lifeguard.

___ 8. Music over 50 dB is only allowed in the pool area if authorized by the Administration.

___ 9. Please don't hang wet clothing or towels over the balcony to dry. Do not discard anything over the balcony.

___ 10. Do not use a hose to clean your balcony; the water will flood the ground-floor patio below you.

___ 11. No bicycles, skateboards, or skates are permitted on pedestrian walkways.

Guests who violate any rule will receive a written notice of violation and will be prohibited from future use of the Common Area until their fine is paid. Repeated rule violations will result in removing the violator from the property.

Initialing the above spaces indicates your agreement to obey these rules.

Non-enforcement of any particular rule by the Administration at any given time shall not be construed as a waiver of the Administration's right to enforce said rule, nor shall it be construed as an indication of the rule's invalidity or repeal. All rules will remain in full force and effect, regardless of the frequency or consistency of enforcement, and may be enforced at the sole discretion of the Administration.

RULES FOR RENTALS

1. The Administration must receive, during office hours, the signed rental format with complete information at least 24 hours before the arrival of the renters. The format must include a cellular phone number of one of the renters.
2. The rental agent, the condo/home administrator and/or the owner must pick-up the bracelets for the renters in the Administration office before their arrival. The renters must wear the bracelets at all times in the common areas.
3. Arrival Day: the rental agent, the condo/home administrator and/or the owner must receive the renters in the main security gate, assuring that their identifications have been verified, the correct number of persons have arrived and then confirm with the security gate that all the information that security has received from the Administration, is correct.
4. No renters will be allowed entrance to the EDM development until the person assigned to meet them has arrived.
5. Security, during office hours, will advise the Administration that the inquilinos have been authorized entry and the Administration will send the QR Code to the cellular phone number noted on the rental format. The renters will use this code throughout their stay.
6. Should the renters arrive before or after the Administration's office hours, Security will give a temporary QR code, that will expire the following day, and upon arrival the Administration will send the renters the QR code for their stay. The renters should return the temporary QR code to the Administration or the owner will be charged \$30usd for its replacement.
7. There will only be one QR code authorized per car.
8. The rental agent, the condo/home administrator and/or the owner is responsible to receive your renters, accompany them to the condo or home, give them the keys, assure the bracelets are worn and explain all of the rules. The condominium and/or the home should not be left opened with the keys inside.
9. Please note that the main security gate does not receive keys.