

## Las Gaviotas Rules for Renters, Guests, and Relatives

As a renter or guest within our private community, we ask that you respect the privacy and quiet enjoyment of the owners, other renters, and guests. Our Security Guards vigorously enforce the following rules and assess fines if they are broken. Repeated offenses may result in eviction.

**1) Disruptive noise and behavior are NOT ALLOWED at any time, especially from 10 PM until 8 AM**

While on your patio, balcony, and the streets, please be respectful of others and refrain from loud music, voices and/or disruptive behavior. Security strictly enforces this rule between 10 PM and 8 AM.

**2) Physically threatening or hostile behavior (especially to Security) will result in an immediate \$500 fine.**

**3) Renters and Guests are NOT ALLOWED to bring a dog into Las Gaviotas**

Registered service animals are allowed with prior approval. Ask your property owner/manager for more information.

**4) Glass containers, bottles, or other breakable items are NOT PERMITTED in any public area**

Including the pool, jacuzzi, beach, malecon (boardwalk), walkways, and streets. An immediate fine of \$100 will be applied

**5) Wetsuits, towels, or other items MAY NOT be hung on any balcony railing or balcony wall**

**6) Surfboards, tables, chairs, or other personal property MAY NOT be left in any Common Garden Area**

Most lawns and gardens throughout the community are Common Garden Areas for the use of all residents, guests, and renters. No one may store anything in these areas overnight or for any extended period.

**7) Occupancy for renters is limited to 2 (two) persons per bedroom. No exceptions.**

Violations will result in the eviction of all occupants of the rental home.

**8) No one is permitted in Las Gaviotas without the written approval of the homeowner. NO GUESTS!**

Any unauthorized person on the property will immediately be reported to the municipal police and are subject to arrest.

**9) Fireworks are NOT ALLOWED at any time anywhere within the Las Gaviotas complex. (Fine \$200)**

**10) The use of drones is ONLY PERMITTED over the ocean and must be launched from the beach**

Drones are NOT PERMITTED over or close to homes. Any use over or near any home will be considered trespassing.

**11) Bicycles, skates, skateboards, rollerblades, and scooters are NOT PERMITTED on the malecon**

(boardwalk) or on the paseos (streets). **\*ONLY OUR SECURITY AND MAINTENANCE CAN USE BICYCLES\*\***

**12) DO NOT flush anything down the toilet. No disposable diapers, rags, sanitary napkins, face wipes, etc.**

We maintain our own water treatment plant to protect the environment, so our sewer lines are sensitive.

**13) Garbage MUST be placed in garbage bags and placed in covered garbage cans outside the home.**

Garbage cans must be placed in an enclosed area or covered with a lid. Garbage pickup is on Tuesdays & Fridays.

**14) Amenity Hours - Please Note: Renters MAY NOT use the Fitness Room**

- Pool and Jacuzzi Hours: 10 AM – 10 PM
- Beach Hours: 6 AM - Midnight
- Children's Playground: 9 AM – 6 PM
- Tennis/Pickle Ball/Basketball Court: 8 AM – 10 PM

Fines will be assessed if these rules are broken. Unless stated otherwise above, the first fine for an offense is \$25/occupant or \$100 whichever is more.

For a repeated offense, the fine is \$35/occupant or \$200, whichever is more.

Continued offenses may result in eviction without compensation.

These rules are not comprehensive. Please ask your property owner or manager for a complete list of rules.

On behalf of myself and all individuals granted access under this rental form, I hereby acknowledge that we have read and agree to comply with the rules specified above. We understand that we are subject to fines for violations and repeated violations may result in the summoning of the Municipal Police and/or possible eviction.

Primary Renter's Signature

Las Gaviotas Address

Date