



Renter and Guest Rules, Faro Real Punta de Mita AC

The El Faro Real HOA Board and homeowners hope that you enjoy your stay. To ensure that everyone can enjoy their stay, the following rules must be observed by all those renting or staying as a preferred guest of an owner. If you have any questions, please contact the condo owner. El Faro Real is a private residence, not a hotel. Please be respectful of the rules for the enjoyment of all occupants.

Condos:

- 1) Renters must include at least one person 21 years or older. Maximum overnight occupancy is 6 people for two bedroom condos and 8 people for penthouse condos
- 2) Only toilet tissue should be flushed down the toilets. The flushing of plastic, condoms, sanitary products or other objects will clog our septic pumps and is prohibited.
- 3) No items shall be hung or draped over the balcony railings.
- 4) Loud music and other objectionable noises are prohibited in the condos. Work related activities generating noise are restricted to the hours of 9 AM to 6 PM
- 5) Cars must be parked on the street across from the condos.
- 6) Renters are not allowed to bring animals to El Faro Real property.

Pool, Outdoor Kitchen and Common Areas

- 1) Only registered renters actually occupying a unit are permitted use of the common areas, including pool, hot tub, and outdoor kitchen areas. Renters are not permitted to bring visitors to use the common areas.
- 2) All renters are responsible for cleaning the common area outdoor kitchen within 4 hours after use. Please use garbage bin provided and do not pour oils down the drain.
- 3) Personal items must not be left unattended for extended periods of time (over 4 hours).
- 4) Absolutely no glass objects are to be used in the common areas surrounding or inside the pool.
- 5) Renters/guests will keep the common area bathroom clean after use.
- 6) Pool and common area furniture must remain at poolside.
- 7) Boards, kayaks may be stored on the racks provided. All other personal sporting equipment must be removed from the common area and stored inside the condo.
- 8) Topless bathing and nudity in common areas is prohibited.
- 9) No objectionable or excessive noises (screaming and yelling etc.) are allowed in the common area including the pool. No pool use is permitted after 10 PM.

10) Showers are provided by the beach gates and no sand is to be brought into the common area. Ensure you, your boards or other equipment, are well rinsed before entering the common area.

11) No use of hard play toys such as boogie and surf boards or other items, are allowed in the pool. Including playing catch with a ball.

12) All gates must be kept closed and locked at all times. Take your keys with you.

Children and Infants

1) Children under 13 years of age must be accompanied by an adult when using elevators. Under no circumstances should there be playing or loitering in the elevators. Elevator doors are extremely sensitive and must not be held open under any circumstances

2) Children under 8 years of age must be accompanied and supervised by an adult when in the pool area.

3) Infants under 2 years are not allowed in the pool without bathing diapers. Discarded used diapers are not allowed in the common areas.

4) PARENTS OF YOUNG CHILDREN PLEASE NOTE: Climbing on pool edge, jumping off edge and Jacuzzi is strictly prohibited.

5) PARENTS OF YOUNG CHILDREN PLEASE NOTE: Excessive noise in swimming pool and common areas such as screaming and yelling etc. prohibited.

Violation of the rules

Any renter or guest violating the rules will be warned only once, and the condo owner notified. Upon a second violation, the occupying renters or guests may be evicted from the Faro Real property as per Article 95 of the Regime. The HOA is not responsible for lost or stolen items.

I have read the above Renters and Guests Rules and agree to abide by them,

Renters / guests:

Names: _____

Signature_____Date_____

Signature_____Date_____

Owner/Manager

Name: _____ Unit _____

Signature: _____ Date _____

Adopted 2016

Notes to the rental rules and regulations

1) All direct family members of owners (i.e.: sons, daughters, their spouses and children) are exempt from signing a rental/guest form and are given full privileges as owners. It is expected that they are aware of our rules.

2) “Renter” definition: Those individuals who are paying a rental to stay in a condo for a limited and specified term.

3) “Guest” definition: Those individuals not paying a rental fee but staying at the owners discretion for a limited and specified term. Examples: business associates, friends, extended family such as cousins, uncles, nieces etc.

It is expected that all renters and or guests fill out and sign the rental rules agreement form and return it to the administrator at least **one week** before occupancy.

These rental rules are not incorporated into our regime but it is expected that they will be adhered to as though they were.

Adopted: 2016