

## 7/8/2020 - Adopted Rules and Regulations Changes and Revisions

### ACCESS TO COMMON AREAS

All Owners will be provided with keys (of the type determined by the Board) for the gates and doors to common areas, subject to the following:

1. Each Owner will be provided with 2 keys at the Association's expense.
2. Owners leasing their units are responsible for transferring keys to their Lessees.
3. Keys that are lost or damaged will be replaced by the Association at the expense of the Owner.
4. Keys are only to be used by Owners, Lessees, and their authorized guests in accordance with the Rules.
5. Keys are not to be duplicated.
6. Lesees must return all keys to Owners and the end of the lease period.
7. Because these keys open multiple doors and gates on the property, Owners, Lessees, and their guests must make sure to relock whatever they open for access. Do not prop open any common doors or access gates and leave them unattended.

## OWNERS, LESSEES/RENTERS AND GUESTS

All of the above parties are subject to ALL rules. Responsibility for guests and lessees is borne by the host Unit Owner.

1. A guest is anyone (including family) visiting an Owner or Lessee for a period of less than 4 weeks. ~~who is not directly related to them by blood, marriage, or adoption.~~
2. Guests who are not staying overnight must be accompanied by a Unit Owner or Lessee when using the common facilities such as the pool, dock, or clubhouse. Overnight guests need not be accompanied by a Unit Owner or Lessee, provided the following procedures are adhered to: ~~However, the Unit Owner or Lessee must notify the Secretary by email if an overnight guest is staying for seven or more consecutive days.~~
  - a. Unit Owners / Lessees must notify the Secretary by completing the Overnight Guest booking information on the Association's website and including the unit number, names of guests, and dates of stay. Failure to do so results in Guests needing to be accompanied by the Unit Owner / Lessee while in common areas.
3. If a Unit Owner or Lessee will have eight or more guests at any one time, they must notify the Association's Secretary by completing the 8 or more Visitors booking information on the Association's website including the unit number, number of guests, and duration of event, no less than forty-eight (48) hours in advance of the guests' arrival. Failure to do so may result in Guests being asked to leave the common areas.
4. A Lessee is anyone giving consideration to a Unit Owner to occupy the Unit.

5. Unit owners who have leased their Units may use the Common Property subject to the following limitations during the lease period:
  - a. Owners, including accompanied immediate family members related by blood, marriage, or adoption, and limited to 6 persons in total may use the pool, beach, and dock.
  - b. Other than as stated above, Owners may not bring or have guests with them while using the common property.
  - c. Use of the Clubhouse and Laundry Room are prohibited.
  - d. Parking is limited to the use of 1 guest space.
  - e. When using this section, Owners (including family) may not be considered as guests of the Lessee.
6. Lessees will act in accordance with the Rules outlined here and any damage done by lessees shall be the sole financial responsibility of the owner.
7. Lease/rental of all units must adhere to the following procedures:
  - a. The Board must be advised before a lease or rental becomes effective.
  - b. The Board must be furnished with a properly executed current application of approval form, a signed agreement to abide by the Rules and Regulations, and a background check will be made.
  - c. A designated Board member will then interview the applicants and the Board will examine their

- credentials in order to decide whether the applicants will be accepted.
- d. The applicant will be charged a fee, currently \$100, at the time of the interview.
  - e. A copy of the lease must be attached to the application form.
  - f. No sub-leasing is allowed by tenants.
    - i. All adults living in the leased premises must be identified on the lease.
8. Units may not be leased for less than ninety consecutive days. Units may only be leased one time during any sixth month period.

## **RESALES**

In order to exercise its right of first refusal, the Association must be provided with a copy of the proposed Contract for Purchase and Sale of any unit. New owners are also required to submit all necessary paperwork including an application for membership and (along with spouse/partner) complete an interview and background check.

## **CLUBHOUSE**

Owners or lessees desiring to use the clubhouse for a social event or gathering can obtain permission to reserve the room from the Board.

1. The owner or lessee must complete the Clubhouse booking information on the Association's website ~~put the date on the calendar in the clubhouse~~, first come, first served.
2. Cleaning and any damage are the responsibility of the person reserving the clubhouse.
3. Lights and fans are to be turned off upon leaving and air conditioner set to 77.
4. Wet bathing suits are not to be worn in the clubhouse.
5. No skates or other wheeled toys or bicycles are allowed in the clubhouse or sidewalks.
6. The clubhouse cannot be used for business or commercial purposes.
7. Parties must be over by 11 PM weekends and weekdays.
8. By Fire Department Safety Regulations, the maximum number of persons allowed in the Clubhouse at any one time is 64.
9. Smoking is not allowed.

## **SWIMMING POOL** (last paragraph)

If at any time the number of outside guests or their actions are interfering with the residents' enjoyment of the pool or any other common area, the Board reserves the right to immediately suspend guests' privileges and may require them to leave any common area. ~~and~~ Any board member may carry out such action.

## PARKING LOTS

Our condominium has very limited parking for all 57 units. This necessitates cooperation and consideration from all owners, lessees, and their guests.

1. Each unit is limited to two vehicles in the parking lot, one to be parked in their assigned space (which must be utilized first). The other vehicle must be parked in a guest parking space.
  - a. Each owner is assigned one owner's parking pass and one guest pass that must be displayed conspicuously in their windshield or that of their guest.
  - b. Owners / Lessees must provide the Secretary with the license tag numbers of their vehicles. Updated information is necessary to prevent vehicles from being towed.
  - c. If the parking lot is full and/or, if there are vehicles without passes parked in guest spots, the Association may have them towed at the vehicle owner's expense.
2. No commercial vehicles, trucks, or vans (including, but not limited to, any business vehicle with signage and/or graphics other than of the removable magnetic type, vehicles with booms, outriggers, or liftgates, or delivery trucks (big box, van, or trailers) are permitted overnight.
3. Removable magnetic signs containing advertising on vehicles must be removed while the vehicle is in the parking lot.
4. Park only in your marked space. DO NOT PARK in the space of an absent resident without their written permission. This written permission MUST be left with the

Secretary of the Board. Unauthorized vehicles parked in an owner's assigned space may also be towed at the vehicle owner's expense.

5. If guest spaces are occupied, alternative parking must be found outside La Entrada.
6. NO PARKING directly in front of the dumpsters.
7. Avoid parking long vehicles directly across from another long vehicle as it diminishes the drive aisle.
8. No power-washing bottom of boats in parking lot.
9. No boat trailers, utility trailers, motor homes, etc. are to remain in the parking lot for more than 48 hours. NO DEAD STORAGE is permitted.
10. Major auto repairing, including changing oil, is prohibited.

## **TRESPASSING**

La Entrada Del Mar is a very attractive place, even to those who don't own or reside here. Nevertheless, the parking lot, grounds, pool area, dock, and beach are for the exclusive use of owners/lessees and their guests. Unaccompanied and/or unauthorized persons (not complying with the Rules) will be asked to leave immediately. The entrances to our property and the dock are marked with No Trespassing signs issued by the police department. Please keep an eye out for people that seem out of place especially late at night. The Association has a community watch program in place as a deterrent, but if you see someone suspicious after normal hours, please dial 911 and follow up by emailing or informing the Board.