

Las Gaviotas Rules for Renters

As a renter within our private community, we ask that you respect the privacy and quiet enjoyment of the owners and other renters. 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 is NOT ALLOWED at any time, especially from 10 PM until 8 AM**
While on your patio, balcony, and on the streets, please be respectful of other residents and refrain from loud music, voices and/or disruptive behavior. Security strictly enforces this rule between 10 PM and 8 AM.
- 2) 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.
- 3) Glass containers, bottles, and other breakable items are NOT PERMITTED in any public area**
This includes the pool, jacuzzi, beach, malecon (boardwalk), walkways, and streets.
- 4) Wetsuits, towels, or other items MAY NOT be hung on any balcony railing or wall**
- 5) 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, visitors, and renters. No one may store anything in these areas overnight or for any extended period of time.
- 6) 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.
- 7) No one is permitted in Las Gaviotas without the written approval of the homeowner**
Any person on the property without the owner's written permission will be considered a trespasser. They will immediately be reported to the municipal police and are subject to arrest.
- 8) Fireworks are NOT ALLOWED at any time anywhere within the Las Gaviotas complex. (Fine \$200)**
- 9) 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.
- 10) Bicycles, skates, skateboards, rollerblades, and scooters are NOT PERMITTED on the malecon (boardwalk) or on the paseos (streets).**
- 11) Garbage MUST be placed in garbage bags and placed in garbage cans outside the home**
Garbage cans must be placed in an enclosed area or covered with a lid. Garbage pickup is on Tuesdays and Fridays.
- 12) DO NOT flush anything but toilet paper down the toilet. No diapers, rags, sanitary napkins, etc.**
We maintain our own water treatment plant to protect the environment. It cannot process more than toilet paper.

Amenity Hours

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- **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**

If these rules are broken fines will be assessed. The fine for the first offense is \$25/occupant or \$100 whichever is more. The fine for a second offense is \$35/occupant or \$200, whichever is more.

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.