

# ***RULES AND REGULATIONS FOR 16-A HOA OWNERS***

**Estrella del Mar 16-A  
(Updated - January 15, 2008)**

## **OWNERS' RULES**

- 1.\_** Pets are not allowed in the center courtyard area around the swimming pool.
- 2.\_** All pet waste **MUST** be bagged and disposed of properly by the responsible party with the pet.
- 3.\_** Hot tub use is permitted only for those persons 14 years of age or older as posted. Younger children, regardless if parents accompany them, are **NOT** permitted in the hot tub.
- 4.\_** Children under the age of three must wear swim diapers. Swim diapers will be available for purchase at the EDM Mercado.
- 5.\_** Clothing (such as towels, bathing suits, etc.) is not to be hung over the balcony(s), facing the center courtyard.
- 6.\_** No ATV vehicles or motorized vehicles are permitted on the beach, on the sidewalks or walkways around the condos nor are they permitted in the pool areas. EDM is a turtle sanctuary and breeding grounds. The use of any motorized vehicles on the beach is illegal and a federal violation.
- 7.\_** If an owner plans a party around the pool area, they should notify the HOA office at least three days in advance so other owners in residence can make alternative plans. Owners hosting a party are responsible for clean up of the pool area.
- 8.\_** No glass beverage containers or bottles are permitted at the pool area.
- 9.\_** Families and guests should be respectful of other residents and limit noise and splashing in the pool. No rough housing is permitted in the pool. Absolutely no diving is permitted from the footbridge.
- 10.\_** No smoking is permitted in the lobby or in the elevator at any time.
- 11.\_** Grocery carts are provided for owner use and are stored near the trash receptacles between buildings 1 & 2 and buildings 4 & 5. Please return the carts to proper location immediately after use.

## **Rental Procedures:**

Owners who rent their condo or house on their own or allow anyone to use their condo or house while the owner is not in attendance are asked to comply with the following Rental Procedures

1. Owners who rent on their own, should provide renters and/or unaccompanied guests with a copy of the “Rules and Regulations for Renter and Unaccompanied Guests” to insure that they are knowledgeable of expectations.

A signed and initialed copy of the “Rules and Regulations for Renters and Unaccompanied Guest” will be required at the time of check-in. A copy of this document should be give to the HOA office.

2. Owners should contact the HOA Resident Manager, Luis (ext. **3034**) or the Front Entrance Security Office (ext. **4040**) to provide the name(s) of their renter or unaccompanied guest and their arrival date, in order to properly authorize their access into Estrella del Mar. Without following this procedure, renters and unaccompanied guests will be denied access to all Estrella del Mar private residential areas.
3. Owners, who rent their condo or house on their own or allow anyone to use their condo or house while the owner is not in attendance (unaccompanied guest), are responsible for renter/guest conduct. Owners will be contacted when renters/unaccompanied guests are unwilling to adhere to the rules and regulations even though any conduct problems have been discussed with renter/unaccompanied guest. It will be the owner’s responsibility to immediately contact their renter/ unaccompanied guest and resolve the problem. If the renter/guest is unwilling to follow the rules, the owner will be requested to remove renter/guest from EDM. If EDM rents a condo or house on behalf of an owner, EDM will discuss any conduct problems with the renter and ask the renter to leave if the renter refuses to comply with the rules and regulations.
4. The names of renters/unaccompanied guests who have presented problems will be maintained at the EDM and HOA office. Owners who rent on their own should contact the EDM office to assure that these individuals will not be allowed at EDM in the future.