



Rentals Regulations.

RENTALS. Owners are permitted to rent and lease their properties according to the following regulations. The purpose of these regulations is 1) to ensure the security of the community by allowing security and staff to know the identity of all persons within "Fraccionamiento Puerta del Mar" 2) to help absentee owners avoid unauthorized use of their property by squatters, 3) to ensure that all residents and occupants have the peaceful enjoyment of their property and 4) to permit enforcement of fines in the event of any breaches of the rules by long- or short-term renters.

Section was amended by General Members Meeting OCT-23-21

XII.1. Long-term rentals: In the event an owner rents her or his property on a long-term basis, the owner shall provide the Association with a copy of the lease or rental agreement listing the names of all tenants and the duration of the rental. In the event the owner does not have a lease or a rental agreement, the owner shall provide written notification to the Association of the names of all persons authorized to occupy the residence and the term of the occupancy. This information shall be provided to the office prior to the date the rental/occupancy commences. The owner shall provide the Association with a working telephone number and email address so that such owner can be contacted directly concerning any issues that may arise associated with the rental. The owner shall provide the renter with a written copy of the rules of conduct of the Association and the fines for violation of these rules. (A copy can be obtained from the office upon request). The owner shall be responsible for all infractions of these rules and the consequent fines associated therewith.

XII.2. Short-term rentals: In the event an owner rents her or his property on a short-term basis, the owner shall provide the Association with the names of all guests, the make, model and license number of the guests' car(s) and the duration of their stay. This information shall be provided to the office in writing on a non-holiday weekday at least 24 hours prior to the arrival of the guests. As with all residents and renters, reservations for use of the pool area must be made in writing at least 24 hours prior to the requested time of use. This notice to the office must include the names of all persons who will be using the pool area. Guests must be informed in advance of the rules regarding the use of the pool area and must be informed that they may not use this area without a prior reservation. If the owner lists the short-term rental on Airbnb, VRBO or other short term rental platform the owner shall provide the Association with the link to the listing. The listing may not

authorize parties or "fiestas", nor may it advertise outside commercial services such as food catering, etc.

In the event the owner will not be present and reachable during the rental, the owner shall provide the Association with a working telephone number and email address so that such owner can be contacted directly concerning any issues that may arise associated with the guests. If not included in the listing, the owner shall provide the guests, prior to arrival, with a written copy, in Spanish and in English, of the rules of conduct of the Association and fines associated with their breach. (A copy can be obtained from the office.) The owner shall advise all guests, prior to their arrival, that they will be required to present identification upon their arrival. The guests shall also be advised prior to their arrival that, upon entry into the community, they will be required to sign the rules of conduct of the Association (including fines for their violation) and that they will be provided with a copy of these rules which they are required to always keep on the dashboard of their car. The owner shall be responsible for all infractions of these rules and the consequent fines associated therewith. Owners are responsible for making sure that only the number of tenants allowed will occupy their homes and this will be in accordance with the number of people the home can accommodate by its nature. The number of cars parked in front of the rented house cannot exceed 2 (two). Any additional cars can be parked in phase 3 (three) of PDM, next to the tennis court.

Section was added by General Members Meeting OCT-23-21