



Asociacion de Residentes de Puerta del Mar, A.C.

Exception for Long-Term Renter(s) The Use of PDM Facilities

The Puerta del Mar HOA Bylaws and Rules and Regulations of 2006 state that the use of our Clubhouse, Pool, and Multi-Purpose Court are specifically for the use by our owners and their guests when the owner is also present.

It is recognized that long-term renter(s) of houses at Puerta del Mar should be allowed to enjoy similar privileges as the owners. A long-term renter is considered someone that is renting from a homeowner with a contract for a period of 1 month or longer.

For long-term renter(s) that wish to enjoy the same privileges as owners for our facilities the HOA Board requires the following information from the Puerta del Mar owner:

- A copy of the rental agreement that stipulates that the renter(s) have entered into a rental agreement for 1 month or longer.
- A copy of an agreement between the owner and the renter(s) that stipulates that the renter(s) will abide by all rules and regulations and Bylaws of the Puerta del Mar Homeowners Association.
- The names and contact information for the renter(s) and the specific property they are renting.
- A signed agreement by the owner of the rented property that assumes full legal and financial responsibility for any loss or damages or consequential damages caused by their renter(s) and full indemnification for the Puerta del Mar Homeowners Association of any possible actions of the renter(s).

HOA dues must be current for the rented property for renter(s) to use any of the facilities.

Should the HOA dues of the rented property be in default, or go into default, then all such privileges are terminated immediately.

All requests for long-term renter(s) allowing the use of PDM facilities is subject to the approval of the Puerta del Mar HOA Board.

This policy is subject to change without notice.



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Application and Guarantee for Full Responsibility of Long-Term Renter(s) for Owner Facility Privileges

Owner Name: _____ **Block:** _____ **Lot:** _____

Renter(s):

Name:

Renter(s) Contact Phone Number:

_____	_____
_____	_____
_____	_____
_____	_____

As owner of the property named above, I take full legal and financial responsibility for any actions, damages and loss as a result of my renter(s)/tenants. I will fully idemnify the Puerta del Mar HOA for any actions that might result from my renter(s).

Approval to extend the same privileges to renter(s) as Puerta del Mar homeowners for the use of Clubhouse, Pool and Multi-Purpose courts are subject to HOA Board Approval.

Privileges will only be extended to those owners/lots which are current with HOA dues. Should dues become late or go into default all privileges are suspended immediately.

Owner guarantees will continue until otherwise advised.

Additional supporting required documents attached:

- Copy of Rental Agreement stipulating rental period is for 1 month or longer.
- Copy of Agreement between owner and renter(s) stipulating they will abide by the Rules and Regulations

Signature of Owner:

Date:

HOA Board Approval

Date: