

CASA DEL MAR HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

In order to ensure that all of our owners and guests enjoy their time spent on the property, the following basic rules and regulations have been adopted by the Homeowners Association Board of Directors. All owners and guests are required to adhere to these policies.

- Maximum Occupancy per unit is 4 adults and 2 children (under the age of 12) as per the Galveston Fire Code. This occupancy restriction also applies to use of the common areas and swimming pools. Children under the age of 18 must be accompanied by their parents at all times.
- ∑ Swimming pool rules are posted in the pool areas.
- No animals or pets of any kind are allowed in the units or on the property at any time.
- Balconies must be kept free of clutter and are not to be used for storage of personal or household items. Please do not hang clothing, towels or decorations from the balconies. Wind chimes, flags and hanging plants are not allowed; potted plants should be kept to a minimum and maintained in a neat, healthy condition.
- ∑ No signs, foil, cardboard, or any other item visible from the exterior, shall be displayed in the window of any unit. Only white backed drapes and white security bars or storm blinds are allowed on windows.
- All vehicles must be parked in designated parking areas and must have the proper parking permit. A maximum of two permits are allowed per unit. There is no assigned parking. No boats, trailers, recreational vehicles, etc. are allowed to park on property without advance permission of Management
- Owners and guests may not make or permit loud, disturbing or objectionable noise. Stereos, TVs and radios must be played at a volume so as not to disturb other occupants of the building.
- Contractors and/or owners who are performing work on the property must not perform loud work which could disturb others before 9am, after 5pm or on weekends.
- All discarded materials must be removed from the property by the contractor and the common areas must be left clean and clutter free at all times.
- Any common sidewalks, driveways or parking areas, may not be obstructed or used by any owner or guest as a play area; or for use of bicycles, rollerblades or skateboards, or for any other purpose than ingress or egress. Bicycles must be kept either inside your unit or locked securely onto the bicycle racks provided on the ground level. Bicycles secured to the racks must be maintained in working condition or they will be removed. No decorations or personal items may be kept or displayed in the common area hallways.
- The common area water hoses are not to be used by non-employees.
- Trash receptacles are located throughout the property; we appreciate everyone keeping the property clean by placing all household trash in the proper receptacles. The Dumpsters located at the rear of the property are to be used for household trash only. Owners are responsible for removal of any other items from the property, i.e. discarded furniture, water heaters, air-conditioning systems, etc.
- Barbecue grills, hibachis or smokers are never to be used or stored on the balconies, in the units or in the hallways as per the City of Galveston Fire Ordinance. Barbecue pits are located on the west side of the property for use by all owners and guests.
- All owners and guests must wear appropriate attire for a family establishment when in common areas or limited common areas, specifically clothing which conceals the person in a manner suitable for a family atmosphere.
- Consumption of alcoholic beverages is not allowed in the common areas or at the swimming pools.
- Access to the roofs by an owner's contractor may be obtained 8am to 4pm. Contractors must be licensed and fully insured and are responsible for properly disposing of old air conditioners and leaving their work areas free of any trash or debris.
- Owners who are not members of the Rental Association are responsible for the maintenance of the interiors of their units and may hire outside professional contractors to make necessary repairs. Access to units must be provided by the owner, keys to private units are not available at the office. In the event of an emergency or in order to prevent damage to units, interior work may be performed by the Rental Association's on-site staff and will be billed at a rate of \$60 per hour plus parts. Only an owner may request or authorize billable repairs.
- In the event Casa del Mar is your permanent residence, the front desk must be notified to hold your mail. No large parcels (maximum 12" x 12") can be accepted at the desk. Arrangements must be made to have parcels delivered directly to the unit and they must be accepted by the owner/guest.