

Rules and Regulations for Las Brisas

OFFICE HOURS: Mon – Sat 9AM – 5PM / Sun 10AM – 3PM Sun Closed each day between 12 and 2pm for errands and lunch.

CHECK IN: 3 PM **CHECK OUT:** 11 AM

LATE ARRIVAL: Call 956-761-5111 and we will arrange for late check-in.

RESERVATIONS: Confirmed upon receipt of \$200 deposit.

RENTAL PAYMENT: Rent is due at check in. We accept Cash, Checks, Visa, MasterCard, Discover, and American Express. **Please note: If you are paying with any form of debit or credit card, a 2.9% and a .30 fee will be added. Pay with CASH/CHECK and SAVE! Prices listed & advertised reflect cash payment.**

OCCUPANCY TAX: 17% (City HOT 8.5% – City Venue Tax 2% – County Venue Tax 0.5% – State HOT 6%)

MAID SERVICE: A maid service of \$65 for 1 bd, \$75 for 2 bd or \$85 for 3bd will be added to your reservation.

RESORT FEE: A \$30 fee will be added to your reservation that goes to the HOA.

PETS: Renters may not bring your pet. Pets are allowed for owners only. You will see pets on the premises. Bringing a pet to a rental unit will mean the pet will have to leave. If that means everyone leaves, no refund will be given. Please adhere to this rule completely.

OCCUPANCY: These are the limits of people, including children that may be in a condo. 1 BR-4 * 2 BR-6 * 3 BR- 8 **NO EXCEPTIONS** (You will be asked to vacate without a refund if you do not adhere to these limits.)

BOATS / DOCKS: Boat docks slips are on a first come basis. Leave ropes on the cleats to indicate that slip is taken. Do not remove anyone else's ropes. Room number stickers will be issued to put by the tongue of your trailer and on your front window of your boat. Remove all trash from piers and clean fish table after use. County ordinance provides a speed limit of 4 mph for all boats in the channel.

POOL: The pool is for the use of owners and their guests and renters. Guests must be accompanied by the owner/renter. No glass is allowed in the pool area. No loud music at any time and no music after 9 pm. Children under 12 must be accompanied by an adult. Pool closes at 10 pm. Do not throw trash in the pool. No diving. No pets allowed. Please take your swim toys out of the pool when not using. Do not prop pool door open.

NO LIFEGUARDS ON DUTY / SWIM AT YOUR OWN RISK.

NOISE: No noise from any unit shall cause or allow to be caused, noise of any nature, including but not limited to television, stereo, loud voices, the movement of furniture or other noise to emanate from a unit or the balcony of a unit between the hours of 10 pm and 8 am.

GATES: Gates are to be left closed at all times. If you are carrying equipment to your boat and back, prop open then close when done. Please don't let any gates slam to be respectful to units near the gates.

BARBECUE GRILLS: Charcoal grills may be used on sidewalks, none on the piers or grass areas downstairs. Gas or electric grills are allowed on the balconies with a catch pan. Do not put hot coals in dumpster. Clean concrete of any oil or debris.

PARKING: Only 1 vehicle and one boat or 2 vehicles are allowed on the premises per unit at any time including guest's vehicles. A parking pass must be visible on your dashboard. All units have 1 designated covered parking on the east and west side of the buildings. **DO NOT PARK IN ANOTHER UNITS PARKING SPACE.** All second vehicles and boat trailer parking are on a 1st come 1st serve basis.

MISCELLANEOUS: All garbage must be put in the dumpster provided in the parking lot. No skateboard or roller blades are to be used on the premises. Clothing, towels or similar items are not to be hung or attached to balconies. Parents or guardians shall be responsible for the conduct and action of children under their care and for the enforcement of these rules. Renters are allowed two guests during daylight hours only and no guests after dark. The pool, fishing piers and tennis court are for owners and renters only.

MUST BE AT LEAST 25 YEARS OLD TO RENT.

Our facilities are for our owners and registered guests only. We permit 2 renter guests during daylight hours per condo. No guests after dark.

Pool Side Units have access to all amenities including the 2 lighted fishing docks, boat docks, pool and tennis court.

Property managers live onsite and have the authority to close pool, ask you to turn down music, etc. There are cameras in all common areas. There is security during high volume times. We are a very quiet complex and most that come want to relax and enjoy the island. If you have any questions, please feel free to ask. We love our little community here and look forward to your arrival!

I UNDERSTAND AND AGREE THAT THE ONSITE PROPERTY MANAGER AND THE OWNER OF THE PROPERTY WILL NOT BE LIABLE FOR ANY PROPERTY DAMAGE, BODILY INJURY OR DEATH TO RENTER, FAMILY OR GUESTS OF RENTER, FROM OR DUE TO ANY CAUSE OR ACTION, ARISING DURING THE OCCUPANCY OF THE SAID PROPERTY INCLUDING BUT NOT LIMITED TO USE OF SWIMMING POOL, OR BOAT DOCKS BY TENANT, FAMILY OR GUESTS.

The violation of these rules shall be consideration of leaving the property without a refund.

This agreement is a short-term vacation rental contract and differs in Texas law from that of a residential lease. The property manager/owner or representative has the right to enter the property with reasonable notice for the protection, inspection, or maintenance of the property, and/or enforcement of this agreement up to but not limited to full eviction and forfeiture of all amounts paid including damage deposit.

Renters Signature: _____ Unit #: _____

Staying: From: _____ To: _____