

Welcome to the

Villa del Sol

Condominiums

RULES & REGULATIONS

The owner's association of Villa Del Sol Inc., a Texas non-profit corporation, has established rules and regulations to govern use of the property. The following rules and regulations, fees and penalties for infractions will govern the use of Villa del Sol Condominiums:

GUESTS

- **It is prohibited to remove, tamper with or damage the smoke detectors located in each condominium unit. It is prohibited to tamper with and/or damage any part of the Fire Protection System located throughout Villa Del Sol. Each occurrence will result in a \$1,000.00 fine plus the cost of repairs/replacement. The owner of each unit will be responsible for each fine assessed, regardless of whether the damage was caused by a tenant or owner hired contractor.**
- **A Government-Issued Photo ID is REQUIRED for check-in.**
- All guests staying on the property must be registered at the front office as well as pay a one-time \$20.00 check-in fee. First offense for non-registration is \$100.00, second offense is \$200.00, and each additional offense will result in an increase of \$100.00.
- No occupant may reside in a condominium unit who is a registered sex offender, drug offender and/or drug dealer. Occupants cannot have felonies of theft, armed robbery and/or burglary convictions.
- Unit may not be occupied by more than six (6) people, no more than four (4) of whom may be adults. On long term basis, units may not be occupied by more than four (4) people, no more than two (2) of whom may be adults. Note: Adults are defined herein as people over eighteen (18) years of age. Long term basis is defined as more than 50% of the nights of any consecutive two-month period.

- No smoking in Villa Del Sol stairwells, meeting rooms, office, elevators or balconies.
- For the safety of guests, renters and owners, all visitors must be registered with the front desk.
- All visitors must check in at the front office upon arrival. After proper verification, visitors will be issued a parking permit and access to the property will be granted. Guests without proper pass will be towed.
- Children under the age of fifteen (15) are NOT allowed in the pools unless accompanied by an adult.
- Beach gates will be accessible to guests between the hours of 6:00 A.M. - 10:00 P.M., September through February, and 6:00 A.M. – 12:00 A.M. March through August. All gates will be locked promptly according to the season.
- No loud noises shall be permitted on the property during the hours of Sunday through Thursday, from 10:00 P.M. – 9:00 A.M., and Friday through Saturday, from 11:00 P.M. – 9:00 A.M.
- Contractors will be permitted Monday - Friday between the hours of 9:00 A.M. – 6:00 P.M. and Saturday & Sunday only during the hours of 12:00 P.M. – 6:00 P.M., except for emergencies, with the manager's approval.

PET POLICY

- Owners may have no more than two (2) domestic house pets under twenty pounds (20 lbs) in their private unit and must be on a leash when taken out.
- Pets are expressly prohibited in the pool area. This is a Health Department statute and violation of this rule could result in pool closure.
- Owners must pick up after their pets. Litter stations, with bags, are in the grass areas surrounding the property, see map.
- Owners must provide the office with a copy of the animal's up to date records, fill out an animal registration form and an animal agreement form (both can be requested through the office). The office will provide a window permit for the bedroom window and a tag for the pet's collar that must always be worn while on the property. This tells management that the pet is not in violation.
- **NON-OWNERS MAY NOT HAVE PETS ON PROPERTY.** Once an animal is found to be in a unit, the Front Desk will make two (2) attempts to notify the owner of the unit. After 24 hours, fines will be assessed to the Owner of the unit if the animal remains on property

VEHICLES

- Vehicles without a visible pass may be towed at owner's expense. This includes motorcycles and similar type vehicles.
- Guests are allotted two vehicles per unit. Guests with more than two vehicles will have to pay an additional \$10.00 per vehicle upon check-in. No more than four total vehicles per unit.
- Speed limit on property is 10 miles per hour.
- All vehicles shall be parked within the lines of parking spaces designated without blocking other vehicles or will be subject to being towed. All oversized vehicles will be asked to park in the south lot.
- Inoperable vehicles are not to be stored on property and are subject to towing at owner's expense. This includes vehicles, motorcycles, boats, trailers, etc.
- No repairs to a vehicle, motorcycle, boat trailer, etc. are allowed on premises.
- All recreational vehicles, including boats and trailers, must be registered at the front desk and must be parked in the south side parking area. A storage fee of \$10.00 a day or \$50.00 a month will be due. Excludes loading and unloading. All recreational vehicles must be operational and current license plates displayed. Nonpayment of fees and nonoperational or unlicensed vehicles and trailers will be towed at owner's expense.
- Motorbikes, motorcycles, or similar vehicles shall not be operated within the property except for the purpose of transportation directly to and from a parking space within the property. Unlicensed off-road vehicles are prohibited.
- All vehicles producing excessive noise are prohibited, including exterior speakers, horns, whistles, bells, power equipment or other noisy sound devices, or smoky vehicles.
- No commercial vehicles will be allowed on property, or any vehicle deemed to be a nuisance.

****Commercial vehicles defined by the Texas Department of Transportation are those weighing over 26,001 pounds, are designed to transport more than 16 people, or used to transport hazardous material. ****

POOL RULES

** PLEASE READ ALL RULES BEFORE ENTERING POOL **

- Due to insurance regulations, anyone under the age of 15 must have adult supervision. Anyone between 15 and 18 years of age may use the pool without supervision but are not allowed to bring outside guests or supervise younger children.
- There is no lifeguard on duty at pools. Employees are not lifeguards. All persons using the pools do so at their own risk. Parents are responsible for the safety and well-being of their children and minor guests.
- Only owners/registered guests may use the pools.
- No smoking in the pool areas.
- No flotation devices over three (3) feet in length allowed.
- Elasticized rubber/plastic pants must be worn over diapers in the pool.
- Everyone is required to rinse off at the shower station prior to entering the pools.
- No running or boisterous or rough play.
- No excessively loud music.
- No diving allowed.
- Children may not use the pool without adult supervision.
- No person under the influence of alcohol or drug should use the pool.
- No person with skin, eye, ear, or nasal infections allowed in the pool.
- No person with communicable disease allowed in the pool.
- No animals or pets allowed in the pools or on the decks.
- No glass containers of any kind allowed in the pools or on the decks.
- Owners and management are not responsible for accidents or injuries.
- Pool areas are for private use of residents and guests only.
- Management reserves the right to deny the use of the pool to anyone at any time.
- Persons refusing to obey the pool rules are subject to removal from the premises.

COMMON ELEMENT

- Nothing shall be stored in the common area without written permission from management.
- No waste, trash, furniture, building materials or appliances shall be left outside proper waste containers.
- With the exception of U.S. flags, there are to be no signs of any kind displayed from a unit visible to the public view. No aluminum foil is allowed in windows
- Illegal, criminal, noxious or offensive activity is not allowed on property or in units. The police will be notified.
- Cooking/barbecuing on balconies, hallways or under covered parking is prohibited. This is a violation of the fire department and is subject to a \$2,000 fine.
- Clothing, towels, rugs, or household fabrics shall not be hung over balcony railings, hallways, or any location visible to the public.
- Skateboards are strictly prohibited.
- Children are not allowed to play in the hallways, stairwells, or elevators.
- Swimming parties are prohibited without the expressed approval from management. Parties with 15 or more people must hire a lifeguard at the owner's expense
- All plants kept on balconies must have tray pan under the pot to prevent water from going into the balcony substructure. Pots cannot be placed on balcony railings.
- TV antennas may not be installed/attached to any portion of the common or limited common areas.
- No loitering and no soliciting.
- No holiday decorations after January 15th.

• **Violation of any rule or regulation or damage to Villa Del Sol property by an owner, long-term renter, or their guest/resident that Villa Del Sol must pay for or file an insurance claim on is subject to a fine of no less than \$50.00 per day/per violation or the cost of any repair or replacement required. This fee will be the owner of the unit's responsibility but can be paid by the guest. **

THANK YOU AND ENJOY YOUR STAY!!

VDS MANAGEMENT