

Hidden Lake Villas Condominium Guest Registration Form

Guest occupancy governed by Section 15 of the Declaration of Condominium

1. Date Received by Association _____ 2. Date of Guest's Arrival: _____

Registration Form must be received by Association ten (10) days in advance of Guest(s)'s arrival if the guest(s) will be occupying in the owner's absence.

3. Name of Registrant (person filling out this Form): _____

4. Circle One: Registrant is a Unit Owner, Primary Occupant, or Tenant. 5. Unit Number: _____

6. Applies to unit owners only: Is guest related? YES NO. If YES, circle one: Parent, Grandparent, Child, Grandchild, or Sibling. If NO will owner be in residence? YES NO

7. Agreement to Abide with Guest Occupancy Requirements and to be responsible for guest(s)' conducts: Registrant hereby agrees to abide by all the requirements of the Association in regard to guest occupancy, and to be responsible for the conduct of Registrant's guests.

8. Name of Guest(s): _____

9. Names and Ages of Children, if any: _____

10. Duration of Occupancy: FROM (date): _____ TO (date): _____

11. Name and Phone Number in Case of Emergency: _____

12. Vehicle Parking: No more than two vehicles per unit are permitted on Condominium Property. Pursuant to Section 14.3 of the Declaration of Condominium regarding Vehicle and Parking restrictions, no trucks or commercial vehicles are permitted overnight. Guest(s) staying overnight must display the Association's Guest Parking Pass in the proper place in or on the guest(s) vehicle, per the Association's procedures. Please do not back your vehicle into assigned parking space.

If Registrant knows the vehicle(s) that will be parked on the property for this guest(s), fill in below. If Registrant does not know the vehicle(s), please explain: _____

Make, model and year of guest(s)' automobile: (Vehicle 1): _____

Plate Number: _____ State of Registration: _____ Color: _____

Make, model and year of guest(s)' automobile: Vehicle 2, if any): _____

Plate Number: _____ State of Registration: _____ Color: _____

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15. GUEST OCCUPANCY A guest is defined as a person who enters upon the condominium property at the invitation of a unit owner or tenant (or their respective families) for the purpose of visiting the unit owner or tenant (or their respective families), occupying the Condominium unit for less than thirty days during any calendar year, or utilizing the Condominium property. Use or visitation without consideration (payment) distinguishes a guest usage from a tenancy. There are various types of guest uses, which are regulated as follows:

15.1 Non-Overnight Visitation by Guests When Unit Owner or Tenant is in Residence There is no restriction against this type of guest usage, provided that same does not create a nuisance or annoyance to other condominium residents, nor prevent their peaceful enjoyment of the premises. The Association may restrict or prohibit guest visitation by convicted felons, including but not limited to registered sex offenders and persons who have been convicted of narcotic offenses. Non-overnight guests need not be registered with the Association. Non-overnight guests shall be entitled to use the Condominium facilities only when accompanied by the unit owner or tenant (or an adult resident member of the unit owner’s or tenant’s family). The Board may establish additional restrictions on non-overnight guest usage of Condominium facilities, such as maximum numbers of guests who may use common facilities, maximum numbers of common facility usages per guest, and the like.

15.2 Overnight Guests When Unit Owner or Tenant is in Residence Unit owners and tenants (and their respective families) may have related or unrelated overnight guests, so long as the unit owner or tenant is in simultaneous residence. All overnight guests must register with the Board. The Association may restrict or prohibit guest visitation by convicted felons, including but not limited to registered sex offenders and persons who have been convicted of narcotic offenses. Under no circumstances may more than six (6) persons (including the unit owner or tenant) sleep overnight in a two (2) bedroom unit, or more than four (4) persons sleep overnight in a one (1) bedroom unit (except there is no restriction on related family members, as defined in Article 15.4.2 of this Declaration). Overnight guests’ use of Condominium facilities is subject to the same provisions as use of Condominium facilities by Non-Overnight Guests.

15.3 Non-Overnight Guests in the Absence of the Unit Owner or Tenant Unit owners and tenants are not permitted to have non-overnight guests when the unit owner or tenant is absent from the condominium. Unit owners and tenants may have their units inspected by caretakers, family members, etc. However, such individuals shall not be permitted to use Condominium facilities, such as recreational facilities (pool, parking areas, etc.).

15.4 Overnight Guests in the Absence of the Unit Owner or Tenant. Tenants are not permitted to have overnight guests (related or non-related) in the absence of the tenants’ simultaneous residence. Unit owners are permitted to have overnight guests in the absence of the unit owner subject to the following conditions, and such other rules and regulations as may be deemed necessary by the Board to effectuate the residential, non-transient nature of this Condominium.

15.4.1 Non-Related Overnight Guests in the absence of the owner will be limited to a maximum of two (2) weeks and to three (3) occupancies per calendar year. The limitation on unit density in Article 15.2 applies. Ten (10) days prior notice to the Association is required. There shall be a minimum of thirty (30) days between such guest occupancies.

15.4.2 Related Overnight Guests may occupy a unit in the absence of the owner. For the purpose of this clause related means all persons staying in the unit on an overnight basis, in the absence of the owner, who are related to the unit owner or primary occupant (by blood, marriage or adoption) to the following degree: parent, grandparent, child, grandchild, or sibling. Ten (10) days prior notice to the Association is required.

Signature: I attest that the foregoing guest(s) have never been convicted of a felony. I further attest that the information provided herein is complete and factual to the best of my knowledge. I agree to abide by all the requirements of the Declaration of Condominium and Rules and Regulations related to guest occupancy. I shall advise my guests of the conduct required of them while staying on condominium property and shall be responsible if they fail to comply with the requirements set forth in the condominium’s governing documents, including the rules and regulations.

Signature of Registrant (Person filling out this Form): _____

Office Approval _____ Date _____