

CDM Board Meeting was convened in the CDM Office at 10 AM April 7th 2015:

AGENDA:

Modify the existing renter regulations.

In attendance were Wade Earl, President, Rod Sainsbury, Vice President, Ken Unrein, Treasurer. Noreen Sullivan was not present.

A motion was made to modify the attached existing renter regulations.

The motions was approved by a vote of Three (3) Yes and Zero (0) No the motion to modify the attached renter regulation.

Board Meeting was adjourned at 11 AM.

Wade Earl
President

Rod Sainsbury
Vice President

Kenneth Unrein
Treasurer

**ASOCIACIÓN DE PROPIETARIOS DEL FRACCIONAMIENTO
RESIDENCIAL TURÍSTICO “COSTA DEL MAR” A.C.**

CARRETERA LOS ALGODONES CP. 85506
APARTADO POSTAL # 23 SAN CARLOS NUEVO GUAYMAS SONORA
Administrator/Property Manager: 622-227-0258
EMAIL: costadelmar2015@gmail.com
Office hours: Monday – Friday 9-5 Saturday 9-1 Closed Sunday

The information below is provided to help maintain the beauty, serenity, safety, and security of Costa de Mar.

DEFINITIONS:

Rental Guest: Anyone occupying a house when the owner or immediate Family member is not present.

Long term rental: 30 days or longer.

Short term rental: Less than 30 days

Rental Agent: Owners, Rental Agencies, Property Managers

Registration: Rental Agent MUST notify the administration office located at Costa Del Mar (see above) when a home is to be used for rental purposes. Rental Agent must

provide an executed liability release contract to hold harmless the community of Costa del Mar and a Renter Information Data Sheet. The administration office will provide Rental Agent with the appropriate form. Please notify administration at least 24 hrs prior to a tenant's arrival.

Rental contracts: Pursuant to the recent legislation regarding anti-money laundering, it is advisable that every owner have a legal rental contract signed by all parties. (Remember that in Mexico, all contracts must be in Spanish to be legal.) Participating Property Management companies in San Carlos have contracts at their disposal and owners are encouraged to have every rental customer sign such a contract.

Entry: Rental Agent will supply the renters with an electronic gate entry card for their renters. One card for each vehicle. Renters will not be allowed entrance to CDM without a gate card and CDM Parking Permit. Guards have been instructed not to allow entrance of renters who do not have a gate card or permit. This card should remain in the possession of the renter during the term of their tenancy. If a card is lost or stolen it is the responsibility of the Rental Agent to notify the CDM Administrator to cancel the missing card. Additional cards may be purchased from the CDM Administrator office for a nominal fee. (See administrator for details.)

Occupancy Standards: Rental guests will be subject to the following occupancy standards or their entrance/stay in the community will be denied or revoked:

- 2 – bedroom 6 people including children
- 3 – bedroom 8 people including children
- 4 – bedroom 10 people including children

*Note: No additional occupants or visitors will be permitted.

Parking: Preferably, vehicles should be parked in the garage/carport of the home being rented or on the street in front of the home. The speed limit for vehicles within Costa del Mar is 15 mph, ATV's 5 mph. A maximum of two (2) vehicles will be permitted within the Costa Del Mar gates per rental. ATV's, Rhino's and off road vehicles are only allowed to drive from the residence to the gate. They may not be driven around on the CDM streets.

Renter owned vehicles will display a CDM Parking Permit which will identify the Vehicle, Owner, License Number and rental dates. Vehicles without a Permit will not be allowed entrance.

Quiet Time: No loud music or excessive noise will be tolerated from 10:00 p.m. until 8:00 a.m. Renters who are in violation will be required to leave. Violations after hours will be reported to the security guard. Rental Agent must register an after hours contact phone number and email address with Administration or the police will be summoned and fines may be incurred to the owner.

Garbage: All domestic garbage must be bagged and taken to the designated garbage collection point which is located outside of the Costa del Mar gates. No garbage should be left in front of any property.

Drains: Do not pour or flush any prescription medications, food, or feminine hygiene products down drains or toilets. Do not use harsh chemicals in toilets, showers or sink

drains. Any of the above can cause damage to Costa Del Mar's sewage treatment system, necessitating costly repairs.

Pets: There is a strict leash law in effect; all dogs must be on a leash at all times in Costa Del Mar. This is a NO TOLERANCE policy and no warnings will be given. A \$250 peso fine will be charged to non-compliant pet owners. Pet waste must be disposed of in the garbage bins outside the gates. Pets shall not cause excessive noise. No more than 2 pets are allowed.

Swimming Pool and Clubhouse: The swimming pool is for owners and renters only. Pool passes for Renters are available for Renters at cost of \$70 pesos per pass during administration office hours. Please notify administration prior to tenant arrival so that passes will be ready for pick up. Appropriate swimwear is required. Pool hours are 9:00 a.m. to 10:00 p.m. Swim at your own risk, as there are no lifeguards on duty. All children under 14 must be with an adult. For your children's safety, use floatation devices. Please supervise toddlers when wearing swim diapers, as there is a concern of E-coli and hepatitis. Diving, running and horse play in the swimming area is strictly prohibited. Pets are not permitted in the pool. Report any unsafe condition or violation to the security guard immediately.

Glassware and glass containers are prohibited in the swimming pool and clubhouse area. Consumption of alcoholic beverages or food is not permitted in the pool.

PLEASE PICK UP AFTER YOURSELF!

Note: The Clubhouse is only for the use of Costa del Mar owners.

Beach Area: ATV's are prohibited on Costa del Mar's beach area. Trash cans are located near the sea wall – please place all trash (empty containers, glass, paper, packaging, etc.) in these trash cans. Do not put food in these trash cans.

Please pick up your pet's waste in the beach area and dispose of it in the trash can. Please DO NOT bury waste in the sand.

Emergencies: For medical emergencies call Rescate at 622-226-0911. You may also ask for assistance at the guard gate.

Rule Violation Deposit: REQUIRED FOR ALL SHORT TERM RENTALS:

A \$7,500.00 (peso) per rental unit deposit is required to be deposited, by the Rental Agent or Owner, with the CDM Administrator. The Rental Agent will provide the Renter with a copy of the CDM rules, with a signed statement from the Renter stating they have read and understood the CDM rules and is aware that any violation of the rules will result in a forfeiture of the Rule Violation Deposit and the renter will be subject to immediate expulsion from the community.

Rental Agency must provide the CDM Administration office with the name, phone number and email address of the 24/7 contact person to be contacted if there are any rule violations.

FINES:

The following fines were adopted at the April 7, 2007, owner's meeting, and apply to owners, renters and their guests. (Fines are in pesos.)

5.1 Not picking up litter, trash, garbage and disposing in the garbage bin	Up to \$100 and/or cost of clean-up
5.2 Not obeying speed limit (vehicle 15 MPH, ATV 5 MPH)	Up to \$500
5.3 Parking illegally	Up to \$250
5.4 Unacceptable appearance of lot	Up to \$200 and cost of clean-up
5.5 Not picking up pet waste	Up to \$250
5.6 Disorderly Conduct	Up to \$2,000
5.8 Disturbing the peace	Up to \$2,000
5.9 Force CDM Administration to call the police to resolve an issue	Up to \$3,000
5.10 Miscellaneous Bylaws Infractions	Up to \$500