

Rental Rules for 4749 S Tropicana Dr.

- 1) Smoking is NOT allowed. This is strictly enforced.
- 2) People other than the “tenant” (or their periodic guests) as set forth above (page 1, item 2) may not stay overnight in the property. Any other person in the property is the sole responsibility of “tenant.”
- 3) The unit is privately owned; the “owner” is not responsible for any accidents, injuries, or illness that occurs while “tenant” (and guests) are on the premises and/or by using the facilities. The “owner” is not responsible for the loss of personal belongings or valuables of the “tenant” (and guests).
- 4) By this Short-Term Rental Agreement, it is agreed that “tenant” is expressly assuming the sole risk and responsibility of any harm arising from the use of the premises or others whom “tenant” invites to use the premise, and all parties (“tenant” and guests) agree not to hold the “owner” liable.
- 5) Use, sale, or manufacturing of illegal drugs – as defined by state and federal law – inside the house or on premise is prohibited.
- 6) Keep the property and all furnishings in good order.
- 7) Only use appliances for their intended uses.
- 8) Pets are NOT allowed.
- 9) Information on proper disposal of garbage and recycling: South dumpster is recycling, and west dumpster is garbage. Both dumpsters are LOCKED. The combination code is 11-21-27. This combination is also painted on the back of the dumpster. Dumpster is for resident use only. If you don't reside in SIV HOA, the dumpsters cannot be used.
- 10) Parking placard and instruction for use. (all owners were provided 2 parking placards, if they are not in the unit, then you will need to make placards for your guests).
- 11) No subleasing.
- 12) Renter will provide the owner with two emergency contacts and their respective contact information.
- 13) Tenant acknowledges that this property is part of San Ignacio Villa HOA and agrees to comply and follow the rules and regulations of the HOA. Go to: <https://sanignaciovillas.org/> and click on Homeowners Association for more detailed information.
- 14) Green Valley Recreation (GVR) annual membership is provided with this agreement. If you desire to make use of GVR services, contact owner concerning GVR Tenant Request Form and go to www.gvr.org for more information GVR facilities, fees and use.

POOL AND SPA RULES

- 1) POOL AND SPA HOURS: 7:00 AM UNTIL 8:00 PM
- 2) NO persons under sixteen (16) years of age, are permitted to use the SPA.
- 3) No smoking is allowed inside the fenced area surrounding the pool and spa area.
- 4) No glass containers are permitted inside the fenced area surrounding the pool and spa area.
- 5) NO FOOD/SNACKS/ALCOHOL are permitted in the pool and spa area. Exception for Food allowed in the Pool/Spa Area; SIV HOA event scheduled in advance with HOA Board of Directors.
- 6) No animals, other than certified service animals, are permitted inside the fenced area surrounding the pool and spa area. No animal at any time is permitted to enter the pool or spa.
- 7) No persons under fourteen (14) 1years of age are permitted to be inside the fenced area surrounding the pool and spa area unless accompanied by an adult over twenty-one (21) years of age. Non swimmers should be accompanied by a skilled swimmer while in the pool. Persons who cannot physically help themselves in the event of an emergency or necessary evacuation of the area must be accompanied by a responsible person of at least 21 years of age at all times. **No Lifeguard DUTY – SWIM AT YOUR OWN RISK.**
- 8) Gates must be locked at all times. Keys are available in the villa.
- 9) Maximum occupancy limits for the Pool & Spa areas are 189 persons at any given time. Within the POOL water 33 persons, Within the SPA water 7 persons.

For a full listing of San Ignacio Villas rules and regulations, see the binder in Unit A or go to

HTTPS\\www.sanignaciovillas.org