



**La Jolla de Los Cabos Homeowners Association, Cluster I
Buildings C, D, E, F, G & I**

**Rules & Policies
Updated January 2019**

General Rules

1. **Pets are not allowed in the condominiums or grounds of Cluster I.**
2. **The pool area and ground amenities must only be used by homeowners, homeowner's guests and homeowner's renters.**
3. **Towels, clothing or other items may not be hung from terrace railings or other places that can be seen from public areas. Wall-hangings, clotheslines or clothes racks must not be visible from public areas.**
4. No antenna may be installed for personal use that is in view of the common areas or neighbors.
5. No equipment, machinery or substance that causes or may cause danger, a health risk or annoyance may be installed or stored in and around a condo.
6. Oil and grease must not be put down in sink drains. Some of our sewage water is recycled for irrigation. Oil and grease are not compatible with this process.
7. **No charcoal BBQ's are allowed.**
8. **Noise that disturbs the neighbors is not permitted. No parties are permitted in the common areas after 11 p.m.**
9. Skating, skateboarding, scooters or disruptive behavior are not allowed in the hallways & pool area at any time.
10. **Homeowners in violation of these General Rules, Pool Rules, Parking Rules or Non-Owner Occupants-Rules, after receiving due notice of their rule infractions are subject to fines levied by the Board of Directors of up to \$100 usd per infraction incident.**

Pool Rules

1. **Only homeowners, homeowner's guests and homeowner's renters are permitted to use Cluster I pools and pool furniture.**
2. Pool hours are from 7 a.m. to 11 p.m. **Adults only from 7:30 a.m. to 9:30 a.m.**
3. No lifeguard on duty.
4. **Children under 14 years old must be accompanied by an adult when using the pool.** The adult shall be responsible for the child
5. **Children whose physiological functions cannot be controlled must use appropriate swim diapers.**
6. No jumping from rocks or bridges.
7. **No aggressive** ball playing, or horseplay allowed in the pool.
8. **Glass, beer bottles, ceramic or other sharp objects are not allowed in pool areas.**
9. Inflatable or other floating devices larger than 1.8m by 0.6m (6ft. by 3 ft.) are not allowed in the pools.
10. **Pool furniture must not be removed from their respective pool areas without approval of the HOA office.**
11. **Pool furniture cannot be reserved at any time both on pools and on beach area. Unattended personal belongings will be removed to the guard shack after 15 minutes.**

Laundry Rules

1. Laundry rooms are for the exclusive use of **Homeowners in residence, renters, guests & family members.** They are not to be used by maids
2. All homeowners will receive a key code that will allow them to access all of the Laundry rooms (Buildings C, E & F).
3. Renters and guests must request access to the security guards for the access code.
4. Each Laundry room will have a monthly schedule posted on the door and homeowners can book their laundry times. Laundry room hours are open from 9 a.m. to 7 p.m. Sunday through Saturday.
5. Any infractions can result in a fine of \$100 usd and loss of laundry room privileges.

Parking Rules

1. **Homeowners, guests, renters and contractors must register their vehicle(s) at the security desk and obtain an appropriate vehicle tag.** Said tags must be displayed when entering or parking in the Cluster I parking areas.
2. **Only one vehicle is permitted per occupied condo, whether it is a homeowner, guest or renter.**
3. Vehicles parked in the area for longer than three (3) days without the Manager's permission and/or when the owner, guest or renter is absent from La Jolla, as well as vehicles parked in violation of these rules, will be towed at the owner's expense, to a local police car lot or to the upper long-term parking area.
4. **If a vehicle is non operational for three (3) days period, it will be towed away at the owner's expense.**
5. A homeowner is delinquent if the dues, penalty or a fine of the homeowner or any part of a condo unit is unpaid. Any parking permit existing will be revoked for that delinquent unit, and no new parking permit privileges will be granted to that delinquent unit.
6. Long term parking is available and encouraged in the upper, fenced-in long term parking lot. Exclusive for Homeowners.
7. Boats, trailers and campers (campers larger than an automobile), motor homes and vehicles larger than the parking space are not permitted to park in the Cluster I area except for loading and unloading.
8. Parking is permitted only in the striped "PERMIT" areas of Cluster I.
9. Vehicles parked in violation of these rules will be towed at the owner's expense, to a local police car lot or to the upper long-term parking lot.
10. Sellers are not allowed to park in the area.
11. Do not park between the lines.

La Jolla is private property. These parking restrictions were designed to protect owners and guests. This regulation will be applied to anyone who violates the rules.

Rules for Non-Owner Occupants

Rules for non-owner occupants are referred to here as "homeowners' renters"

1. Homeowners' renters must register at their arrival at the security shack in order to:
 - a. Provide their names, condo unit and period of stay.
 - b. Obtain a temporary parking tag if vehicle parking is intended
2. Homeowners' renters are to recognize that the office personnel are not there to service homeowners' renters. It is the responsibility of the condo owner or property manager to provide for homeowners' renters information or other needs.
3. Homeowners' renters may not have pets of any kind in the condo they are occupying or on any part of the La Jolla grounds. If this rule is violated the homeowner will be fined.
4. Homeowners' renters may park one vehicle in the parking area. The vehicle must have a signed and dated parking tag on display attached to the vehicle's rear-view mirror. Cars not displaying a valid parking tag will be towed at the homeowners' renters' expense to the San Jose Police car lot.
5. Homeowners' renters are to abide by the Rules & Policies and Cluster I Bylaws. It is the responsibility of the condo owner or property manager, not the office, to provide homeowners' renters the condo key. It is the responsibility of the homeowners' renters to return it to the owner or manager, and not to the office.

Security Our Security guards are available 24/7 around the complex. For emergencies, or noise complaints please dial 044-624-191-5305.

Office hours Monday to Friday from 8:00 a.m. to 3:00 p.m. Saturday 8:00 a.m. to 12:00 p.m. Office phone number 142-3791.

The HOA Office is not responsible for any condo rental services. For any concerns, please contact the property manager of the unit directly. Thanks!