

CONDOMINIO HORIZONTAL VERTICAL DOLCE VITA RESIDENCIAL RULES AND REGULATIONS

Regulations incorporated into the official bylaws.

1. These Condominium and Administrative regulations will be mandatory to each Property Owner as well as tenants, sub-lessees and occupants of the homeowner filial units and are governed by the Horizontal Property Act of Costa Rica.
2. The Management Board which is elected by the homeowners is responsible for every Administrative Act for the Conservation of the Condominium.
3. The Management Board is given authority to take the pertinent actions against those perturbing the order according to the provisions of Article 22 of the Horizontal Property Law including taking the necessary oust actions in case of repeated infractions.
4. If a property owner wishes to sell his property, he must have the closing attorneys communicate the details of the new owners to the HOA Board.

Regulations established by Management Boards in Support of the Bylaws

On the grounds:

1. All persons on the property will follow any instruction given by security with proper identification. If an individual believes that an instruction was improper. A report can then be made if the individual would like the incident to be reviewed to the HOA Board.
2. Only one car is authorized in the parking facilities per homeowner unit. No vehicle should block another vehicle from leaving a parking area.
3. All Costa Rican laws are expected to be obeyed while on Condominium Property. This includes the Costa Rica Anti-Tobacco Law as well as drug laws.
4. No skateboards, bicycle riding or motorized vehicles on the sidewalks or the pool decks, excluding motorized wheelchairs.
5. Sound Appliances must always respect other units.
6. No fireworks.
7. Parties in the common areas will only be allowed after receiving approval of the Management Board
8. Maintenance of Vehicles and Car Washing in the Parking Lots is prohibited.

9. Our project is in an area which is a home for several species of wildlife. Some of this wildlife can be dangerous, especially if the animal feels threatened. Nobody should interfere with the natural setting in any way. A staff member should be notified if there is an emergency.

10. No nudity on the common grounds will be tolerated.

Pool and rancho areas:

1. Swimming Pool Hours are from 9am until 10 pm. No one should be in the pools when they are being maintained.

Disclaimer: Everyone uses the pools at their own risk. The pools are shallow and there are no lifeguards. Swim at your own risk.

2. Showers are required before entering the pool.

3. Absolutely no breakable tableware of any kind is allowed at the pool areas.

4. No jumping or diving off the sides of the pools.

5. No food in the pools

6. Minors must be with a parent or guardian when they are using the pools.

7. Children must be min. 3 years old and be toilet trained to be in the pools.

8. The waterfall area is not a playground, nor a shower.

9. Any furniture must remain in its designated pool area.

10. Improper use of furniture and equipment will result in fines for replacing damaged units.

11. If you use suntan oils or lotions, please cover the beach chairs with a towel and shower after any oil application before entering the pool.

12. Anything left overnight in the pool area will be discarded by the staff.

Landscaping and repairs:

1. Any major repairs involving structural modifications or outside look change are the owners' responsibility. Absolutely no construction is allowed on common grounds.

2. No landscape watering will be allowed other than by the staff or automated sprinklers during the months from December through April. The planting is part of landscaping management and must be reserved to the Administrative Board. If a homeowner wants to plant something on the common grounds or on their patio, it must be done in a way that will not create obstruction or require special care.

3. The balcony railings are not clothing racks. Dryer racks may be purchased at local hardware stores and should be taken inside when not in use.

Administrative:

1. We advise everyone to notify Security on arrival of their unit # and the length of their stay. Homeowner guests do not require a day pass if they are with the homeowner.
2. Visitors and guests of renters will not be allowed without authorization and approval granted in advance. The authorization is valid for one day (but maybe extended or revoked) and expires at 10 pm. The administration reserves the right of refusal depending on previous behavior, without explanations.
3. The Condominium staff is contracted by the Management Board and receives their assignments from the Management Board. Homeowners' needs should be addressed with the Management Board. If the homeowner uses the HOA staff without HOA approval, he or she will be charged for the work performed. This includes grounds maintenance, guards, accountants, attorneys or any other professional contracted by HOA board. Renters should go through whomever they rented their unit from.
4. Homeowner Association Fees are due and payable upon receipt of the invoice or by the 15th of the same month.
5. Liquid starters or any other flammable or explosive materials are not allowed in the units or common grounds. Solid starters can be used for BBQs and can be purchased at supermarket.
6. Garbage must be discarded into the containers provided for this purpose and must be sorted for recycling as shown on the containers.