

MARAVILLA RULES AND REGULATIONS

QUIET HOURS - 10:00 P.M. TO 8:00 A.M.

RESIDENTS & GUESTS - The facilities of Maravilla are for the use and enjoyment of the residents and houseguests only. Visitors will be permitted to use the facilities only as guests of residents who will remain responsible for acts of their guests.

Units may not be sublet or transferable to other person/party/friends or family. The person making the reservation is the responsible party & acknowledges all policies, rental, property rules & regulations governing the use of vacation property & its amenities.

Maximum number of Guests for the unit is 6. Florida State Licensing Regulations require occupancy limits based upon square footage of the condo and sleeping accommodations. Therefore, the number of guests must not exceed the maximum guests allowed (including all children) as indicated on your rental confirmation for the vacation property. If the occupancy limits are exceeded, then guests will be asked to check out and full deposit & rental fee will be forfeited. **NO EXCEPTIONS.**

Owner must pre-approve & agree to number of guests in unit before check-in! Violation of this policy will automatically result in forfeiture of full deposit & Immediate check-out &/or extra person charge will occur. NO EXCEPTIONS!!! Any Reservations made under false pretenses will be subject to forfeiture of deposit & rental fees and will be removed from the premises.

Family Oriented Vacation Accommodations

My rental provides family oriented vacation accommodations and will not rent to vacationing students or young adults under the age of 25.

Cancellation Policy

If you cancel within time stated & we are able to rent the unit to someone else, we will give you a refund (- 75.00 fee) If we are not able to re-rent the unit there will be no refund. Please notify us as soon as possible. We do not refund rents due to early departures or weather.

Check in/Check-Out Times - Check-in is 3:00PM

Check-out time is 9AM. Guests who are late departing, will incur additional charges deducted from the security deposit. An additional housekeeping crew member will be required in order to prepare the unit in a timely manner. You could lose all deposit depending on the conditions

Keys - Keys & lockbox keys must be returned to their proper place on the refrigerator & in the lockbox at check-out. There will be a \$75.00 non-refundable & nonnegotiable fee for each key not returned at departure.

Hospitality Code - THIS IS A NON SMOKING UNIT - This policy assures guests who are allergic to smoke a GUARANTEE that our condo is comfortable for all vacationing guests. There is no smoking allowed within the unit or on the balcony of this unit! Failure to adhere violates the hospitality code and will result in the retention of the reservation/security deposit to pay for extra cleaning & smoke smell removal.

Trash Disposal – Prior to check out & during your stay all food, debris & garbage are to be disposed of & taken to the dumpsters by the tennis courts.

Laundry - Must be kept up during your stay! The cleaning gals are not responsible for your laundry! Guests are responsible for doing their own laundry for the week. Any extra loads of laundry that are left, that guests will be charged an extra fee to accommodate the extra time & for additional help required for the gals to prepare for the next guest.

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Parking Regulations

RV's, boats, watercraft, or trailers are not allowed. While you are staying in a condo; please park your car in the parking lot. The homeowner's association fine is \$100 for parked cars on the street. The fine will be deducted from reservation/security deposit for violation of the community parking code. In addition, cars are liable to be towed. The homeowner's association strictly enforces the parking regulations

Swimming Pool and Beach

During your stay, please familiarize yourself with rules, policies and practices concerning the beach, swimming pools and recreational facilities and resort amenities.

Please note: No tents, no canopies and no pets are allowed on the beach.

Safety

It is the guest's responsibility to learn about safety precautions, warning signs of water conditions, and safety procedures concerning swimming in the ocean, pool, and hot tub Jacuzzi.

Good Housekeeping

Refrigerator: Please clean out the refrigerator upon departure and take the unwanted contents to the dumpster by the tennis courts

Washer/Dryer: Please thoroughly shake out the sand from beach towels and swimsuits before washing/ drying them in the washing machine. Sand causes problems in washer/dryers and a repairman may be required. The charges will be deducted from your deposit. Please do not take the property's bath towels or linens to the beach. Please bring your own beach towels.

Linens/Towels/Supplies - The property will provide basic towels/linens and starter supply of trash liners, bathroom paper and soap. However, guests will need to provide their own laundry detergent, additional paper products and household supply items for their stay.

Waiver Hold Harmless - Property owner will not be held responsible for acts of theft, vandalism, or other damages to guests' personal property or items left at the vacation property. If an item has been accidentally left at the property, please contact me immediately. Every effort will be made to mail it to your home. Neither do we accept liability for any inconvenience arising from temporary defects or stoppages in supply of water, electricity or plumbing. Nor will accept for any loss or damages caused by weather conditions, natural disasters, acts of God or other reasons out of our control. Work may be done by the Association either off season or on an emergency basis, we have no control over this nor do we refund due to it. The condo owner reserves the right to assess additional charges for additional housekeeping services due to guest's lack of care or respect for privately owned properties.

The condo must be left in good condition. We reserve the right to retain partial or full security/damage deposit for carpet cleaning or additional housekeeping services due to guest's lack of care or respect for privately owned properties. Please treat the property with care neighbors w/courtesy.

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