

# SOLANA BEACH & TENNIS CLUB RULES

THIS FORM MUST BE REVIEWED AND SIGNED BY OWNER/AGENT AND THE LEASEE/TENANT, PRIOR TO OCCUPANCY

IT'S OUR PLEASURE TO WELCOME YOU TO THE SOLANA BEACH AND TENNIS CLUB TO MAKE YOUR STAY HERE ENJOYABLE FOR BOTH YOU AND OUR YEAR ROUND RESIDENTS, PLEASE INSURE THAT THE **RULES & REGULATIONS** PROVIDED TO YOU BY YOUR LANDLORD OR RENTAL AGENTS ARE ADHERED TO. OUR ONSITE MANAGEMENT, SECURITY PERSONNEL AND HOA BOARD MEMBERS ENFORCE THESE RULES. FAILURE TO ABIDE ABY THESE RULES WILL RESULT IN FINES BEING LEVIED. IF YOU DO NOT HAVE THE LIST OF RULES, PLEASE FEEL FREE TO STOP BY OUR ASSOCIATION OFFICE AND PICK UP A COPY.

WE HOPE YOU HAVE A WONDERFUL TIME WHILE YOU ARE STAYING WITH US. COME BACK SOON!

## **SOLANA BEACH & TENNIS CLUB, BOARD OF DIRECTORS**

LISTED BELOW ARE THE MOST COMMONLY VIOLATED RULES THAT ARE SUBJECT TO FINES.

**USE OF THE COMMON AREAS:** THE BLUFFS ON THE OCEANFRONT ARE DANGEROUS AND SUBJECT TO EROSION. PLEASE STAY WELL BEHIND THE ROPES. NO PERSON IS PERMITTED PAST THE ROPE RAILING. DO NOT SIT OR ATTEMPT TO SWING ON THEM. THERE IS A \$200.00 FINE FOR BEING ON OR BEYOND THE ROPES, AS WELL AS THROWING ANY ITEM OFF OR OVER THE BLUFFS. SMALL CHILDREN SHOULD BE UNDER CONSTANT SUPERVISION WHILE AT THE BLUFF AREAS.

**ACTIVITIES** THERE IS NO GAME PLAYING ALLOWED ON THE GRASS OR CEMENT AREAS OR WALKWAYS THROUGHOUT THE PROPERTY. CHILDREN ARE NOT PERMITTED TO PLAY IN THE PONDS OR OTHER LANDSCAPED AREAS. BIKES, SKATEBOARDS, ROLLER BLADES OR OTHER SKATES ARE NOT ALLOWED TO BE RIDDEN OR USED IN THE CEMENTED, COMMON AREAS, INCLUDING THE PARKING STRUCTURES. NO RUNNING, BALL PLAYING, OR OTHER GAMES ARE ALLOWED.. ALL CHILDREN FOURTEEN AND UNDER MUST HAVE ADULT SUPERVISION WHILE USING THE RECREATIONAL FACILITIES AND COMMON AREAS.

**NOISE** PLEASE BE CONSIDERATE OF OTHERS, STEREOS, LOUD TALKING AND SLAMMING OF VEHICLE DOORS IN THE PARKING GARAGES, OR FRONT ENTRY DOORS, ESPECIALLY IN THE EVENING HOURS IS VERY ANNOYING. ALLOWING CHILDREN TO RUN IN THE HALLWAYS, COMMON AREA PATIOS ON THE 3<sup>RD</sup> FL. OR THE 429 BUILDING, OR PLAYING IN OR ABOUT THE ELEVATORS IS DEFINITELY FORBIDDEN. LOUD TALKING WHILE SITTING OUTSIDE ON THE PATIOS IN THE EVENING AFTER 10:00 P.M. OR HAVING NOISY PARTIES, WHICH ANNOY YOUR NEIGHBORS ARE ALSO GROUNDS FOR A FINE TO BE ISSUED.

**POOLS AND SPAS** WARNING LIFEGUARD SERVICE IS NOT PROVIDED ADULT

SUPERVISION IS REQUIRED FOR ALL BATHERS, FOURTEEN YEARS AND YOUNGER. DIAPERED INFANTS OR TODDLERS IN PAMPERS ARE NOT ALLOWED IN POOL OR SPA. WE DO NOT ALLOW NUDE BATHERS OF ANY AGE. DIVING, JUMPING INTO THE POOL, WATER SPORTS AND THE GAME OF **MARCO POLO** ARE NOT ALLOWED. RAFTS AND FLOATS ARE NOT ALLOWED IN THE POOL. WATER WINGS AND OTHER INDIVIDUAL FLOAT DEVICES FOR SMALL CHILDREN ARE ALLOWED. PLEASE OBEY ALL OTHER RULES POSTED AT POOLSIDE OR IN THE SPA, ESPECIALLY THE TIMES WHEN THESE FACILITIES ARE OPEN AND CLOSED. ALL BEACH SAND MUST BE REMOVED FROM YOUR BODY BEFORE ENTERING THE POOL.. SHOWERS ARE AVAILABLE NEAR THE POOL. NO WET SUITS, BOOGIE BOARDS, OR SURFBOARDS ARE ALLOWED IN THE POOL/SPA AREAS.

**TENNIS COURTS** TENNIS TAGS ARE A MUST. BE SURE YOUR LANDLORD OR RENTAL AGENT HAS PROVIDED YOU WITH AT LEAST ONE. YOU MUST HAVE IT AVAILABLE FOR INSPECTION ANYTIME YOU ARE USING ANY RECREATION FACILITY. BE SURE YOU READ AND OBEY ALL POSTED RULES. ALL PLAYERS MUST UTILIZE THE SIGN BOARD. CHILDREN FOURTEEN AND UNDER MUST HAVE ADULT SUPERVISION, AND CANNOT BE IN THE COURTS BY THEMSELVES. NO FOOD OR DRINKS ALLOWED INSIDE COURTS. PROPER SHOES A MUST!

**RECREATION ROOM IN CLUBHOUSE** POOL TABLE AND PING-PONG TABLES ARE PROVIDED FOR YOUR ENJOYMENT. THE ASSOCIATION DOES NOT SUPPLY POOL BALLS, STICKS, PING-PONG PADDLES, BALLS, ETC. DO NOT ALLOW SMALL CHILDREN TO USE ANY OTHER KIND OF BALL ON THE TABLE THAN REGULATION POOL BALLS.

**PATIOS AND BALCONIES** PLEASE DO NOT DRY YOUR TOWELS, WET SUITS, AND BATHING SUITS ON THE RAILINGS AND OVER BALCONIES. SURF BOARDS, BOOGIE BOARDS AND BICYCLES ARE NOT ALLOWED TO REMAIN ON THE BALCONIES THEY MUST BE STORED INSIDE YOUR UNITS. WE TAKE PRIDE IN OUR COMMUNITY AND TRY TO KEEP IT LOOKING SHARP AT ALL TIMES.

**INSIDE OF YOUR UNITS** BE SURE YOUR OWNER OR RENTAL AGENT HAS FURNISHED YOU WITH THE GATE CODE THAT ALLOWS YOUR GUESTS TO REACH YOU FROM THE FRONT ENTRY GATE ON SIERRA AVE. YOU SHOULD ALSO BE AWARE OF HOW TO TURN ON YOUR FIREPLACES (GAS LOGS ONLY!) NOTHING COMBUSTIONABLE. MOST PROBLEMS, WHICH COULD ARISE INSIDE OF YOUR UNIT ARE THE OWNER'S RESPONSIBILITY. PLEASE CONTACT THEM OR THE RENTAL AGENT 1<sup>ST</sup>. IN CASE OF ANY EMERGENCY PLEASE DO NOT HESITATE TO CONTACT OUR ASSOCIATION OFFICE AT (619) 481-0155. WE HAVE A 24 HR. EMERGENCY ANSWERING SERVICE AVAILABLE TO ALL OF OUR RESIDENTS. FOR FIRE, POLICE OR PARAMEDICS, CALL 911, THEN, PLEASE NOTIFY THE EMERGENCY ANSWERING SERVICE, IF THE ASSOCIATION OFFICE IS CLOSED.

**PETS** ARE NOT ALLOWED ON RENTAL LEASES LESS THEN SIX MONTHS, AND THEN ONLY WITH THE LEGAL OWNERS PERMISSION. LEASHES ARE REQUIRED FOR DOGS AT ALL TIMES. THEY ARE NOT TO BE IN ANY COMMON AREAS UNLESS THEY ARE SEEING EYE DOGS, OR AID DOGS TO HEARING IMPAIRED OR PHYSICALLY HANDICAPPED. PLEASE REFER TO YOUR RULES FOR FURTHER GUIDELINES HAVING TO DO WITH PETS.

**WE RECYCLE** BINS ARE PROVIDED IN THE 429 BUILDING PARKING LEVEL 1, AT THE SOUTH END, UNDER THE TENNIS COURTS AND IN THE NORTH UNDERGROUND PARKING AREA. BE SURE ALL TRASH IS SECURELY BAGGED AND TIED PRIOR TO DISPOSING OF IT.

IN THE TRASH CHUTES IN THE 429 BUILDING, PLEASE DO NOT SHOVE ANY LARGE PACKING BOXES OR PIZZA BOXES INTO THE CHUTE OPENINGS. NOTHING SHOULD BE PUT DOWN IT THAT DOES NOT FIT EASILY INTO THE OPENING OF THE CHUTE. NEVER, ANY CONSTRUCTION MATERIALS..

**PARKING** PLEASE WHEN PARKING BE SURE YOU ARE PARKING IN THE RIGHT SPOTS. ONLY PARK IN YOUR SPOTS, IF YOU OR YOUR GUESTS PARK IN ANYONE ELSE'S PLACE YOU ARE SUBJECT TO TOW AT YOUR OWN EXPENSE. THERE ARE NO VISITOR SPOTS AVAILABLE IN ANY OF OUR PARKING AREAS.

ALL RENTERS MUST CHECK IN WITH THE ASSOCIATION MANAGER DURING REGULAR BUSINESS HOURS. A COPY OF THIS AGREEMENT MUST BE GIVEN TO THE SB&TC OFFICE AT CHECK IN TIME. THE HOURS ARE PRESENTLY FROM 8:00 A.M. TO 5:00 P.M. THE OFFICE IS CLOSED BETWEEN 12:00 NOON AND 1:30 P.M. FOR LUNCH. THE OFFICE IS CLOSED ON SUNDAY AND HOLIDAYS.

THE ADDRESS & UNIT OF THIS

RENTAL

MOVE IN DATE

MOVE OUT DATE

PLEASE LIST ALL PERSONS WHO WILL OCCUPY RESIDENCE-PLEASE PRINT LEGIBLY

SIGNATURES OF LESSEE(S)/RENTER(S)

VEHICLES DESCRIPTION:                      VEH.#1    MAKE    MODEL    COLOR    LIC.PLATE STATE

VEH.#2

SIGNATURE OF OWNER OR OWNER'S AGENT AND AGENT'S COMPANY