



## **Rules & Regulations**

**(Revised and Updated)**

**Owners Association of Villa del Sol Condominiums  
3938 Surfside Boulevard, Corpus Christi, Texas 784402**

**Submitted by AOVDS Secretary, Betty Dolder**

# VILLA DEL SOL CONDOMINIUMS

## RULES AND REGULATIONS

The Owners Association of the Villa Del Sol Inc., a TEXAS NON-PROFIT CORPORATION has established Rules and Regulations to govern use of the property. The following Rules and Regulations, fees and penalties for infractions will govern the use of Villa Del Sol Condominium:

### GUESTS

1. All guests staying on the property must be registered at the front office as well as pay a onetime \$30.00 check in fee. 1<sup>st</sup> offense for non-registration is \$100, 2<sup>nd</sup> offense is \$200, and each additional offense will result in an increase of \$100.
2. No occupant may reside in a condominium/unit who is a registered sex offender and/or drug offender, or drug dealer without the Board's prior written approval. All long term tenants will undergo a background check by Villa Del Sol staff.
3. Unit may not be occupied by more than six (6) people, no more than four (4) of whom may be adults. On long term basis, units may not be occupied by more than four (4) people, no more than two (2) of whom may be adults. Note: Adults are defined herein as people over eighteen (18) years of age. Long-term basis is defined as more than 50% of the nights in any consecutive two-month period.
4. NO SMOKING in Villa Del Sol stairwells, meeting rooms, office or elevators.
5. For the safety of guests/renters/owners all visitors must be registered with the front desk. All visitors must check in at the front office upon arrival or with afterhours security and be escorted on property by the guest/renter. After proper verification, visitors will be issued a parking permit and access to property will be granted. Guests without proper pass will be towed.
6. Children under the age of 15 are not allowed in the pool unless accompanied by an adult.
7. Beach gates will be accessible to guests between the hours of 6am – 10pm September thru February and 6am-12am March thru August. All gates will be locked promptly according to the season.
8. No loud noises shall be permitted on the property during the hours of Sunday – Thursday 10pm-9am Friday – Saturday 11pm-9am.
9. Contractors will be permitted on Sunday only during the hours of 12pm- 8pm with the exception of emergencies with Manager's approval.

### VEHICLES

1. Vehicles without a visible pass may be towed at owner's expense. This includes motorcycles and similar type vehicles.
2. Guests are allotted 2 vehicles per unit. Guest with more than 2 vehicles will have to pay an additional \$10 per vehicle upon check-in. No more than 4 total vehicles per unit.
3. Speed limit on property is 15 miles per hour.
4. All vehicles shall be parked within the lines of parking spaces designated without blocking other vehicles or are subject to tow. All oversized vehicles will be asked to park in the south lot.
5. Inoperable vehicles are not to be stored on property and are subject to towing at owner's expense. This includes vehicle, motorcycle, boat, trailer, etc., are allowed on premises.

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7. All recreational vehicles, including boats and trailers, must be registered at the front desk and should be parked in the south side parking area. A storage fee of \$5.00 a day, \$10.00 a weekend, \$20.00 a week or \$40.00 a month will be due. Excludes loading and unloading.

8. Motorbikes, motorcycles, or similar vehicles shall not be operated within the property except for the purpose of transportation directly to and from a parking space within the property. Unlicensed off-road vehicles are prohibited.

9. All vehicles producing excessive noise are prohibited, including exterior speakers, horns, whistles, bells, power equipment or other noisy sound devices, or smoky vehicles.

10. No commercial vehicles will be allowed on property, or any vehicle deemed to be a nuisance.

**\*\* Commercial vehicles defined by Texas Department of Transportation are those weighing over 26,001 pounds, are designed to transport more than 16 people, or used to transport hazardous material. \*\***

### COMMON ELEMENT

1. Nothing shall be stored on common element without written permission from management.
2. No waste, trash, furniture, building materials or appliances shall be left outside proper waste containers.
3. With the exception of flags no bigger than 8 ½ by 11, there are to be no signs of any kind displayed from a unit visible to the public view. No aluminum foil is allowed in windows.
4. Illegal, criminal, noxious or offensive activity is not allowed on property or in units. The police will be notified.
5. Cooking/barbequing on balconies, hallways or under covered parking is prohibited. This is a violation of the fire department and is subject to a \$2,000 fine. Barbeque pits are located in designated areas and at least 10 feet away from all buildings, including carpports.
6. Clothing, towels, rugs or household fabrics shall not be hung over balcony railing, hallways or any location visible to the public.
7. Skateboards are strictly prohibited.
8. Children are not allowed to play in the hallways, stairwells or elevators.
9. Swimming parties are prohibited without the expressed approval from management. Parties with 15 or more people must hire a lifeguard at the owner's expense.
10. All plants kept on balconies MUST have tray/pan under the pot to prevent water from going in to the balcony substructure. Pots cannot be placed on balcony railings.
11. TV antennas may not be installed/attached to any portion of the common or limited common areas.
12. No loitering and no soliciting.
13. No Christmas lights after January 15<sup>th</sup>.
14. No sticks will be allowed in the windows at any time.

### PETS

1. Owners may have no more than two (2) domestic house pets under twenty pounds (20lbs) in their private unit, when taken out, MUST BE ON LEASH.

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**2. PETS ARE EXPRESSLY PROHIBITED IN THE POOL AREA. This is a Health Department statute and violation of this rule could result in pool closure.**

**3. Owners must pick up after their pets. Litter stations, with bags are in grass areas surrounding property; see map.**

**4. Owners must provide the office with a copy of the animal's up to date records, fill out an animal registration form and an animal agreement form (both can be requested through the office) and the office will provide a window permit for the bedroom window and tag for the pet's collar that must be worn at all times while on property. This tells management that pet is not in violation.**

**5. Non-Owners may not have pets on property. Once an animal is found to be in a unit, the Front Desk will make 2 attempts to notify an owner. After 24 hours fines will be assessed to the Owner if Animal remains on property.**

**Violation of any rule or regulation or damage to Villa del Sol property by an owner, long term renter, or their guest/resident that Villa del Sol has to pay for or file an insurance claim on is subject to a fine of no less than \$50.00 per day/ per violation or the cost of any repair or replacement required. This fee will be the OWNER of the unit's responsibility (but can be paid by the guest).**