

Welcome to the

Villa del Sol

Condominiums

RULES & REGULATIONS

The owners association of 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 Condominiums:

GUESTS

1. All guests staying on the property must be registered at the front office as well as pay a one time \$15.00 check in fee. First offense for non-registration is \$100.00, second offense is \$200.00, and each additional offense will result in an increase of \$100.00.
2. No occupant may reside in a condominium unit who is a registered sex offender, drug offender and/or drug dealer. Occupants cannot have felonies of theft, armed robbery and/or burglary convictions.
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 of 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 and owners, all visitors must be registered with the front desk. All visitors must check in at the front office upon arrival or with after hours security and be escorted on property by security. After proper verification, visitors will be issued a parking permit and access to the property will be granted. Guests without proper pass will be towed.
6. Children under the age of fifteen (15) are NOT allowed in the pools unless accompanied by an adult.
7. Beach gates will be accessible to guests between the hours of 6:00 A.M. - 10:00 P.M., September through February, and 6:00 A.M. - 12:00 A.M. March through 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 through Thursday, from 10:00 P.M. - 9:00 A.M., and Friday through Saturday, from 11:00 P.M. - 9:00 A.M.

9. Contractors will be permitted Monday- Friday between the hours of 9:00 A.M. – 6:00 P.M. and Saturday & Sunday only during the hours of 12:00 P.M. – 6:00 P.M., except for emergencies, with the managers 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 two vehicles per unit. Guests with more than two vehicles will have to pay an additional \$10.00 per vehicle upon check-in. No more than four 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 will be subject to being towed. 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 vehicles, motorcycles, boats, trailers, etc.
6. No repairs to a vehicle, motorcycle, boat trailer, etc. are allowed on premises.
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 the 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 in 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 barbecuing 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. Barbecue pits are located in the designated areas and at least 10 feet away from all buildings, including carports.

6. Clothing, towels, rugs or household fabrics shall not be hung over balcony railings, 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 into 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 15th.
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 (20 lbs) in their private unit and must be on a leash when taken out.
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 the grass areas surrounding the 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). The office will provide a window permit for the bedroom window and a tag for the pet's collar that must always be worn while on the property. This tells management that the 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 two (2) attempts to notify the owner of the unit. After 24 hours, fines will be assessed to the Owner of the unit if the 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 must 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.*****

POOL RULES

** PLEASE READ ALL POOL RULES BEFORE ENTERING POOL **

- Due to insurance regulations, anyone under the age of 15 must have adult supervision. Anyone between 15 and 18 years of age may use the pool without supervision but are not allowed to bring outside guests or supervise younger children.
- There is no lifeguard on duty at pools. Team members are not lifeguards. All persons using the pools do so at their own risk. Parents are responsible for the safety and well-being of their children and minor guests.
- Only owners/registered guests may use the pools.
- No smoking in the pool areas.
- No flotation devices over three (3) feet in length allowed.
- Elasticized rubber/plastic pants must be worn over diapers in the pool.
- Everyone is required to rinse off at the shower station prior to entering the pools.
- No running or boisterous or rough play.
- No diving allowed.
- Children may not use the pool without adult supervision.
- No person under the influence of alcohol or drug should use the pool.
- No person with skin, eye, ear or nasal infections allowed in the pool.
- No person with communicable disease allowed in the pool.
- No animals or pets allowed in the pools or on the decks.
- No glass allowed in the pools or on the decks.
- Owners and management are not responsible for accidents or injuries.
- Pool areas are for private use of residents and guests only.
- Management reserves the right to deny the use of the pool to anyone at any time.
- Persons refusing to obey the pool rules are subject to removal from the premises.

LASTLY PLEASE REMEMBER TO ENJOY YOURSELF AND STAY SAFE

THANK YOU

-VDS STAFF

Villa Del Sol Homeowners Association

By: Andrea Hernandez

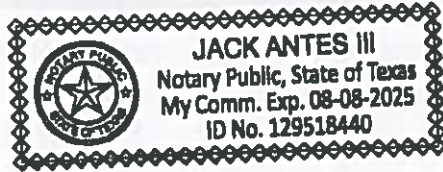
Name: Andrea Hernandez

Title: Office Manager

STATE OF TEXAS

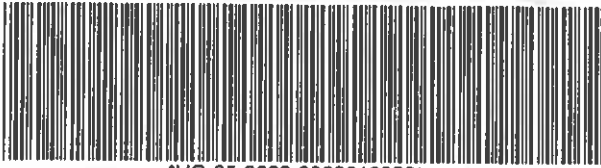
COUNTY OF San Patricio

This instrument was acknowledged before me on the 6th day of April, 2022 by Andrea Hernandez, Manager of VILLA DEL SOL HOMEOWNERS ASSOCIATION a Texas non-profit association, and in the capacity herein stated.





Notary Public, State of Texas



VG-85-2022-2022016820

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2022016820

Official Public Records

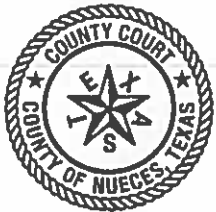
NOTICE

Recorded On: April 06, 2022 12:44 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$37.00



STATE OF TEXAS
Nueces County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Nueces County, Texas

Kara Sands
Nueces County Clerk
Nueces County, TX

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2022016820
Receipt Number: 20220406000106
Recorded Date/Time: April 06, 2022 12:44 PM
User: Regina C
Station: CLERK01

Record and Return To:

VILLA DEL SOL

**All Transactions Approved**

Bureau: 3271499 - Nueces County, TX County Clerk CNT

Order #	Amount	Quantity	Conv. Fee	Result
20220406000106 Payment ID: 100241217224 Notice Comments: ANDREA HERNANDEZ	\$37.00	1	\$1.00	Approved
Total Amounts + All Fees:		\$38.00		

BILLING INFORMATION

Response: Approved

Auth Code: B28110

EMV Details:

OWNERS ASSOCIATION O

VISA 485631*****3261

Card Entry Method: Chip Read

AID: A0000000980840

TVR: 8080048000

IAD: 0601120360A000

TSI: 6800

ARC: 00

TC: 9FB3DDFB83B0B5C7

Pin Verified

Processed at 04/06/2022 12:44:03 PM CDT

LEGAL NOTICE

Certified Payments provides a service for consumers and businesses to make payments via their credit card for various types of services and taxes. By utilizing Certified Payments, you, the cardholder, are subject to the following terms and conditions. By submitting your payment through Certified Payments, you are agreeing to the terms and conditions listed in the Legal Notices link below. Please read all terms and conditions carefully.

Privacy Statement - www.certifiedpayments.net/PrivacyStatement.aspxLegal Notice - www.certifiedpayments.net/LegalNotices.aspx

A handwritten signature in black ink, appearing to read 'Andrea Hernandez', written over a horizontal line.
Signature



Kara Sands

Nueces County Clerk
901 Leopard St #201
Corpus Christi, TX 78401

Main: (361)888-0580

Receipt: 20220406000106

Date: 04/06/2022

Time: 12:44PM

By: Regina C

Station: CLERK01

Status: DUPLICATE COPY

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>
1	Official Public Records	NOT	2022016820	6	\$37.00	

Order Total (1) \$37.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Credit Card	B28110		\$37.00

Total Payments (1) \$37.00

Change Due \$0.00

VILLA DEL SOL

For more information about the County Clerk's office and to search property records online, please visit <http://www.nuecesco.com/county-services/county-clerk>