

## **CONTINENTAL CLUB RULES FOR SAFETY AND COURTESY FOR RENTERS AND GUESTS**

Welcome to the Continental Club! During your visit, you will be sharing common areas with Continental Club property owners, neighbors, and other guests. To preserve the beauty of our property and promote safety and quiet enjoyment for everyone, please read and follow these simple rules:

- 1. There is NO lifeguard on duty at the pool - ever.** Children should be supervised by an adult at all times when at the pool and any time they are outdoors at Continental Club.
- 2. Pool gate is locked with a keypad.** The code is available from unit owners.
- 3.** Please close the pool gate tightly when you enter and exit.
- 4.** When walking or on a bike, please use only the driveway or pool gate to enter and exit Continental Club property. Please do not cut through landscaped areas, as all other access points to Continental Club cross over private property belonging to our neighbors. They have invested significant time and money to landscape and maintain their property, so please be respectful.
- 5.** Please keep all personal items off of walkways, sidewalks, and parking surfaces.
- 6. Please keep bikes in the bike rack located next to 16 or inside your patio walls.** Bikes may not be left on walkways, sidewalks or parking spaces (even if assigned to your unit). We strongly recommend locking your bikes when not in use.
- 7.** Do not place or hang personal items on outside walls, on outside gates, or on the upstairs balcony railing. Keep towels, bathing suits and other personal items inside the patio or inside the unit.
- 8.** Please remove your own garbage and food items from the pool and common areas. There is no maid service to clean common areas.
- 9.** Please remove your personal items from the pool at the end of each day. Toys, floats, rafts, towels, cups, etc. should be removed from the pool area, stored on your patio overnight, and brought back the following day.

- 10. Please park ONLY in the parking space MARKED WITH YOUR UNIT NUMBER.** Guest spots are reserved for owners and residents.
- 11.** Please do not park on any grass or landscaped area, and do not park on our neighbors' property.
- 12.** Only motorcycles, cars, and trucks with four wheels are permitted to park at Continental Club. Boats or other watercraft, ATVs, trailers of any sort, or any vehicle other than a car or truck with four wheels are not permitted and should be stored off Continental Club property.
- 13.** Trash removal occurs between 6am and 11 am on Monday and Thursdays. **Please do not park in the TWO spaces closest to the dumpster on Sunday or Wednesday nights** through 11 am on Monday and Thursday. There is a \$250 fee for delaying trash service. Cars WILL be towed and the owner will be responsible for any charges associated with getting the car back, as well as any damages. (See rule 10 – short term rentals should not be using these spots).
- 14. All pets are strictly prohibited in rented units.** Only property owners can have pets at their units.
- 15.** Music and noise inside your unit, on patios and decks, as well as at the pool and other common areas should be kept low - especially between 11pm and 8 am.
- 16.** Should there be any issues that cannot be resolved through direct communication with a renter, the Continental Club Board will address it with the property owner and/or management company. **YOU COULD BE ASSESSED A FINE AND IT WILL BE CHARGED BACK TO YOU.**

Thank you for your courtesy and we hope you enjoy your stay!

The Continental Club Board and Property Owners (4/2014)

## **CONTINENTAL CLUB RULES FOR OWNERS (4/2014)**

To preserve the beauty and value of our property and to promote the safety and quiet enjoyment for all of us – including our renters and our neighbors – we ask that you read and follow some simple rules.

Note to Homeowners who rent their units: You are responsible for ensuring the rules are followed by your renters. This means communicating with the management company that handles your rentals and ensuring they clearly communicate the rules with each renter. We encourage you to post the Rules for Renters and Guests in a prominent and permanent place in your unit. The Board will address problems with the homeowner and fines could be assessed.

1. The pool gate is locked with a key code. All owners have been provided the code.
2. Please close the gate tightly when you enter and exit.
3. Please use only the driveway or gate to enter and exit the property. DO NOT CUT THROUGH landscaped areas, as all other access points cut through PRIVATE PROPERTY belonging to our neighbors. They have spent a great deal of money to landscape and maintain their property, and we must respect their efforts.
4. Keep all personal property off of patio walls and walkways.
5. Keep bikes in the bike rack located next to Unit 16 or inside the patio walls. Leaving bicycles on the walkways is dangerous and prohibited.
6. Nothing is to be hung on the patio walls, patio gates, or on the upstairs balcony. Hang towels, bathing suits, and other items inside the unit.
7. Please remove your own trash and food items from the pool area. We do not have a maid to clean up after owners and renters.
8. Please remove your personal items from the pool at the end of each day. This includes toys, floats, rafts, towels, as well as trash. You can store these things on your patios and bring them back to the pool when you return.
9. Park only in the spot marked with your unit number. Only motorcycles, cars, and trucks with four wheels are permitted to park at Continental Club. Boats, jet skis, or other watercraft, ATVs, trailers of any sort, or any vehicle other than a car with four wheels are not permitted and should be stored off Continental Club property.
10. Trash removal occurs before 1pm on Mondays and Thursdays. Please do not park in the two spaces closet to the dumpster on Sunday or Wednesday nights through 1 pm on Monday and

Thursday. Cars will be towed and the owner will be responsible for any charges associated with getting the car back, as well as any damages.

11. Pets are strictly prohibited by renters. Only Continental Club owners are permitted to have pets. If you have a pet, please clean up after it!
12. Please keep music and noise levels low, especially between 11pm and 8am. This includes music and noise inside units, on patios/decks, at the pool or other common areas that disturbs other residents, renters, or neighbors. (Intended for renters, as this has not been a problem with owners).
13. Growing of vines or plants on outside walls is not permitted. It is the homeowner's responsibility to prevent growth and remove vines and plants from the outside wall of their unit and patio walls. Removal of and damage resulting from vines shall be at the homeowner's expense.
14. Homeowners should maintain their courtyards. Homeowners with unruly courtyards will be assessed a fee to pay for maintenance.
15. YOU are responsible for the conduct of your renters. Please make sure the RULES FOR RENTERS AND GUESTS are part of your rental contract as well as documentation given to your renters upon arrival. The rules should also be posted prominently in your unit. Unresolved issues with renters can result in fines being assessed to the property owner.

Thank you for your courtesy in adhering to the rules so that all of us can enjoy our homes.

Sincerely, The Continental Club Board and Property Owners