

COSTA DIAMANTE
THE JEWEL OF SANDY BEACH
ADMINISTRADORA DEL CONDOMINIO CD A.C.
PASEO DEL CORAL SECTION F-2 - Office# 638-382-8616

Costa Diamante Third Party Rental Agreement

Article I. Purpose of this document

This document is presented with the purpose of advising and creating a commitment for the obligations and restrictions for each of the Individual Occupants and Owners of Residence or Lot in the Condo Regime "**COSTA DIAMANTE**".

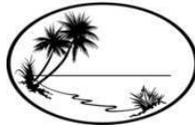
Article II. General rules and regulations per HOA charter

- Glass at the pool is of special concern because of safety issues – please do not bring glass to the pool
- Pets will be kept on leashes and waste is to be cleaned up immediately.
- All posted rules at the pool and common areas will be followed strictly. Guards will enforce all rules
- ATVS, Motorcycles and off-road vehicles are restricted to entering and exiting of Costa Diamante and not to exceed 10mph. They are prohibited from accessing the beach, lots, common areas, and walkways.
- Fireworks are strictly prohibited within the Development and its respective beach.

Article III. Rules specific to third party renters and unescorted owner guests

Along with the general rules, there are specific rules that will apply to renters/guests while utilizing the facilities.

- Only and exclusively guests who are listed on this contract can use the facilities of Costa Diamante. No outside guests will be allowed to use the facilities within Costa Diamante.
- Unescorted guests of owners will also need to follow these rules and regulations for the duration of their stay.
- Rentals shall not have over 12 guests. There will 12 wrist-bands given to renters by either the rental agency or the front gate. The bands are required to be worn in the common areas including the beach during the renter's stay. Rental overnight guest's names and ages will be included and written within this agreement. Over 12 overnight guests will incur a \$50 per person, per stay. The number of nights staying in Costa Diamante will also be written on the agreement letter.
- Renters shall not have over three cars. Trailers carrying 2 ATVs or one UTV are considered a car. Over three cars will incur a fee of \$50 per stay for impact and overflow parking needs. Additionally, cars need to be able to completely park in the rental unit without spilling into the street. If there is no room, the guest will be required to move the car to overflow parking or outside the development. Passes will be issued for cars and will include arrival and departure dates with lot number displayed on them.
- Property damage/rule violations: An incident report and notification will be made to the homeowner via email and/or phone call within 48 hours. Pictures and/or repair invoices will be generated so the homeowner can deduct the costs from or forfeit any damage deposits. Depending on the extent of the damage – a fine could be assessed to the homeowner.
- Litter: In order to maintain a clean and orderly establishment, littering will not be tolerated. Renters will dispose of litter in trash receptacles. If a guest or renter is found littering, a fine could be assessed to the homeowner or renter
- Noise pollution: Live bands and loud music are not permitted. This falls in line with the rules violation provision – a fine could be assessed to the homeowner or renter. Quiet time is 10PM and on



**COSTA DIAMANTE
THE JEWEL OF SANDY BEACH**

Address of rental house: _____ Wristband Color: _____

Rental Contract Dates: _____ to _____

Overnight Guests and Visitors:

Check which applies

	Name	Overnight RentalGuest	Visitor	Owner guest
Example	John Doe	X		
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

One last note: Costa Diamante offers a resort-like atmosphere without the hassle of elevators, noisy neighbors, or unruly crowds to ruin your relaxing vacation. If you are looking for a party atmosphere, this neighborhood is NOT for you. Costa Diamante is suggested for families, adult getaways, and quiet celebrations. This property is NOT recommended for young spring break crowds, loud parties, smokers, or groups larger than 12 people.

I hereby understand each one of the rules outlined and I am committed to adhere to the HOA regulations during the duration of my Rental Contract with Property Owner and/or Associate.

Renter Signature

Owner or Rental Agency Signature and contact information

Notes: