

SAN CRISTOBAL ASSOCIATION

RULES

REVISED January 2023

GENERAL RULES:

1. **PETS:** No large pets allowed. Unit owners are allowed one dog or one cat under 35 pounds. Owners may petition the Board of Directors in advance to seek approval for a second dog. Dogs should be leashed and are not allowed to relieve themselves anywhere on the property except for the east side yard.
2. **NOISE:** Quiet hours are from 10 p.m. until 7 a.m. Please be courteous of your neighbors. Remember sound from televisions, music and voices travel.
3. **OUTSIDE FAUCETS:** Faucets are located on the west side of the building and are to be used for the sole purpose of washing sand off feet and objects when returning from the beach.
4. **OUTDOOR FURNITURE:** Porch furniture can be in front or on the side of each unit and shall consist of a table, chairs, bench or a combination thereof. Furniture must be white in color and may not block the walkway.
5. All owners and renters must remove all furniture from the walkway in front of their unit when they are not actively using the furniture. (See #6 Housekeeping Rules for further information)
6. **NO SMOKING IS ALLOWED IN THE COMMON AREAS.**
7. Applications for Rental/Purchase must be completed and submitted by owner for approval prior to rental or sale of their unit.
8. **PARKING:** All owners and renters must park in their assigned space. Visitors must park in the visitor spots located on the west side of the building. The Service Spot in the front center lot shall remain vacant by owners and renters.

RENTAL RULES:

1. Owners cannot rent for a frequency of less than once in a two-month time-period. It is anticipated and expected that the Unit rented will be occupied by the same renter for that entire two-month time-period. If the renter does not occupy the Unit for the full two-months, then the Unit shall not be re-rented to another renter during that same time-period. Once the two-month time-period expires, the unit may again be rented for a subsequent two-month time-period. The purpose of this rule is to limit a Unit from being rented more than six (6) times in a twelve (12) month time-period. This provision setting out the rule for rental time-period agreements at San Cristobal, shall at a minimum, maintain compliance with all ordinances and/or codes of the City of Venice to best ensure that if said ordinances and/or codes become more restrictive than this rule, they shall take precedence. No renter is allowed to sublease the unit during the two month time-period.
2. One-bedroom units may be rented to a party of up to two people total.
3. Two-bedroom units may be rented to a party of up to four people total.
4. No children under sixteen (16) years of age (except for daytime visiting).

5. Renters are not allowed to have pets.
6. Owners and their Immediate family members are exempt from minimum stay requirements.
7. All owners must provide a copy of these rules to anyone renting their unit.
8. An application to rent must be completed and submitted by owner for approval prior to renting their unit.

HOUSEKEEPING RULES:

1. **GARBAGE:** All trash must be placed in plastic bags and placed **INSIDE** the dumpster. The City of Venice **WILL NOT** take any item left outside the dumpsters. The lids on the dumpster must be kept closed at all times. Please recycle paper and plastic products. If an item cannot be placed in the dumpster the owner and/or renter, if applicable, is responsible for making arrangements for the disposal of the item.
2. **GARBAGE DISPOSALS:** Use for light waste only to avoid plumbing problems.
3. **TOILETS:** Place only toilet paper in the toilets to avoid plumbing problems.
4. **LAUNDRY ROOMS:** Hours are 8 a.m. to 8 p.m. Turn off the lights when not in use, leave lid on washer open when not in use, clean the lint trap in the dryer after each use. Periodic cleaning of the lint bucket should be shared by each user on the respective floors. **NO FISH ARE TO BE CLEANED IN THE LAUNDRY ROOM.** Report any malfunctioning machines to <https://www.washco.com> or service@washco.com.
5. **CLOTHES DRYING:** Clothes, towels, etc., may not be hung outside the building to dry.
6. **OUTDOOR FURNITURE:** Due to Local County Regulations, the City of Venice Fire Department does not allow furniture to be kept, stored, or placed on the walkway in front of the units when an owner/renter is not actively using the furniture. In keeping with the local regulations, all owners and renters must remove any furniture from the walkway when they are not there. **Failure to do so may result in the owner receiving a violation from the City of Venice. The violation will result in a \$100 Dollar per day, while in violation, which will be assessed by the Venice Fire Department to the Unit Owner.** The owner who is fined will be responsible for paying the fine.
7. **OUTDOOR SHOWERS:** Please use the outdoor shower area when returning from the beach to limit the amount of sand that is discarded into the plumbing system.
8. **DAMAGES TO THE COMPLEX:** Please report all damages to the complex to a member of the Board of Directors.



WELCOME TO

SAN

CRISTOBAL

LAUNDRY ROOM IS OPEN

FROM

8 A.M. UNTIL 8 P.M.

PLEASE LEAVE LID ON WASHERS OPEN

WHEN NOT IN USE

PLEASE CLEAN THE LINT TRAP ON THE

DRYER AFTER EACH USE