

# EL ZALATE BASIC RULES AND REGULATIONS

These published rules are not limited, but can include, the following:  
For a complete listing of all Rules and Regulations please refer to El Zalate By-Laws.

## ***OBLIGATIONS OF THE OWNERS, RENTERS, OCCUPANTS or GUESTS*** (Occupant will be used to reference Owners, renters, occupants or guests in the following)

1. No Occupant of any Units is allowed to place, store or pile items in the lobbies, walkways, stairs, corridors, floors, gardens or other common assets of similar nature, including but not limited to furniture, trash, or other objects.
2. Occupants are not allowed to hang clothes, carpets, signs or any other objects on the windows, walls or handrails of the Residential Units.
3. Occupants are not allowed to dust off clothes, carpets or other objects out of the windows of the Private Units or in the hallways or exteriors of the Private Units or the adjacent areas if such activity is in a manner that disturbs other Owners. In this regard, it is also strictly prohibited to yell or throw objects from the terraces and patios.
4. **PLEASE only put toilet paper in the toilets. Do not flush disposable diapers, sanitary napkins, tampons, condoms, or dental floss as this will back up the sewer system.**
5. No bikes, skates, scooters, motorcycles and vehicles in general are allowed in the main lobby, hallways, walkways and any other Common Areas other than the designated parking areas.
6. No Occupant is allowed to make noises or sounds which may be an annoyance or nuisance for the Owners of the other Residential Units. This rule applies specifically to social gatherings, TV sets, radios, music players, musical instruments, singing, yelling or loud conversations and other, before 10:00 AM or after 10:00PM.
7. As a courtesy to your neighbors below please be sure to lift furniture when moving. Dragging or dropping heavy items on the floor is extremely loud to those below you.
8. Only Owners may have pets in the unit or on the common property.
9. Pets must be kept on a leash at all times while in common property and shall not be left unattended in the common area.
10. Owners shall be responsible for cleanup after their pet.
11. All washing of vehicles is prohibited.
12. All trash shall be sorted and placed in the appropriate bins in the designated trash area.

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## POOL RULES

**The following rules regarding the pools shall be followed at all times:**

13. The pools are for use of Occupants and their guest only. The number of guests is limited to four per unit and guests must be accompanied by their hosts at all times
14. The pool use is under the responsibility of the Occupants or Guests. The Condominium does not and shall not have lifeguard service. All persons using the pool do so at their own risk. El Zalate HOA and the Management Company assume no responsibility, directly or indirectly, for any personal injury or the loss of, or damage to, personal property.
15. **NO Glass** objects are allowed in or near the pools or pool area at any time.
16. Smokers must use ashtrays.
17. Children under 12 shall be accompanied by an adult at all times when using the pools.
18. **The children's pool** is the pool with the "**Beach Entrance**". Children under the age of 12 must use this pool only.
19. No one under the age of 15 allowed in the Hot Tub.
20. **SWIMMING Diapers** are mandatory to be used in the pool for all infants.
21. **PLEASE DO NOT USE** pool side tables as diaper changing tables, as a courtesy to all others using these tables.
22. **NO** running, horseplay, yelling or loud music in the pool area.
23. Please shower prior to entering the pool.
24. Music of any type must be kept a non-interfering level.
25. The pool is open every day from 6:00AM to 10:00PM
26. Please be considerate of others by removing your towels and items from tables and pool lounge chairs when leaving the pool area. Towels should not be used to "**HOLD**" furniture for later use. All furniture must stay in the pool area.
27. If any Occupant desires to have a pool party with more than four guests, a request shall be made to the Board at least 24 hours in advance for the reservation of the same.
28. It is the Occupant's responsibility to clean the pool and the surrounding common areas around it after use. In the event the Occupant does not comply with the above, the Board has the authority to charge the Owner with the expense of cleaning as well as a fine at the Board's discretion.