

RULES OF CONDUCT FOR RESIDENTS AND OCCUPANTS OF VIDA DEL MAR PASSED BY THE BOARD OF DIRECTORS

Effective April 26, 2007, the Board of Directors of Vida del Mar adopted and ordered the enforcement of the following Rules of Conduct for the residents and occupants of Vida del Mar Condominiums pursuant to Article Thirty-six paragraph (4) of the Vida Del Mar Condominium Regulations, hereafter referred as Condominium Regulations.

PREAMBLE: Vida Del Mar has attracted its owners because it has a unique combination of beauty, isolation and peaceful atmosphere. We are blessed with twenty-eight acres, giving Vida a feeling of openness, yet the convenience of condominium living. Because condo living is a new experience to many owners and guests who are used to living in a house, we would like to ask all occupants to keep in mind, at all times, that we live very close to each other. For the maximum enjoyment of all, we need to be extra considerate of one another.

A. - REGISTRATION AND OCCUPANCY: (An occupant is deemed to be an adult, minor person, child or infant).

1. - All occupants, including owners, renters, guests and pets, shall be registered at the office immediately upon arrival. If registering after hours, a card requested from the gate guard must be filled out naming all persons and pets that are to occupy the unit.
2. - All vehicles must have owner/guest windshield identification card, available with deposit at office. Any exceptions shall be with the authorization of the Manager.
3. - Any non-owner must have a written authorization signed by the owner of record, or they will not be permitted to occupy said unit. If an owner desires to use an agent for purposes of authorizing other persons to use the owner's unit, the owner must notify the office, in writing, of that fact and specifically authorize that agent, by name, to do so. Further, the agent must register each guest with the office. If the agent does not do so, no one will be admitted to the owner's unit. If the non-owner arrives after hours, the owner or agent must arrange with reception to leave a key at security.
4. - No key will be provided by the office unless written instructions are provided and signed by the owner of record.
5. - Gate guards will keep a record of license numbers and times of all vehicles entering and leaving Vida. Any exception shall be with the authorization of the Manager.
6. - The number of overnight occupants will be limited to: One bedroom condos - five persons, two bedroom condos - eight persons
7. - Check out is also required. If checking out after hours, please notify the office in advance so that your departure date and time is recorded. This is important for prompt maid service clean-up and security purposes.
8. - If there is any question of a guest who is in violation of these rules on check in, a collect call will be made to the owner of record, so that said owner may help correct the problem.

B. - POOL AREAS (The overall objective of these Rules is for a) safety and b) quiet and restful atmosphere for the maximum enjoyment of all).

1. - The use of the pool areas is restricted to those hours between 8:00 AM and 10:00 PM.
2. - The pool areas are not to be used as picnic areas
3. - No sound equipment (stereos, radios, etc) without head phones.
4. - No children, eight years of age or under, will be permitted without an adult present to supervise.
5. - Please caution children against screaming and undue noise, especially between 3:00 PM and 6:00 PM which is siesta time in adjoining condos.

6. - Pool areas shall be used by owners and guests only. Others shall be reported immediately to the nearest gate guard.
7. - Everyone is required to clean up any mess of their making.
8. - At all times, remember to be considerate of other people in department while using the pool areas.
9. - No glass container may be brought to a pool area because of the danger of injury due to broken glass
10. - Social events must be approved by the Manager in advance.

C. - R U B B I S H

1. - It is the occupants' obligation to dispose of garbage in tied plastic bags, and placing them in the containers provided near each condo {see Condominium Regulations, Article Twenty-Five paragraph (2)}.

D. - P E T S

- 1.-Pets must be registered pursuant to Condominium Regulations Article Twenty-Five paragraph (10).
2. - Pet owners shall bring pet immunization records to Vida with them and provide them when requested by the Vida Manager.
3. - All dogs and cats must be under control by their owners at all times and leashed when outside a condominium unit.
4. - You must clean up after your pet, if the pet leaves his residue. Carry a small plastic bag, use it like a glove, turn it inside out and carry it to the trash barrel. It is not fair to ask our hard working gardeners to clean up your dog's and cat's "poopers".
5. - Pets not controlled , barking or crying excessively, running loose, biting or exhibiting other aggressive behavior, causing unsanitary conditions or other wise causing a nuisance to neighbors, will be directed by the Manager to be removed from Vida Del Mar. All complaints about pets shall be made to the Manager.
6. - In summary, please make certain your pet is not diminishing your neighbor's right to enjoy their stay in Vida.

E. - P A R K I N G

During November, December, January, February, March, and April (through the Easter holiday) the following rules will govern parking.

1. - Each condo is entitled to one parking space in designated condo parking lots. Parking spaces may not be transferred to another owner under any conditions.
2. - Parking will be limited to one normal sized vehicle (i.e. sedan, station wagon, pick up, van). Additional vehicles may be parked on Vida premises provided they do not impede traffic flows and are outside grassy areas and other designated condo parking lots.
3. Special arrangements should be made with the Manager for vehicles which are not normal sized (both smaller and larger vehicles).
4. - No R.V. 's. or campers will be permitted. They must be parked or stored elsewhere, such as a camper park.
5. - No person will be permitted to live or sleep overnight in any vehicle parked in any parking lot.
6. - No person shall be permitted to use Vida parking areas for storage of boats or trailers. Building materials shall not be stored unless they are for immediate use of an owner.
7. - Owners who wash their cars, or have them washed, must provide a hose with a shut off device or regulator (nozzle, pistol grip valve, etc.) to conserve water and reduce mess.

8. – To be considerate of their neighbors, owners who are absent should move their cars to less convenient parking places. An absent owner may not leave a vehicle in a designated condo parking lot for more than 14 days unless the vehicle is currently being rented to other residents. In such instances the owner shall notify the Vida Manager.
9. – The Vida Manager is empowered to enforce parking rules. Enforcement, after contacting the owner, may include towing of a vehicle to a designated parking area at the owner's expense.
10. Owners are asked to park within any spaces designated by painted lines.

F. - MISCELLANEOUS

1. - Water is a limited and expensive resource. Every effort must be made to conserve water.
2. - Noise pollution. Except for authorized construction or emergency repairs, excessive noise of any sort which causes annoyance and reduces the quiet enjoyment of other occupants will not be permitted anywhere on Vida property, including the pool areas, streets and other common property, as well as individual condos. Noise which continues long enough to cause another occupant to complain to the office will be dealt with immediately by the manager. Renters who refuse to comply with this provision will be required to leave the property, and the owner will be notified
3. - Owners have an obligation to maintain their units according to Condominium Regulations (e.g. Condominium Regulations Articles Sixteen and Twenty-five).
4. - All occupants must obey these rules and those of the Condominium Regulations. It is the Owner's responsibility to see that this is done. If any occupant does not follow these Rules, the owner will be notified by a collect call, followed by a letter, and the violation(s) will be the responsibility of owner.
5. - Balcony railings will not be used to hang clothing, towels or any other articles.
6. These units are to be used exclusively for residential purposes pursuant to Condominium Regulations, Article Seventeen.
7. - No exterior antenna for sending or receiving TV, radio, etc., signals of any nature, no exterior cables or exterior lighting, not approved by the Board of Directors will be permitted. There are authorized up to three (3) legal TV satellite dishes per building where required and, if necessary, a total of up to 6 dishes for the Chihuahua and Colima buildings; the location of each dish must be approved by the Manager and placed so as to be as unobtrusive as possible while providing quality service. Each satellite dish of the same type must be utilized to its fullest capacity for its respective building before another dish of the same type may be placed at that building.
8. - Every owner must leave a key at the office or with the Manager. In case of emergency (broken water pipes, gas, leak, fire, etc.) the owner who does not provide such a key will be responsible for damages done due to inability to enter their apartment or due to forced entry by the Management.
9. - Alterations will not be permitted to any of the landscaping. Do it yourself projects on or in any common area could prove to be very expensive. However, please feel free at any time to make suggestions to the building and grounds committee.
10. - All owners, tenants and in general all occupants of the units shall exercise their rights peacefully and orderly in accordance with morals, and standards of good behavior {See Condominium Regulations, Article Twenty-Five paragraph (11)}.
11. Motorcycles, four wheelers and other similar vehicles, are permitted but may only be used for purposes of transportation, not recreation. These vehicles may only be used during daylight hours and must be equipped with adequate mufflers. All owners should

be aware that if the Vida manager receives complaints of violations, the owner may be asked to permanently remove the vehicle from Vida premises.

12. Any use of the common areas or green space for a group function must be approved in advance by the Manager or Board of Directors.

13. Feeding stray cats is strictly forbidden.

These rules do not cover everything in the Condominium Regulations of Vida del Mar. If any conflict exists, then the Condominium Regulations shall prevail. The Board of Directors considers it an owner's obligation to read and study the Condominium Regulations as adopted on April 26, 2007. It is the wish of the Board of Directors that general compliance with these Rules will further the peaceful enjoyment of all the owners of our beloved Vida del Mar. If there is any misunderstanding on the part of an owner that the mere fact of ownership is an open permit to do as they very well please, then please study Condominium Regulations, Article Seventy-Three which authorizes the Board to recommend that: "a Condominium Owner who repeatedly fails to comply with his or her obligations set forth in these Regulations or causes conflicts with the other Owners without justification...may be sued...to demand the public auction of his or her Private Unit". Certainly the Board has no desire to do this. We all wish to live peacefully and congenially in this paradise by the sea.

G. - PENALTIES

1.- The owners of any condominium shall be responsible for any fine levied against any occupant of their condo, if an occupant fails or refuses to pay any fine levied under these rules, all fines not paid promptly shall be added to and become part of the owner's condominium dues, and collectable as dues.

2. - No fine or penalty shall be levied until after the owner or occupant affected shall have been given notice of the charges and given reasonable opportunity to respond.

3. - For any violation of these Rules, and/or Condominium Regulations within any twelve month period, fines and/or penalties may be levied as follows:

a) For the first violation the Manager or the Board of Directors may give a warning notice in writing, and/or a fine not exceeding \$1000 pesos (amended May 22, 2009).

b) For a second violation the Board of Directors may give a second warning notice in writing and/or a fine not exceeding \$5000 pesos.

c) For three or more violations the Board of Directors may:

1. Give additional warning notices in writing and/or;

2. Levy a fine not exceeding \$10,000 pesos.

3. For serious or repeated violations the Board of Directors may recommend to the owners at a special meeting that the owner's condo be sold at auction as provided in Article Seventy-Three of the Condominium Regulation.

VIDA DEL MAR

BOARD OF DIRECTORS