



Vacation Rental Reservation Agreement
69 Saint Malo Court, Oceanside, California 92054 Tel: (760) 434-9049

Rents, Taxes and Security Deposit:

- 1) 50% of the Deposit is due upon reservation. Balance to be paid in full 60 days prior to the reservation date. Security deposit is \$750.00. Cleaning Fee \$275.00. Payment options: Cashiers Check, Money Order or Wire Transfer.
- 2) The rent, tax (10%) and the security should be included in the above amounts.
- 3) Any reservation made less than 60 days prior to rental period must be paid with a cashiers check, cash or wired transfer.
- 4) Your security /telephone deposits is fully refundable if the rental is left clean and undamaged, and after we have received the phone bill to verify all outgoing call. Local calls are free. This takes approximately 30 days.
- 5) All deposits are non-refundable. In the event we are able to re-rent the home, the deposit will be returned to you with the exception of a \$250.00 cancellation fee.

Standard Rental Rules:

- 1) No pets of any kind at anytime.
- 2) Smoke free home
- 3) Please be considerate of you neighbors and keep noise levels down. We ask that you keep the music and excess noise down to a minimum after 10:00 pm. Only those staying at the vacation home are allowed on the property. **Maximum of 10 persons may stay overnight.**
- 4) Parking for up to 6 vehicles. (1 Garage + 5 Private on site parking spaces)
- 5) **Trash pick-up is Fridays at 7:00 am.** Trash cans on the north side of the house. The premises must be left clean and in an orderly manner. Refrigerator must be cleaned out and dishes placed in the dishwasher. Please refer to the Check-in / Check-out List.
- 6) Please read and be aware of Saint Malo Association Rules for the following: General, Cabana, and Tennis Rules (courts)

Initial _____

Check-in:

Check-in time is 3:00 PM. Please no arrivals prior to 3:00 PM, unless prior arrangements have been made.

Check-out:

Check-out time is on or before 10:00 AM. Upon check-out, please leave dishes washed, trash removed, and the home in an orderly condition. Place the keys and garage door opener on the counter. There's a \$100 charge for lost keys and/or garage door openers. No late check out is available because cleaners come at 10:00 am to get ready for guests arriving at 3:00pm. To avoid deductions from your security deposit please adhere to all requests.

Damage:

All breakage and rental damage during your occupancy must be reported to the office at (760) 434-9049. Tenants are responsible for and are expected to assume liability for any damage to the rental and its contents, other than normal wear and tear, during their occupancy. The home will be inspected carefully after your departure, and your deposit will be adjusted if any damage is found.

Family Groups Welcome:

We maintain a family atmosphere for the quiet enjoyment of our guests. We do not allow fraternities, sororities, or school groups under any circumstances. **ABSOLUTELY NO HOUSE PARTIES ALLOWED!** Should a group misrepresent themselves, they will immediately be asked to vacate the premises without refund of rent.

Telephone:

Local calls are free. Guests are responsible for all long-distance calls placed during rentals.

** I understand and accept all the terms of the agreement: **Signature** _____ **Date** _____

Name (Print) _____ Dates of Stay _____

Home Phone# _____ Office or Mobile Phone# _____

Address _____

City/State _____ Zip Code _____

Drivers License No. _____

**Please list all adults occupying our beach house during your stay. Thank you.*

<i>Name</i>	<i>Address</i>	<i>Phone</i>	<i>e-mail</i>

ALL PAYMENTS ALONG THIS AGREEMENT ARE TO BE SENT TO:

Perry Coles
2832 State Street
Carlsbad, CA 92008
(760) 434-9049

St. Malo Association Rules and Information 2006

GENERAL RULES

Non-licensed drivers may NOT operate motorized vehicles within the St. Malo compound. This includes ATV's, motor scooters, motorbikes, and motorcycles. There must be no joyriding in the gate!

THE SPEED LIMIT IS 5 MILES PER HOUR.

The guard is never to be used as babysitter and should not be asked to provide personal service while on duty.

For safety reasons, children may not play or congregate near the gate or guardhouse.

Only St. Malo members, their families, and renters are permitted to use the beach and tennis courts. Friends may enjoy the facilities ONLY WHEN THE MEMBER OR IDENTIFIED RENTER IS IN RESIDENCE AT ST. MALO.

No fireworks are allowed in San Diego County.

Recreational Vehicles are not permitted within the compound.

Please only use you steps or the in front of the cabana to access the beach.

INFORMATION

For the safety of you belongings, you should always keep your cars and garage doors locked.

PLEASE HELP TO KEEP ST. MALO CLEAN AND BEAUTIFUL, DO NOT LITTER!

SECURITY GATEHOUSE (760) 433-7080
SECURITY EMERGENCY ONLY (760) 500-1882 (CELLULAR)

Initial _____

ST. MALO ASSOCIATION 2006: GENERAL RULES

1. Use of St. Malo Facilities

- a. **Only St. Malo members, their families, and their renters are permitted to use the beach, cabana and tennis courts. Friends may enjoy the facilities ONLY WHEN THE MEMBER OR IDENTIFIED RENTER IS IN RESIDENCE AT ST. MALO.**
- b. No fireworks are allowed in San Diego County.
- c. For safety reasons, please only use your steps or the steps in front of the cabana to access the beach.
- d. Please remember this is a community and houses are very close together. Please be considerate of others and keep noises down, especially at night.

2. Drivers/Vehicles

- a. **The speed limit is 5 miles per hour.**
- b. Non-licensed drivers may NOT operate motorized vehicles within the St. Malo compound. This includes ATV's, motor scooters, motorbikes, golf carts and motorcycles. No joyriding inside the gate!
- c. Recreational Vehicles & motorcycles are not permitted within the compound.
- d. Please do not ride bikes and wheeled toys on neighbors' driveways.

3. The Guards/Security

- a. The security of our beautiful beach community is essential. Please lock all house, garage, and car doors and windows. Please keep cars in the garage.
- b. For safety, children may not play or congregate near the gate or guardhouse.
- c. Please notify guards if you expect workmen or guests.
- d. Please make a security check when departing. Lock windows, doors, garages. Turn off coffee makers and appliances. Check for running toilets or gas leaks.
- e. Secured homes and outdoor lighting at night prevent intruders.
- f. Guards are never to be used as babysitters, and should not be asked to provide personal services while on duty.
- g. Violation of the rules will be reported by the guards to the Board of Directors

4. Gardeners/Workmen/Construction – see separate rules

- a. No construction or renovation is permitted from July 1 through Labor Day.
- b. Gardeners/Workmen may not use the cabana bathrooms
- c. Instruct gardeners that blowers are not allowed inside the gate.

5. Rentals

- a. All renters shall, upon arrival at St. Malo, check in with the guards.
- b. No rental of individual rooms in homes is permitted. Only a complete home or garage apartment may be rented as a unit.
- c. Renters shall be reminded that St. Malo is a year-round residential community. Late night noise and traffic are discouraged.

6. **Dogs** must be leashed. Dog walkers must carry poop bags and clean up after their dog.
7. **Trash** is picked up on Fridays (except for Holidays). Please use the recycle bins properly. The big green one is for greenery. Keep lids tightly secured. No trash bags on street. Please do not litter!

PLEASE HELP KEEP ST. MALO SAFE, BEAUTIFUL, CLEAN AND PEACEFUL

ST. MALO ASSOCIATION 2006: CABANA RULES

1. Equipment

- a. No one is permitted to save a place at the Cabana beach by setting up chairs, towels, umbrellas, etc. before actually using them.
- b. Do not use other people's equipment without permission, and do not remove any furniture from the porch of the Cabana.
- c. Please do not leave surfboards, wet suits, or other equipment on the tables or benches of the Cabana.

2. Lifeguards

- a. The lifeguards are not baby sitters.
- b. They are on duty from July 1st through Labor Day. Their hours are from 10:00 am to 5:00 pm, six days a week.
- c. Please note Lifeguard Duty sign
- d. Parents are responsible for their children on the beach

3. Smoking/Fires

- a. Please do not use the sand for an ashtray. Please use the trashcans. Children and others who play and walk in the sand thank you.
- b. No campfires are allowed on the Cabana beach.

4. Dogs are not allowed on the Cabana beach.

5. No glass. Only plastic glasses and paper cups are permitted at the Cabana or on the sand.

6. Surfboards: For the safety of all, the use of surfboards, jet skis, and catamarans is prohibited in front of the Cabana.

7. Use of the Cabana

- a. In the summer, the Cabana is reserved Saturdays from 6:00 p.m. to 8:00 p.m. for St. Malo community gatherings. All are welcome.

- b. Post a sign or plate on the Cabana bulletin board to reserve for small parties (year-round).
- c. Association facilities may not be reserved for large functions during weekends from the July 4th weekend until after the Labor Day weekend.
- d. Only home owners and their families are allowed to reserve the cabana and Association property for large functions. Requests for reserving Association property shall be made to the President of the Association. Other restrictions/requirements apply to such events, as well.
- e. Parents are responsible - particularly at night - for the activities of their children in the Cabana area and other communal places. The guards have authority from the Board to report any violations to parents.

ST. MALO ASSOCIATION 2006: TENNIS & PADDLE TENNIS RULES

1. Hours of Play

- a. Tennis Court hours of play are from 8:00 a.m. to 8:00 p.m.
- b. Paddle Tennis Court hours are from 9:00 a.m. to 5:00 p.m. Please remember we rent the paddle tennis court from one neighbor and use the utilities of the other. Be considerate.

2. Summertime Tennis Draw (July 1 - Sept. 15)

- a. The tennis draw for court times the following day is held at 6:00 p.m. at the gazebo.
- b. Sign house owner's name if you are renters or guests.
- c. Anyone present may run the draw. Please erase the board just before the draw. Keep the cloth for cleaning off the board and the chips in the bag for the draw high and out of reach of young children.
- d. One hour sign-up per house. If there is court time available after 8:00 p.m., you may sign up for another hour by putting a "2" after your name.
- e. You may not draw for another house.
- f. Sign up on an even hour, not a 1/2 hour.

3. Wintertime Tennis Draw (Sept. 16 - June 30)

- a. Two-hour sign up per house is permitted, except on holiday weekends (Thanksgiving, Christmas, New Years, Presidents Day, Easter, and Memorial Day). On such holidays the 8:00 p.m. second hour sign up is required.

4. **Unused Reserved Courts.** If for any reason, the reserved court is not going to be used, the one who reserved it should erase the reservation as soon as possible, so others may use the courts.
5. **Use of Courts**
 - a. No roller skates, roller blades, skateboards, bicycles or shoes with black soles are allowed on courts. Tennis shoes only.
 - b. When using the rollers to dry the courts, they are to be replaced after use in the covered racks on tennis court fences.
 - c. Please clean up your trash, tennis ball cans and lids, water bottles, etc.
 - d. Please respect the neighbors' privacy by keeping noise to a minimum.
 - e. Tennis lessons by professional teachers shall be done on Court #3.
6. **Cleaning.** Tennis courts and paddle court will be cleaned once a month on weekdays, and more often as needed in the summer. Schedule will vary.
7. **Security on Court 3.** If using the gate by the railroad tracks on court 3 to retrieve tennis balls, make certain that the gate is firmly latched close after use. This is one way intruders may enter our community. Use care in climbing over concrete block wall and don't lock yourself out!

THE TENNIS COMMITTEE THANKS YOU

ST. MALO ASSOCIATION 2006: RULES for CONTRACTORS, SUB-CONTRACTORS, TRADESMEN AND WORKERS

1. **Working times/hours:**
 - a. No Construction is permitted from July 1st through Labor Day. In the event a project is not completed by July 1st, the job site shall be fenced and locked.
 - b. Working hours are from 7:30 a.m. to 4:30 p.m. Monday through Friday.
 - c. No work is permitted on weekends or holidays unless prior approval has been granted by a member of the Board of Directors. If none is available, the Captain of the guards is authorized to approve requests to work on emergencies only on these days, on a case by case basis.
2. **Work vehicles:**
 - a. Due to the limited parking area in St. Malo, only "working vehicles" will be permitted to park near the job site. All other vehicles will park on Pacific St. or Eaton St. at the owner's own risk.
 - b. No motorcycles, motor bikes, or off-road vehicles of workmen are permitted in St. Malo.
 - c. Certain areas are posted as "no parking." Workmen, subcontractors and delivery trucks shall abide by these rules. St. Malo guards shall instruct

those who are not in compliance to remove their vehicles and park them outside the gates.

3. Workers/tradesmen behavior:

- a. All workers and tradesmen must check in with the guard upon arrival.
- b. Workers and tradesmen will confine their visit within St. Malo to the house or site where their services are to be performed.
- c. The Cabana restrooms are not to be used by workmen.
- d. Radios, musical instruments, or other sound reproducing equipment must be kept at a volume low enough so that persons next door cannot hear them.
- e. The consumption of alcoholic beverages or the use of any drugs while in St. Malo is prohibited.
- f. The use of water or electric power from an adjacent house, or the St. Malo Association, is not authorized unless prior approval from the owners of that property has been obtained by the prime contractor.
- g. Entry into and departure from St. Malo will be by the main gate only.
- h. Workers and tradesmen are not authorized to have guests or relatives visit them at the job site.
- i. Workmen's dogs are prohibited, whether leashed or unleashed or left in cars or trucks.

4. Requirements of Contractors: Please post on Job Site

- a. The prime contractor must provide the names of the sub-contractors and all other workers who will be working at the job site to the St. Malo guards. This must be done prior to the start of construction, and updated throughout the course of the construction.
- b. The prime contractor must provide the St. Malo guards with a job site telephone number. The guard will then be able to call to verify any person who is not included on the workers list.
- c. The prime contractor must insure that the job site and surrounding area is kept neat and clean. All trash must be cleaned up each day. The premises must be kept free of debris, over-filled dumpsters, scrap lumber and other construction materials before the end of the shift.
- d. The prime contractor will insure that portable toilets are provided for the workers' use, and will see that they are replaced on a regular basis.
- e. Contractor's signs are not permitted on St. Malo premises.