



Vacation Rental Reservation Agreement
2832 State St., California 92008 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 (11.5%) 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 deposit is fully refundable if the rental is left clean and undamaged, and after we have received the phone bills 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 and only those people who have registered in this rental agreement.**
- 4) Parking for up to 5 vehicles in driveway.
- 5) **Trash pick-up is Fridays at 7:00 am.** Trash cans are on the north side of the house. The premises must be left clean and in an orderly condition. Refrigerator must be cleaned out and dishes placed in the dishwasher. Please refer to the Check-in/Check-out List.

Check-in:

Check-in time is approximately 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 is 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 3:00 pm. 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 as soon as possible. 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.

Initial _____

Family Groups Welcome:

We maintain a family atmosphere for the quiet enjoyment of our guests. We do not allow weddings, receptions, fraternities, sororities, or school groups under any circumstances. **ABSOLUTELY NO HOUSE OR BEACH 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.

ST. MALO ASSOCIATION 2010: GENERAL RULES

1. Rentals

- a. **All renters shall, upon arrival at St. Malo, check in with the guards.**
- b. **St. Malo is a year-round residential community. Late night noise and traffic are discouraged.**

2. 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.

3. 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.

4. Guards/Security

- a. The security of our beautiful beach community is essential. Please lock all house, garage, car doors and windows.
- b. For safety, children may not play or congregate near the gate or guardhouse.
- c. Please make a security check when departing.
 - i. Lock windows, doors & garage
 - ii. Turn off coffee makers and appliances.
 - iii. Check for running toilets or gas leaks.
- d. Secure homes and outdoor lighting at night prevent intruders.
- e. Guards are never to be used as babysitters.
- f. Guards should not be asked to provide personal service.
- g. Violations of the rules will be reported by the guards to the Board.

Initial _____

5. **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!

ST. MALO ASSOCIATION 2010: 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 brick patio of the Cabana at anytime.
- 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. The cabana & cabana beach at St. Malo are designated as non-smoking areas. Please be respectful of this guideline.
- b. No campfires are allowed on the Cabana beach.

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

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

6. 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.

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ST. MALO ASSOCIATION 2010: 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!

Initial _____



Vacation Rental Reservation Agreement
2840 State St., California 92008 Tel: (760) 434-9049

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

Name (Print) _____

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