

Condominio Residencias Molino de Agua Rules and Regulations for Non-Owner Occupants and Guests – Amended October 1, 2015

We want everyone who walks through our gates to feel welcome and have a sense of tranquility and security. Our Bylaws and these Rules and Regulations are intended to support that culture. It is important that you cooperate by adhering to these Rules and Regulations. You will be pleased you chose Molino de Agua as your temporary residence while in Puerto Vallarta and you should treat the unit you occupy and the common grounds as you would treat your own primary residence. It is also important to recognize the dedication of the Molino de Agua staff and show them the respect they so rightly deserve.

A. General

1. Residencias Molino De Agua is established strictly as private RESIDENTIAL DWELLINGS and cannot be construed to be a commercial condo-hotel or holiday resort. All occupants must respect the rights of others to enjoy life in the beauty and tranquil lifestyle of Residencias Molino de Agua as a private dwelling.
2. In accordance with the Bylaws, noise from within a unit, including voices and music, must be kept to a minimum level at all times and especially after 11 PM.
3. You should immediately report any security incidents or concerns to or potential rules violations to Administration and/or available security personnel. You are not to directly confront any owner, other guest or third party in the event of a security concern or suspected rules violation.

B. Occupant Security Registration

1. Owners and/or their designated representative have the responsibility to notify the Administrator in writing/email prior to your arrival at Molino de Agua. Such notice will state the dates of occupancy, approximate arrival time, name, age (minimum of 25 years old), address and phone number of the responsible party and the names of all other occupants. Upon arrival, you will be provided a copy of Molino De Agua Rules and Regulations. At the time of registration, the responsible party must sign that they have read and accept the obligation to respect and obey them. The Administrator and/or Security will prohibit entrance to the premises if these requirements have not been satisfied.
2. Designated representatives of owners should be present to greet non-owner occupants, assist in registration, familiarize them with the facilities, escort them to their unit, provide guest with 24 hour contact information and keys including the electronic key card for the tower security door locked after 7 PM. Molino Security is not allowed to leave their posts to escort non-owner occupants to their unit and is not responsible for guest services.
3. Non-owner occupants who lose their unit or tower security door key must obtain a replacement from the owner and/or his representative. The Administration office and Security are not allowed to distribute keys at any time.
4. Occupancy of a unit by a non-owner will be for a minimum period of SEVEN CONSECUTIVE DAYS (SIX CONSECUTIVE NIGHTS).
5. The number of non-owner occupants in a unit will be limited to a maximum of eight persons. For purposes of this subsection, each minor will be considered as one person. Molino de Agua administration will confirm the exact number of non-owner occupants registered upon arrival.
6. Non-compliance with Molino de Agua Rules and Regulations may result in a visitor being banned or ejected from Molino premises and /or other penalties by the Administrator and Council

C. Pool Rules

1. Use of the pool is at ones own risk, no lifeguard or attendant is on duty. An adult must accompany children age 12 and younger at all times.
2. Moral behavior and equal treatment and respect for others at Molino De Agua is expected at all times.
3. Proper swim attire is required, nudity is never allowed. Babies must be in swim diapers and are not allowed to be nude in the pool.
4. Non-owner occupants must have authorization from the Administration and be present at the pool when having non occupant guest.
5. Lounges, chairs and umbrellas cannot be reserved; they are for use on a first come first served basis. All chairs and lounges when occupied must be covered with towels for health and maintenance reasons. Towels may be removed by Security if pool lounges remain unoccupied for more than 15 minutes and the occupant has vacated the pool area.
6. Glass and breakable objects are not allowed in the pool or on the surrounding terrace.
7. Eating is not permitted in the pool except seated at the palapa restaurant area.

8. Smoking is not permitted in the pool or on the surrounding terrace.
9. Pets are not allowed in the pool or on the surrounding terrace.
10. Behavior and excessive noise around the pool and all common areas that lessen the enjoyment of others in the area or disturbs the occupants of units nearby is not permitted. Earphones must be used with electronic music devices. In particular, use of the pool between the hours of 11 PM and 9 AM must be done quietly.
11. Running, diving, horseplay and use of water guns, frisbees and hard balls are not permitted.
12. Inflatable rafts and toys must not interfere with the use of the pool by others.
13. Chairs or lounges are not permitted to be moved into the pool.
14. Washing sand from your feet before entering the pool is required; shoes cannot be worn in the pool including the shallow areas except for clean water sports shoes.
15. Personal items and garbage must be removed when leaving the pool area.
16. Exclusive use of the pool, surrounding terrace and/or garden for private parties is prohibited without prior approval of the Administration.
17. ANY EMERGENCY AT THE POOL MUST BE REPORTED IMMEDIATELY TO ANY AVAILABLE GUARD OR BY CALLING SECURITY. 222 5618 EXT.3 – 222 5618 EXT. 3.
18. When entering the pool, users are encouraged to enter via the safety ramp on the far East side or the stairs with the railing on the Southwest side. Those with physical disabilities are required to use the safety ramp.

D. Safety & Security

1. Non-Owner occupants may be asked by the Administration to provide entry to the unit in case of a maintenance or security emergency.
2. Setting glasses and all other items, which might fall off terrace railings or throwing smoking material and other items off terraces is hazardous to occupants below and strictly prohibited.
3. All unaccompanied visitors must enter through the front gate. In the absence of prior written authorization by an owner, Security will determine if the occupant of the unit they intend to visit is present before permitting entrance.
4. For security reasons entry by all persons onto the premises between 12 AM and 6 AM must be through the front gate. Guests of non-owner occupants entering between 12 AM and 6 AM must register and leave identification with Security, which will be returned when exiting.
5. NOTIFY MOLINO SECURITY IMMEDIATELY OF ANY SECURITY AND/OR EMERGENCY ISSUES. 222 0552 EXT. 3 - 222 5618 EXT.3

E. Parking Rules

1. Parking for non-owner occupants on the premises must be in the designated space of their unit.
2. Parking spaces are for vehicles only and cannot be used as storage space.

F. Exterior Appearances

1. Under no circumstances can condominium occupants take away the uniform aesthetics of the building by leaning cushions against or hanging anything on terrace railings, including towels, clothing, lights, banner/flags, or any other item.
2. Nothing can be stored in common areas, such as elevator lobbies, stairwells, gardens and pool area. Security and/or maintenance staff will promptly remove any stored property.

G. Pets

1. Non-owner occupants are not permitted to have pets.

H. Enforcement

1. Non-compliance with the Bylaws, Rules and Regulations of Residencias Molino de Agua by a non-owner occupant or guest will be dealt with in the manner provided in the Bylaws and may result in curtailment of services and /or financial penalties levied against the owner and could result in the non-owner occupant or guest being banned or ejected from the Molino premises. Any damages to common areas or furniture by a non-owner occupant or guest will be repaired or replaced by the Administration at the owner's expense.