



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

Rents, Taxes and Security Deposit:

- 1) 50% of the Deposit is due upon reservation. The balance is to be paid in full 60 days prior to the reservation date. Security deposit is \$750.00. Cleaning Fee of \$395.00. Payment options: Personal Check, Cashier's Check 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 personal check, cashier's check, cash or wired transfer.
- 4) Your security /telephone deposits are fully refundable if the rental is left clean and undamaged, and after we have received the phone bill to verify all outgoing calls. 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 \$350.00 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 5 vehicles.
- 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 St. Malo Association Rules for the following: General, Cabana, and Tennis Rules (courts)

Initial_____

Check-in: Check-in time is 4:00 PM. Please no arrivals prior to 4:00 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. A \$100 charge can be assessed for not taking out the trash. No late check-out is available because cleaners come at 10:00 am to get ready for guests arriving at 4:00pm. 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** _____

Dates Intended to Stay (ex: July 1-7) _____

Name (Print) _____ Email: _____

Home Phone _____ Work or Mobile Number _____

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 St., Carlsbad, CA 92008

ST. MALO ASSOCIATION 2015: 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 or at any time or place at St. Malo.
- Recreational Vehicles are not permitted within the compound.
- Please only use you steps or the in front of the cabana to access the beach.
- The cabana and cabana beach at St. Malo are designated as non-smoking areas. Please be respectful of this guideline.

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 (MOBILE)

Initial _____

ST. MALO ASSOCIATION 2015: 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 or at any time or place at St. Malo.
- 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. Please ensure noise limitations are placed on all motor vehicles to show courtesy to others.
- 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.
- g. Guards should not be asked to provide personal services.
- h. Violation of the rules will be reported by the guards to the Board of Directors

4. 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.

5. **Dogs** must be leashed. Dog walkers must carry poop bags and clean up after their dog.

6. **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 2015: 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.
 - d. Do not remove any furniture from the brick patio at any time.

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, 7 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 and 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. **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. Reservations for small gatherings at the Cabana may be made by posting a paper plate or sign on the Cabana bulletin board. Reservation is limited to small groups of family and friends present in the household. Such reservations do not exclude casual use by other St. Malo residents who have continued use of the Cabana. Catering or outside event contractors are not allowed at the Cabana June 1st through September 31st. Reserving the Cabana is not available to renters.

8. **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 2015: 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. **Court 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