

The Grande South Homeowners Association

Guest Suite Reservation Application

NO SMOKING

Name (Unit Owner) _____

Address _____

Phone Number- Home _____ Work _____

Date of Reservation – From _____ To _____

Number of guests _____ (No more than four 4)

Name and Age _____
of all Guests _____

Daily Usage Fee -\$100.00 per day Check # _____

Will you be using the parking space assigned to the Guest Suite? _____

Guest Suite Rules (to guests) Distributed Yes _____ No _____

Please note:

At the December 16, 2009 Board Meeting, the Board of Directors for The Grande South at Santa Fe Place Homeowners Association ratified the revision(s) of the below listed Guest Suite Rules. The Guest Suite per night charge has been changed to **\$100 per night** effective for reservations and use beginning February 1, 2010.

Guest Suite Rules:

The Guest Suite is a unique feature of The Grande South which was originally established to attract buyers, and it continues to enhance resale property values. As such it is a direct benefit to all Grande property owners. It also provides an economical and convenient accommodation for guests and visitors to the residents of The Grande. To ensure an equal opportunity for all Grande residents to enjoy this amenity, there must be orderly and equitable procedures for reserving the Guest Suite.

Rental Fee:

\$100.00 per night, charged to the HOA account for the unit unless other arrangements are made for payment by agreement with management. Tenants and landlords must work out billing arrangements among themselves.

Usage Limits:

No resident may reserve the Guest Suite in advance for more than five (5) nights per calendar year. For purposes of Guest Suite reservations, each unit at the Grande South may have only one

“resident”. Use per “resident” may exceed 5 nights per year under the “last minute” replacement reservation provisions stated below. The calendar year is January 1 through December 31.

Reservation Lead Time:

Reservations may be made up to 3 months in advance, and must be made during normal management office hours (08:00 – 17:00 Monday through Friday, except holidays).

Eligibility: Any resident of The Grande may reserve and use the Guest Suite provided that the HOA account for their unit is current and in good standing (no dues, fees, or penalties outstanding). Off-site owners may not use the Guest Suite except as the “guest” of their tenant, which will count toward the resident/tenant’s allowed days.

Cancellations:

Cancellations made at least two (2) weeks (14 calendar days) prior to the first day of a reservation will be accepted without penalty or charges of any kind. Management will post the cancellation information on the bulletin board and make reasonable efforts to alert other residents to the Guest Suite’s availability for the cancelled period.

Cancellations made with less than two (2) weeks, but more than 24, hours notice will be accepted without monetary penalty, but the reserved days will be charged against the 5-day allowance of the resident canceling on short notice. Further, the resident will be credited with a “short notice” cancellation. Two “short notice” cancellations in a year, regardless of the number of days reserved, will make that resident ineligible for future reservations for the remainder of that calendar year. In this event, the Guest Suite will become available on a “last minute” basis. Other eligible residents requesting use of the Guest Suite for the cancelled period may make replacement reservations and will not have these days counted against their yearly allotment.

Cancellations made with less than 24 hours notice will be treated as though the resident actually used the Guest Suite as originally reserved, including monetary charges for the reserved nights and corresponding reduction of allotted days for that resident.

Holiday Reservations:

Eligible residents may reserve the Guest Suite for only one holiday period, or part thereof, per year. Holiday periods are defined as the actual holidays and the adjacent weekends as specified in the Holiday List (see below).

Damage / Theft:

Management will conduct an inventory of Guest Suite items and determine the condition of the unit prior to guest check in and just after check out. Any missing or damaged items, beyond normal wear and tear, will be noted and the renting resident will be responsible of the cost to repair or replace missing items. Management will bill the renting resident.

Cleaning:

The Guest Suite will receive a normal cleaning and change of towels/linens after every rental. No cleanings will be available during the rental period.

Check In / Check Out:

Check in is after 4 p.m.

Check out is 11:30 a.m.

Early check in can not be guaranteed, nor can the front desk verify when the keys will be returned. If the keys have been returned to the desk prior to 4:00p.m., you may check in early. For early arriving guest who are unable to check in early, the concierge will be happy to store your luggage. The concierge can also suggest local establishments within walking distance to help pass the time. Thank you for your understanding. Parking will be available as soon as 12:00a.m., but no later than 4:00p.m.

Use of Common Areas: The use of the common area facilities and amenities shall be subject to rules stated in the governing documents for residents and their guests.

Smoking: Smoking is not allowed in the Guest Suite. The Guest Suite is a “No Smoking” unit.

Sale of Units: Any reservations in place at the time of close of escrow for a unit will be cancelled without penalty. The new owner will be entitled to the full 5-day allowance for future reservations regardless of whether the previous owner used their 5-day allowance.

Holiday Schedul: Holidays are those recognized by the U. S. Postal Service:

Martin Luther King Jr's Birthday
Washington's Birthday (President's Day)
Memorial Day
Independence Day
Labor Day
Columbus Day
Veteran's Day
Thanksgiving Day
Christmas
New Year's Day

NOTE: The Grande South Homeowner's Association reserves the right to enter and or close any of the facilities at any time due to necessary emergency repairs, safety considerations, or illegal activity.

Please make checks payable to The Grande South Homeowner's Association. All checks are deposited within three business days of receipt. All reservations will be charged to the Homeowner's assessments. Receipt of a check will show as a credit on the homeowners account upon process of payment.

Check Out Time: 11:30am Check In Time: 4:00pm

PLEASE READ RULES AND REGULATIONS FOR COMPLETE DETAILS. All rules and regulations and Provisions of all Association governing documents apply to the use of the Guest Suite.

All expenses for repairs, maintenance, cleanup, replacement of damaged, abused or missing articles will be charged to the unit owner's account.

I hereby agree, and my signature confirms, that I have read all of the Rules and Procedures related to the Guest Suite. I hereby agree to be financially responsible for any damage done to the Guest Suite or other Common Area facility by any person accessing the Guest Suite or Common Areas as my visitor. I agree to be personally and financially responsible for all conduct of my visitors, and to insure my visitors' compliance with the Rules and Procedures. I agree to be financially responsible for any fines that may be imposed as a result of the conduct of my visitors who may violate the Rules or procedures, and I agree to insure that all my visitors know and understand the Rules and Procedures. I hereby agree to pay a \$750 cleaning fee if anyone should smoke in the Guest Suite during my reservation.

By my signature, I hereby agree to pay all rental or other fees associated with the use of the Guest Suite, and authorize Management to add to my account any unpaid fees related to the Guest Suite, including, but not limited to, any fines or damages incurred as a result of my visitors.

Member's Signature _____ Date _____

Approved by _____ Date _____

The Grande South Homeowner's Association
1199 Pacific Highway
San Diego, CA 92101

Guest Suite

1. All common facilities at The Grande are for the use of Association members and their guests. Rules and conditions for the use of the facilities may be changed at any time by the Board of Directors.
2. The guest suite may not be used or reserved by any owner, tenant or their guests for a period exceeding 5 nights per calendar year with out the written approval of the Board of Directors.
3. The fee for the guest suite is \$100.00 per day. The fee may be adjusted at any time by the Board of Directors.
4. Any repairs or replacement of furnishings or accessories necessitated by the use of the suite will be assessed to the unit owner whose guest or tenant's guest caused such expense.
5. The association cannot be held liable for any theft of or damage to personal articles.
6. The renter hereby warrants that there will be no charge to his/her guests for use of any common facility or area.
7. Management reserves the right to close any of the facilities at any time to repair, clean, maintain and protect the premises

Swimming Pool and Spa Area

1. Pool and Spa hours:
Sunday through Thursday, 6:00 AM to 10:00 PM
Friday and Saturday, 6:00 AM to Midnight;
 2. There is no lifeguard on duty. Persons using the pool and/or spa do so at their own risk. Neither the Association, its Board, nor its Management is responsible for injuries or accidents
 3. Children under age 14 must be accompanied by a parent or responsible person at least 16 years of age in swimming attire. Children under seven years old or less than four feet tall must be accompanied by a parent or responsible person, in a swim suit, at all times including in the water, on the deck and in the restroom. While in the water, the parent or responsible person must remain within arms reach of the child.
 4. The use of the pool is expressly limited to residential owners, tenants and their invited accompanied guests. Each unit is limited to a total of four (4) guests, at any given time. At no time shall any group monopolize the facilities.
 5. The following activities are prohibited: running, pushing, horseplay, throwing balls, floating objects, loud noise, music (unless used with personal headphones); glassware, misuse of pool furniture and equipment; wheeled vehicles, immoral, lewd, or indecent conduct, animals (except service), nudity. Persons with skin disorders, colds, coughs or common communicable diseases are also prohibited from using pool or spa.
 6. Persons who are incontinent and children who are not toilet-trained must wear a swim-diaper or special swim-trunks, for containment purposes. Cloth or disposable diapers are not acceptable.
 7. A resident shall be verbally warned for the first offense; upon a second offense, the resident or the resident's guest will be asked to leave the pool area and a notice of violation will be sent to the Board of directors
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Fitness Center

Fitness center hours: Daily, 6:00 AM – 11:00 PM

1. Residents must be at least 18 to use the Fitness Center without an adult or legal guardian. It is recommended that children not use the Fitness Center, including the weight room.
2. All guests must be accompanied by a resident.
3. All equipment must be wiped down after use. Please bring your own towel.
4. All equipment is to be used as intended. Please do not abuse the equipment or cause weights to strike against each other excessively.

5. There is a thirty (30) minute maximum on machines when other residents are waiting to use them.
6. Proper fitness attire is required at all times. Shoes and shirt are mandatory.
7. Pets are not permitted in the fitness room at any time.
8. Portable radios are permitted only when used with headphones.
9. Residents shall not store or place any personal equipment in the Fitness Center. Lockers are for the convenience of everyone. No overnight storage is allowed.
10. No glass containers or food items are allowed in the Fitness Center.
11. Use of cellular phones is not permitted at any time.
12. All persons using the Fitness Center do so at their own risk.

Common Areas:

1. Each owner is liable to the association for any damage to the common area landscaping, equipment, or improvements that is sustained by the negligence or misconduct of the owner, the owner's family, pets, tenants or guests.
2. Residents will not drill, nail, or otherwise penetrate common area walls for any purpose.
3. Residents may not place furniture, signs, potted plants, doormats, or other such items outside their front door.
4. No solicitations are allowed on the property. This includes the distribution of flyers, advertisements, pamphlets, door-to-door sales, or other such methods. Please report this type of violation to the General Manager immediately.
5. Skateboard, roller-skating, or other such devices are not allowed on walkways, or any other common areas.
6. The roof area, related mechanical rooms and their internal stairwells are off limits except in an emergency situation and such use as required.
7. Smoking is not allowed in any interior common area including building corridors, parking garage, elevator lobbies and elevators.
8. The General Manager will handle lost and found items. Please turn in articles found to the concierge desk.
9. Never prop open a common area door or perimeter gate. This defeats the safety systems in place within the building.
10. Parents and guardians are responsible for the conduct of their children. Children must not be allowed in the elevators, recreation areas, lobbies, parking garage or other common areas unless accompanied by an adult.
11. Unnecessary noises or boisterous conduct is not permitted. This includes, but is not limited to, televisions, radios and/or other sound emitting devices. Common courtesy shall be observed at all times. Consideration of your neighbors will enhance the enjoyment and tranquility of all.
12. Owners will be responsible for any and all action of their guests, lessees, contractors, employees and anyone on the premises by their instruction, invitation or permission.
13. No signs, symbols, door knockers or similar features and equipment shall be hung, installed, or attached to the door or entry area to the residential unit, which can be seen from the common area corridor and hallway.
14. Dusting, brushing, or cleaning personal belongings in any common area is not allowed.
15. Residents and their guests may not borrow or remove any equipment or property belonging to the Association.
16. Proper attire must be worn whenever entering the common areas or Association property. Shoes and shirts are required to be worn at all times while in the common areas (except within the pool and spa areas). Anyone going to and from the fitness room and pool/spa must wear a cover-up. Precautions should be taken to prevent water from dripping onto the interior surfaces and elevator flooring.
17. The lobbies and lounge areas may not be used for napping or sleeping.
18. No odors shall be emitted in common area, nor in such quantity as to be readily detectable outside the physical boundaries of your unit.
19. Should an emergency situation occur, the building personnel and all other types of emergency personnel shall have authorization to enter your residence using forcible entry, if necessary. In the event that this emergency entry is not the direct result of a resident maintenance item or action, the Association will be responsible for damages caused by the Association to your unit.
20. No exterior clothesline shall be erected or maintained or hung on balconies or railings within the Project and there shall be no exterior drying or laundering or clothes or any other items on any Exclusive Use Common Areas or Association property.

21. No patio, deck, terrace, balcony, parking space, or other Exclusive Use Common Area shall be used for storage purposes, including, without limitation to, the storage of bicycles, sport or exercise equipment.

Trash Regulations

1. Cooking scraps and wet garbage (except bones and fibrous vegetables) should be disposed of by using the disposal in the kitchen sink. All other disposable items are to be securely wrapped and contained in sturdy and manageable plastic bags and placed in the trash chute located on each residential hallway.
2. Trash, garbage or other waste shall be kept only in sanitary containers. No owner shall permit or cause any trash or refuse to be kept on any portion of the community properties or exclusive use common areas other than in the receptacles customarily used for it and located only in places specifically designated for such purposes.
3. Please notify the Association office for any oversized articles requiring removal. Large discarded items such as old furniture and appliances are the sole responsibility of the homeowner to remove from the premises and dispose of properly. **Do not attempt to deposit boxes or any other oversized item into the trash chute.** If an item does not easily fall through the trash chute door and into the chute, **do not push or otherwise force it in.**
4. Members are responsible for picking up their trash if it is spilled, blown or otherwise deposited onto a common area, and disposing of it in a proper container or receptacle.
5. No trash or debris is to be left in any area that is visible to others from units, walkways, decks, patios, balconies, common areas, etc.