

Royal Palm Condos – Information, check-in and check-out

Information – The Royal Palm is a condominium complex built in the mid 1990's. They are two story, 1 and 2 bedroom units and have three phases. In phase one, the phase surrounding the pool, there are about 28 units in 7 buildings of 4 units each. Because of some issues phase 2 and 3 of the complex was never completely finished. However, it is still one of the nicest complexes in San Pedro.

Note – this complex is NOT a hotel or a resort. We do not have a “front desk”, tennis courts, pool bar, spa, tour center, etc. Expect what you would expect if you were renting a furnished condominium. Most units have TVs and Stereos and some do not. Note – the “expensive” places like Victoria house don't allow TVs or Internet. You should try and enjoy Belize while you are here!

What we provide – Take note that this is a vacation condominium complex and this is what we provide for our guests.

Here is the basic list of what we provide:

- Furnished one or two bedroom condo
- Each unit has two beds and a sleeper sofa
- Linens and towels are provided
- Maid service and linen change on every 8th day
- Each unit has a kitchen, refrigerator, microwave, pots, pans etc.
- Patio chairs and patio furniture
- You are renting a condo, not a hotel room or resort unit

Check-in

- Your reservation available at: <http://www.royalpalmcondos.com/menu.htm>
- You will be checking in at Lavin Services right across the street from the Royal Palm
- Lavin Services is a green concrete building next to the Chinese Restaurant across street
- Mr. Tim Lavin will check you in. Have you sign the appropriate documents. and show you room
- Mr. Lavin offers many services so you can ask him for golf carts, Internet, phone service etc
- If you have any problems please advise Mr. Lavin
- There will be a key deposit taken by Mr. Lavin
- No transfer fees are provided – hail cab at airport ask to go to Royal Palm
- Check in 2pm or later

Check-out

- Check out 11:30 am or earlier
- Gather belongings
- Contact Mr. Lavin to check out
- Arrange for cab service to take you to airport

Tim Lavin – Lavin Business Services

(305) 433-3666 VOIP number in Belize (call or email from states)

Belize 501 226 3784 / Right across the street from the Royal Palm

lavinservices@yahoo.com



ENTRANCE PHOTO



ENTRANCE PHOTO



LAVIN SERVICES CHECK IN



POOL AREA PHASE ONE

Here are some photos to acquaint you with the Royal Palm. Check in is across the street at Lavin Services. Mr. Tim Lavin will assist you with check-in, golf carts and other items that you may need. Phase one is the pool. In the top photo your will see the "Royal Palm Inn" office – this is the timeshare not associated with us

House Rules

The Royal Palm Vacation Condominiums

www.royalpalmcondos.com

ROYAL PALM OBJECTIVES

To establish an atmosphere in which the owners and their guests and tenants can enjoy a pleasant, relaxing and safe residency in beautiful surroundings.

To manage the property in an efficient and effective manner so as to maintain and embrace the value of the owner's investment in Royal Palm.

To help the owners to obtain the maximum benefit and enjoyment from the use of their condominiums.

ROYAL PALM HOUSE RULES

1) **GENERAL OFFICE INFORMATION**

The Front Office/Reception area is open from 8:00 AM to 4:00 PM Monday through Friday. Please direct any inquiries concerning property services, personal or property emergencies, information, etc. to the receptionist during these hours. (Note –the office is not open at this time)

2) **RENTALS**

All inquiries concerning rental matters, contents and condition of unit, rental duration and rates, unit cleaning and supplies, etc. should be directed to the contact rental management this is not an HOA issue.

All persons entering a unit are required to register at the front desk or notify the rental manager.

3) **EMERGENCY**

If the immediate services of the Police Department, the Fire Department, or an ambulance are required, the person should call the police. Any emergency which could affect the operation of the Project such as flooding, fire or theft, should be brought to the attention of the Management as soon as possible.

4) NOISE

All noise from whatever source, including renovation of condominiums, without limitation, shall be controlled so as to avoid disturbances at all times. All occupants shall maintain quiet time between the hours of 10:00 PM and 8:00 AM daily.

Construction activities shall not be allowed before 8:30 AM and after 4:30 PM. The Management shall be notified in advance of any such activities resulting in significant or prolonged noise so that neighboring homeowners may be advised. Contractors are to be notified of this rule, and advised that all such activities must be concluded in the least amount of time practical. In addition, no construction activities resulting in excessive noise (long periods of hammering, use of jackhammers, power saws, grinders, etc.) may occur on weekends. Exceptions to this rule may be made only by the Management.

5) AUTHORITY

The Management has the authority to require reasonable conduct by all owners and guests.

Security has the authority to stop any activity not authorized within this document. Security has the authority to issue warnings and violations.

6) SOLICITING

No commercial soliciting allowed. Solicitation of proxies or distribution of materials relating to Association matters is permitted on the common elements provided such solicitation occurs at a reasonable time, place and manner.

7) ANIMALS

No tenant or visitor may keep livestock, poultry, rabbits, dogs, cats, fish, birds or household pets or animals of any kind shall be kept on any part of the Project; provided, however, that notwithstanding any other provision herein, visually impaired persons may keep guide dogs, hearing impaired persons may keep signal dogs, and physically impaired persons may keep service animals, in their condominiums and may use such animals as reasonably necessary to enjoyment of the Project.

8) BIRD FEEDERS

No bird feeders are permitted on property and feeding the birds from patios is not permitted.

9) STORAGE ON PATIO

No bicycles, tricycles, surfboards, windsurf equipment, boxes, clothing, towels, bathing suits, laundry, freezers, exercise equipment or other items (other than patio furniture or decorations) shall be placed or hung on patios in any manner that is visible from the common areas. Potted plants are allowed with proper drain plate, if care is taken to insure that they do not fall or leak. Small refrigerators limited to 36" by 20" by 20" in size shall be permitted in colors restricted to neutral colors. Patios should not be used for excess storage and care should be exercised that what is visible from the common areas is not unsightly.

10) EXTERIOR DECORATIONS

Christmas lights and other exterior decorations, in moderation, may be displayed on the exterior of your condominium during the period starting no later than the weekend after Thanksgiving and ending no later than the second weekend after New Years Day at which time all decorations must be removed. Other holiday decorations may be displayed in moderation on the exterior of your condominium, but must be removed within one week after the holiday.

11) POOL FURNITURE

Furniture or furnishings are not to be removed from the recreational areas.

12) BICYCLES ETC.

In the interest of safety, bicycles, tricycles, skate boards and skates are not to be used or left on the common elements including sidewalks, driveways or parking areas. Baby strollers may be used on these common areas but not to be left there. This rule is not intended to prohibit the storage of these items in a unit's storage bodega.

13) PATIO WASHING

The washing of patios by use of a hose which allows water to free-fall on units below is not permitted. The use of a "damp mop" is recommended.

14) HOT WATER HEATERS

A failed hot water heater can cause considerable damage to the condominium and condominiums located on lower floors. Hot water heaters must be replaced within one (1) year following expiration of the manufacturer's warranty on the heater. Should a water heater not be replaced within one year fail, the owner of the water heater will be deemed negligent and held responsible for any and all resulting water damage to any units involved.

15) CHARCOAL BARBECUES

The use of charcoal barbecues on the property (including patios) is prohibited. Electric or propane barbecues are permitted on patios. Gas grills located by the pool have been provided for the use of all residents over the age of fourteen (14) years. Key and wrench to unlock the barbeque are available at the office during normal office hours.

16) SMOKING

Smoking is prohibited on property except within each unit at the owner's discretion and in the smoking areas designated by the Manager or the Executive Committee.

17) HOA FEES

It is the responsibility of every Owner of an condominium in Royal Palm to pay their assessment in a timely fashion. Assessments are due on the first day of the month and delinquent on the twentieth of the month. The collection procedure is as follows:

Step 1. If payment is not received by the 20th you will be assessed a \$50 late fee and charged one-percent (1%) interest on the remaining balance owed.

Step 2. If thirty more days pass, you will receive a letter advising of a date for cable-TV disconnect, and additional late fees and interest due.

Step 3. If an additional thirty days pass your account will be forwarded to the AOA attorney for collection. Additional late fees and interest will be included.

18) COLLECTIONS

The Attorney will use every collection method allowed by law, including rent intercept, lien and foreclosure.

PARKING RULES

19) PARKING

Parking rules include all vehicles including golf carts. Parking is allowed only in the designated parking area. All vehicles parked on property overnight must be registered with the office. Only one unassigned parking space is allotted to each unit.

Second vehicles are allowed on a space available basis as determined by the Management. Parking three vehicles is prohibited.

All stored vehicles must be located in an area as directed by Management, and at no time parked in those spaces close to building and walkway entrances. If stored vehicles are covered, covers must be strapped to prevent them from coming free

in the wind. Car covers must be clearly marked with their parking code. Owners storing vehicles on property are required to leave a key at the Front Desk so that the Management can move the car if needed.

No vehicles used for commercial purposes or with commercial signage of logos shall be parked within the boundaries of the Project except for vehicles that have entered the property temporarily for delivery or service purposes. Only standard unmodified, unloaded cars and passenger vans (8 passenger or smaller) or pick-up trucks used for personal transportation may be parked on property. No trailers, boats or golf carts are allowed on property. Vehicles may not be used to store items either on their exterior or interior for more than eight hours of overnight. Such items shall include, but not limited to, surfboards, motorcycles, bicycles, pipes, equipment and large tools. Motorcycles, motorbikes, and motor scooters are prohibited on the property except in the designated area near the entrance.

POOL RULES

20) SWIMMING POOL

The swimming pool, spa and the surrounding area are for the exclusive use of residents and their guests during the hours that the pool is open. These hours are from 8:30 AM to 10:00 PM. The Management may, at his/her discretion, restrict the use of the pool area during specific times.

21) RISK

Residents and their guests shall use the swimming pool and the spa at their own risk. Owners and tenants shall be responsible for the conduct of their family and guests at all times.

22) AGE OF SWIMMERS

Children under the age of twelve (12) years will not be allowed in the pool area unless accompanied by an adult responsible for such a child.

23) FLOTATION BELTS

Persons using the pool may use swim and play aids such as floatation belts but those items must be removed from the pool when the user leaves the water and safely stowed away so as not to be a hazard to persons walking on the deck or entering the pool.

24) SCUBA EQUIPMENT

No scuba equipment is allowed in the pool, (except that face masks, goggles and snorkels or breathing tubes are acceptable), rafts, inner tubes, and large inflatable

items (other than those included under rule 6) or other objects are not allowed in the pool.

25) DIVING RUNNING ETC.

There will be no diving, running, pushing, roller skating, skate boarding or other boisterous conduct including "Marco polo" or other similar games, in the pool area. No **water guns** are allowed.

26) FOOD

No food is permitted in the swimming area around the pool itself. All beverages have to be in non-breakable containers. Glass containers are not permitted.

27) NUMBER OF GUESTS

The number of guests per condominium (in addition to residents) allowed to use the pool area is limited to four (4). The resident will accompany the guests at all times. Private functions are not permitted in the pool.

28) BELONGINGS

All personal belongings such as towels, sunglasses, books, etc. shall be removed upon leaving the pool area.

29) SWIMMING APPAREL

Proper swimming apparel is required. Infants and other persons who may be incontinent must wear clean waterproof diapers or other leak proof protective clothing to be allowed in the pool.

30) BANDAGES

Persons wearing bandages are prohibited from using the swimming pool and spa. Persons experiencing diarrhea or control problems should not use the pool.

31) INTOXICATION

Intoxicated persons are not permitted to use the pool area.

32) RAIDOS ETC.

Radios, TV's, "boom-boxes", CD or DVD players, may be used only with headsets so as not to disturb other pool users.

33) CELL PHONES

Loud and lengthy cell phone use can be disturbing to pool users. Please exercise courtesy and use your cell phone outside the immediate pool area.

RULES FOR PARTIES IN THE POOL AREA

34) RESIDENTS

Only residents (owners and long term rentals 6+ months) and their guests may use the pool area and kitchen facilities for private parties. The resident must be present at the time of the party.

35) RESERVATIONS

Reservations for use of the pool area for private parties must be made with the Management. Parties of more than four (4) guests are not permitted.

36) RESIDENT MUST BE PRESENT

The resident must be present at all times during the party and is responsible for the conduct of his/her guests and for ensuring that all rules pertaining to the pool and the rest of the Project are followed.

37) CLEANING UP

Upon completion of use, the resident shall make certain that the area is left as clean as they found it. The owner will be charged for any cleaning that is necessary due to trash, etc. being left in the area.

38) HOURS FOR PARTIES

All parties must cease at 9:30 PM.

ENFORCEMENT OF HOUSE RULES

RESOLVED that the following procedure for enforcement of the House Rules and other governing documents be adopted by the Executive Board of the Royal Palm.

1st offense: Verbal warning from Management or his assistant.

2nd offense or failure to stop cited violation within a period of time at the discretion of the Management: Written warning.

3rd offense or continued failure to comply: Citation with fine (\$50) per day resident remains in violation.

Failure to pay fine when due will result in the Association pursuing its remedies. The owner of record will be notified of the violation and the fine assessed.

POOL

1st offense: Verbal warning.

2nd offense within two weeks or failure to comply with verbal warning: \$50 fine per violation. Fine must be paid within 24 hours.

3rd offense or fine within a 2 week period or 8 offenses resulting in fines in 6 months, or failure to pay fine with 24 hours: Use of amenity will be prohibited for remainder of stay if vacation tenant or for one (1) year if owner, owner's guest or long term-tenant or guest of long-term tenant.