

HOUSE RULES FOR TENANTS AND THEIR GUESTS:

Effective January 1, 2014

Any agreement for the rental of a Residence must be in writing, on file with the Association's office and provide that the Rental Agreement, the Tenant and all guests are subject to the provisions of the Association's governing documents (Declaration, Rules & Regulations, etc., including these House Rules). Any Owner who rents his Residence shall be responsible for assuring compliance by his or her Tenants and guests thereof with the Association's governing documents. No Residence may be rented for a period of less than 30 consecutive days. Enforcement of violations of the rules below that are not specifically covered under the adopted "Rental Rules" enforcement procedures will be enforced through the general enforcement policy.

General Rules

1. A Rental Form must be completed and signed by the Owner and the Tenant. The Rental Form shall be delivered to the Association with a copy at least five days prior to the Tenant's occupancy. Rental Forms are available at the main entry gate and at the Association office.
2. Upon their first arrival at the main gate, Tenants may be required to show government issued photo ID for proof of identity.

Occupancy

1. Owners may rent their Residence for residential purposes for a minimum of thirty (30) consecutive days and only once per 30-day period.
2. The Tenants identified on the Rental Form may only authorize entry of guests to the property if there is a completed Rental Form on file. The Tenant must be physically present at the Residence in order to authorize entry of guests. Guests of Tenants may not authorize entry of additional guests; additional guests may only be authorized by the Tenant or the Owner.
3. Security will require a password from the Tenant which will be required for all guest authorizations.
4. If the Tenant permanently vacates the Residence, no Guest of the Tenant, or additional Tenant may stay in or sublet the Residence until the rental period expires.
5. For problems within the Residence, Tenants and guests should contact the rental agent or Owner for assistance.

Security

1. All vehicles entering the Toscana community must register at the main gate.
2. All guests must be authorized for entry by the Tenant or the Owner calling the main gate before arrival at 760-404-1446
3. Security patrol and staff may request identity verification of all Tenants and Tenant guests in the community and at the Residence.

Association/Vacant Property

Vacant homesites may not be used for golf practice or for other games or recreation.

Parking/Vehicles

1. Each garage is intended to be used for parking motorized vehicles, including those belonging to Tenants.
2. Resident parking on the streets is discouraged except when the garage and driveway are already fully used for parking.
3. No motor homes, travel trailers, campers, boats, buses or vans may be parked or stored within the community, except for loading and unloading.
4. No vehicle may be parked in a manner that blocks the approach to any Residence, or that blocks or obstructs any driveway, walkway or garage.
5. No motorcycles, motor scooters or other motorized vehicles having less than four wheels or any all terrain vehicles (whether or not having less than four wheels) may be kept, operated or permitted on or in any part of the community, except for purposes of traveling directly between an entrance to the community and a Residence.

Pets/Animals

1. Only dogs, cats, fish and birds (in indoor bird cages) may be kept in a Residence.
2. Damage to the Association property caused by any animal is the responsibility of its owner.
3. All dogs must be leashed at all times while on Association property, including streets within the community, with the exception of the Association's dog park.
4. Use of the dog park is subject to the posted dog park rules and the published Dog Park Rules.
5. All pet owners must pick up after their pets promptly, whether at the Residence, neighbor's yards, or Association property.
6. Pet owners must control disturbances created by their animals, such as barking dogs or vocalizing cats.
7. Do not feed community fish, fowl or wildlife.
8. Pets are not permitted on the golf course.
9. For further pet rules please refer to the attached Dog Park Rules.

Traffic

1. Motorized vehicles may only be operated on the streets by a licensed driver. This includes golf carts.
2. Pedestrians always have the right of way; please yield to them.
3. Tenants and guests thereof must obey posted traffic signs, including speed limit and stop signs.

Country Club Property

1. The golf course, sports club, spa, dining and other Club facilities are for the use of members and their guests only. Tenants or Tenants Guests may not access the golf course or Club facilities without appropriate authorization from the club.
2. Golf course cart paths may not be used for walking, jogging, biking or similar purposes.