

GUEST RULES
CONDOMINIUMS MIRAMAR
2024

We are pleased to welcome our guests to Condominiums Miramar on the beautiful island of Cozumel! We are proud of our condominium facility which many consider to be among the most quaint and desirable on the island. Many owners use it as a “second or vacation home” and are in-residence frequently; some owners reside here full time. Please respect the fact that a priority for the owners is peaceful island tranquility and a reasonably quiet atmosphere. Please do not treat Miramar as you would a “hotel” facility. Guests are to be considerate of the property of our owners and strictly abide by rules outlined below.

1. SEPARATE FACILITIES

Although Condominiums Miramar and Condominiums Nah-Ha buildings are side-by-side, they have totally separate ownership so we ask you not to use our neighbor’s pool, ocean entry platform or ladder. Do not cross over the partition between the two oceanfront patio areas and please note that the property to the south is a private residence. Please do not climb over onto the beach area of that private home. The only exception is that you may EXIT the sea using other building’s ladders for safety reasons, in the event of strong currents or injury. In such situations, please walk directly to the street to return to Miramar.

2. POOL & OCEAN ENTRY AREA

- NO GLASS OR BOTTLES in the pool or any of the common areas. Broken bottles or glass of any kind is very dangerous near and around the pool. Food and drinks should be served using paper or plastic plates /cups.
- POOL HOURS: The pool is available 24 hours. You are free to use the pool lounges and area around the pool as long as you are quiet.
- PERSONAL PROPERTY IN THE POOL AREA. In order to maximize the availability for all residents, do not leave personal items in the pool area unattended. Chair saving is prohibited and staff have been instructed to remove unattended articles.
- APPROPRIATE ATTIRE MUST BE WORN IN POOL AREA. Nudity is prohibited.
- NO SCUBA EQUIPMENT IS ALLOWED IN THE SWIMMING POOL. We have seen tanks and equipment chip or break the pool tile.
- FOR SAFETY’S SAKE, ALL CHILDREN MUST BE ACCOMPANIED BY A PARENT/GUARDIAN WHEN IN POOL & OCEAN AREA. SWIM AT YOUR OWN RISK. There is no lifeguard on duty. The management, the homeowners and rental companies are not responsible for any accidents. Do not swim alone and do not jump or dive into the ocean from the sea walls.
- DO NOT RUN IN THE HALLWAY, STAIRS, OR POOL AREA as the tile may be wet and slippery.
- NO SAND IN POOL. Do not enter the pool with sand on your feet or allow children to place sand in the pool. Sand will destroy the pool pump. For your convenience, there is a freshwater shower at the pool area.

- THE POOL CHAIRS, LOUNGES AND CUSHIONS ARE NOT TO BE REMOVED FROM POOL / OCEAN AREA AND ARE NOT TO BE PLACED INTO THE POOL.
- USE OF THE BBQ: IT IS THE RESPONSIBILITY OF THE USER TO ENSURE THAT THE FIRE IS COMPLETELY BURNED OUT AND THAT THE COLD ASHES ARE PROPERLY DISPOSED OF IN THE TRASH RECEPTACLE NEXT TO THE GRILL. PROPER DISPOSAL ENSURES THAT THE ASHES DO NOT BLOW INTO THE POOL.
- PLEASE PLACE TRASH IN THE WASTE RECEPTACLE BESIDE THE BBQ.
- NO FISHING FROM THE PREMISES.

3. **BUILDING & PREMISES**

- PLEASE DO NOT HANG ANYTHING FROM THE EXTERIOR OF THE BUILDING or on the outside railings of the balconies. For aesthetic purposes, the owners ask that you NEVER hang clothes, towels, dive equipment or anything else on the balconies. There is a dive equipment rinse tank/drying area available in the northwest corner of the pool/patio area.
- NO BICYCLES, POOL, OR BEACH EQUIPMENT SHOULD BE STORED IN HALLWAYS. There is a bicycle rack located near the southeast corner of the parking area that you may use while you are here. Personal beach or pool equipment must be stored in your respective condo when not in use.
- NO EXCESSIVE NOISE ALLOWED. The homeowners ask that you please be quiet between 10 pm and 10 am including noises within each condo. The tile floors act as a conduit for noise to the neighbors below you so, be aware of walking ‘heavily’ and moving furniture. Please do not yell between units and/or the pool area. Noise travels up and down the building so we ask you to be considerate of all your neighbors. Excessive noises of any kind at any hour should be discouraged out of respect for the tranquility of the rest of your neighbors.
- GUESTS MAY NOT HAVE PETS IN THE BUILDING. Condo rules do not allow guests to have pets in the building or common areas.
- **NO ILLEGAL ACTIVITIES** (including but not limited to the use of illegal drugs or substances) **MAY BE CONDUCTED.** Inappropriate or intoxicated behaviors inside the condos or in the common areas, which disrespects the tranquility of other owners or guests on the premises, will be reason for immediate eviction with **no entitlement to reimbursement.**
- PARKING. We have a limited amount of parking on the east side of the building. Please park on a 45 degree angle on the east side and parallel to the sidewalk on the building side, to allow maximum number of automobiles.
- TRASH. Please place all trash from your unit into the garbage bin in the trash room. It is recommended that you place your cans into a separate bag and leave beside the bin.
- **SMOKING IS PROHIBITED IN THE MIRAMAR COMPLEX.**

In 2023 Mexico enacted more stringent smoking laws with the aim of safeguarding non-smokers from second-hand smoke and fostering healthier common spaces.

In the 2023 MIRAMAR Home Owners Association Meeting, all owners voted to comply with the 2023 Mexican law; **smoking is prohibited** anywhere in Miramar building: inside the units, in the balconies or patios, in common areas, hallways, stairways. Smoking is only allowed in the parking lot by the street.

4. **NUMBER OF GUESTS PER UNIT.** The names of all guests must be registered by a rental agent or homeowner and must not exceed the actual number of bedrooms available times two (1 bedroom condo only allows 2 people, 2 bedroom condo only allows 4 people, 3 bedroom condo only allows 6 people). The use of sofa beds is restricted to 2 children under the age of 12 and may not be used for additional adults. Overnight guests who are not registered on the rental agreement are not permitted.

5. **PLEASE ADVISE YOUR RENTAL AGENT WHEN ANYTHING IN YOUR CONDO IS LOST OR BROKEN.**

Thank you in advance for your cooperation in respecting the wishes of the homeowners who have graciously prepared and offered their homes to you. The management is responsible for making sure that guests abide by these rules, and has the authority to evict, without reimbursement, anyone who does not follow all of these rules.

All of the units are privately owned. The owners and/or the Miramar Condominium Association and management are not liable for any accidents, injuries or illness that may occur while on the premises or through the use of its facilities. The homeowners and/or condo association are not responsible for the loss of guests' personal belongings or valuables. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to the premises.

I have read and will abide by these rules, accept the liability waiver, and will be responsible to communicate these rules to all members of my group of guests.

_____ Condo # _____; Date: _____
 Name

 Signature

Condominios Miramar
 Vigilance Committee