

CAPES POLICY FOR GUEST REGISTRATIONS

ADOPTED May 16, 2009

Guests of homeowners and renters are welcome at the Capes. Owners are reminded that Section 12.3 of the Capes Declaration of CC&Rs contains a rental restriction, which continues to apply to all units.

For purposes of this policy, a guest is any person (including a renter) other than an owner who is on the Capes property and will spend the night at the Capes when the owner is not present. Each guest must be registered with the Capes Manager for every night such guest stays at the Capes. Owners must register their own guests and their renters. Renters must register their own guests.

Failure of the owner or renter to register any guest with the Capes Manager as required by this policy may result in a fine imposed by the Capes HOA Board of Directors in an amount not to exceed \$500 per guest per night of unregistered occupancy. In all cases, including the case of an unregistered guest of a renter, the fine will be imposed on the owner of the unit. Owners who rent their units may wish to take note of this and make appropriate provision in their rental agreements.

Guests must register during normal office hours Tuesday through Sunday at the Capes. The fine provided for by this policy is in addition to any fine or other remedy for any other violations, including rental restriction.

The Capes Homeowners Association

By: Ann Marie Gmz

Title: Secretary