

VIEWPOINT CONDOMINIUM

Welcome to Viewpoint Condominiums. Please read this information package.

Viewpoint Condominium is a private residential condominium where all units are privately owned. Some owners rent their units while other units are occupied by owners. During your stay many owners will be in residence.

There are no rental agents, tour operators, or concierge services on the property. Please refer to your agent/unit owner for information about the area, restaurants, and services you may need.

There are no elevators on site. The building is divided into 2 pods with a staircase into each.

SMOKING

Viewpoint is a non-smoking property. No smoking is permitted anywhere on the property except in a unit that has been designated by an owner as a unit in which smoking may occur.

OCCUPANCY OF UNITS

The occupants of the units are defined by those stipulated on the Renter registration form. No addition of any renters, guests or visitors are permitted in rental units or on the property.

QUIET HOURS

In respect of all in residence all areas of the property quiet hours are from 11:00 pm until 8.00 am. Please note that dropping of heavy objects or dragging of furniture noise travels through the concrete of the building to other units.

VIEWPOINT STAFF

The staff of Viewpoint are employed by the Home Owners Association and receive their direction from the Board of Directors. Any concerns within the unit must be addressed to the owner of the unit or the rental agent for that unit. Only in the case of an emergency such as a broken water pipe or leaks will the staff be able to respond to unit requests on an urgent basis. Any services provided by the staff will incur a charge and will be arranged by the office manager and dealt with in order of priority. The office hours are Monday through Friday 9:30 am to 5:00 pm with the exception being Mexican national holidays.

If concerns or problems arise your rental unit please, contact Marisol López Revaque marilorev@hotmail.com or cellphone 958 58 5 20 46 for units (001,102,105,107).

And Wade Bayda wadebayda@yahoo.ca for the units (103,104 & 201).

RAILINGS

No towels, clothing or laundry may be hung on the railings or banisters at any time.

WATER AND SEWAGE

Conservation of water is a necessity throughout Mexico. Please use our water wisely and be aware that at times availability may be limited. In whatever capacity you use water bear in mind that this is a

resource shared by the community of Puerto Angel. The community piping of water to the building can be interrupted which may require delivery of water by truck which is costlier to purchase.

Our tap water is safe for washing dishes and clothes but cannot be ensured that it is always safe for drinking. Drinking water is available for purchase through the office. The containers are stored in the laundry room and are to be returned there when empty. The charge is 25 pesos per container and 50 pesos if delivery to unit is provided by the staff. Please notify the office when water is taken.

The building hot water tanks are of limited capacity. The supply of hot water is determined by usage and building occupancy. If hot water is not available within one minute, please turn off the tap and notify the office. For conservation purposes the water heating system is turned down overnight.

Viewpoint has a sewage treatment plant on the property. As in most properties in the area no bathroom facilities can handle toilet paper disposal. Sanitary products, plastic or any other products not environmentally safe must not be disposed of into the system. Each unit should have garbage cans in the bathrooms to handle the wastes and soiled toilet paper.

GARBAGE

Garbage must be removed in a timely fashion and disposed of in the appropriate containers located at the entrance gate to prevent pests and reduce odour in the units and building. On departure from the property all garbage must be removed from the unit and disposed of as above. Weekly garbage pick up is usually Monday or Tuesday.

Recycling containers are also located at the top of the driveway. A local group is involved with recycling of plastic containers with proceeds going to a local school. Aluminum is also recycled by our staff.

LAUNDRY

The laundry is located on the lower level behind the office. Electricity is very expensive in Oaxaca. The washing machines are new and with selection of an appropriate cycle and cold water temperature timing is displayed when the load will be finished. Please remove your belongings in a timely fashion to permit other owners/renters use of the machines. Full loads will ensure responsible use of our water and electricity. **Only HE detergent** may be used in the machines and should be available in your unit or is readily available in the major grocery stores for purchase. The directions for machine usage are in Spanish but an English translation is posted on the wall.

Please seek assistance if you are unsure of how to use the machines. The dryers are propane heated. The directions are in Spanish but translation is posted. Again, consider conservation of energy and propane by maximizing loads. Clean the lint trap at the end of drying and remove your belongings from the laundry room.

VEHICLES, PARKING AND GATE

Only one vehicle per unit is permitted to park in the parking lot. Your vehicle is parked at your own risk.

SECURITY

This is a private property with a secure gate with access by a preprogramed key card provided for the length of your stay. The key card is to be returned at the end of your stay. **The key card may not be**

loaned or given to anyone else. There is a \$100.00 fee for lost or non-returned cards. Access to the property by service vehicles is controlled. A buzzer at the gate can be rung by individuals seeking entry. Overnight and weekend security is provided by our staff. However, it is the responsibility of those exiting or entering the property to ensure the gate closes behind them. Staff are not always available at the gate as they may be attending to other duties on the property.

POOL RULES

See attached rules for the pool area and deck. The rules are also on the wall by the pool. Lounges are not reserved for the day. If leaving the pool area for a time greater than 20 minutes, please take along your personal items. There shall be no storage of personal property at the pool or in the common areas.

BBQ

Please use tools provided in your unit. No utensils or lighters are provided at the BBQ area. Turn off the fuel source and tidy the area in preparation for use by others.

INTERNET

The access code can be found in your unit. Connection time and speed vary depending on usage within the community. At times service outages do occur and may not be restored promptly.

Password floors: 2431425500760

Pool Password: 721126Ee3

EMERGENCIES

Dr. Constancio Aparicio Juarez is a local physician who will make house calls to the condo for a fee.

Phone—958-584-3058

Pochutla Regional Hospital Phone—958-584-0216

Ambulance—074

Police and Civil Protection, Zipolite Municipal Police Phone—958-584-0212 or 958-584-3323

Please enjoy your stay at Viewpoint Condominiums while respecting the rights of all users of the property. Infractions of the rules may result in the termination of your stay on the property.