



OCCUPANCY INFORMATION FORM

Occupancy information must be submitted to the Management Company within 10 days of leasing/renting a unit. Property owners are responsible for the actions of their residents and guests. Please return to Powerstone Property Management. You may email the completed form to wlewis@powerstonepm.com

Address: 30902 Clubhouse Drive, Laguna Niguel, CA 92677 Unit #: _____

OWNER INFORMATION - Please print and use the name(s) on property title.

Name(s): _____

Please check one: Owner(s) lives offsite Owner(s) lives onsite

Mailing Address (if different from above): _____

Phone Numbers: Home _____ Cell _____ Work _____

E-mail Address(es): _____

Emergency Contact: _____

Realtor/Managing Agent: Name: _____ Phone Number: _____

X _____
Signature of Owner/Date

X _____
Signature of Owner/Date

RESIDENT INFORMATION - Please print.

Number of people (all residents) living in the Unit: _____ Number of resident vehicles: _____

Number of pets (maximum of 2 per Unit): Dog(s)* _____ Cat(s) _____ Other (quantity and type) _____

* Dog(s): Breed: _____ Registration #: _____

Breed: _____ Registration #: _____

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OCCUPANCY INFORMATION FORM (cont.)

Complete for each resident 18 years and old living at the Unit. Use an additional sheet if necessary.

Resident #1 Name: _____

Phone Numbers: Home _____ Cell _____ Work _____

Vehicle Make & Model: _____

Vehicle License Plate: _____ State Issued: _____

E-mail Address: _____

Resident #2 Name: _____

Phone Numbers: Home _____ Cell _____ Work _____

Vehicle Make & Model: _____

Vehicle License Plate: _____ State Issued: _____

E-mail Address: _____

Resident #3 Name: _____

Phone Numbers: Home _____ Cell _____ Work _____

Vehicle Make & Model: _____

Vehicle License Plate: _____ State Issued: _____

E-mail Address: _____

Resident #4 Name: _____

Phone Numbers: Home _____ Cell _____ Work _____

Vehicle Make & Model: _____

Vehicle License Plate: _____ State Issued: _____

E-mail Address: _____



RENTAL OCCUPANCY RULES & REGULATIONS AGREEMENT FORM

_____, hereby acknowledge a copy of the La Vista at
(Owner's Name(s))

Laguna Niguel Community Association Rules & Regulations has been provided to the

Lessee/Renter of _____. We are in agreement any violation of these Rules &
(Unit #)

Regulations may be cause for the La Vista at Laguna Niguel Community Association to impose
fines to the Owner(s).

X _____
Signature of Owner/Date

X _____
Signature of Lessee/Renter/Date

X _____
Signature of Owner/Date

X _____
Signature of Lessee/Renter/Date

X _____
Signature of Owner/Date

X _____
Signature of Lessee/Renter/Date

X _____
Signature of Owner/Date

X _____
Signature of Lessee/Renter/Date

Per California Civil Code Section §1363, when the Board of Directors is to meet to consider or impose discipline upon a member, the Board shall notify the member in writing, by personal deliver or first-class mail prior to the meeting.

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GENERAL RULES (Please refer to Rules & Regulations for complete details.)

1. The common area, community grounds, streets, parking, and recreation facilities are restricted for use by owners, residents, and their guests. No others may use said facilities without written consent of the Board of Directors.
2. Any individual or group abusing the rights of use granted in the Governing Documents of the Association may have those rights suspended at the discretion of the Board of Directors after a notice and hearing.
3. Each owner who rents his/her condominium is responsible for giving his/her tenant(s) a copy of these rules and is liable for any and all fines, and/or assessments incurred by his/her tenants. Owners must bind any tenants/residents to the Association's Governing Documents via the Residential Lease Agreement.
4. An owner must report violations to the Management Company, in writing. If a tenant witnesses a violation, the tenant should report the violation to the unit owner; the owner should report the violation to Management.
5. Residents shall not make nor permit any disturbing noises in their condominium (including balconies/patios) or elsewhere on the premises. Stereos, televisions, musical instruments, and any other noise producing devices shall not be played so as to disturb neighbors at any time. Please report any complaints to the Sheriff's Department at: (949) 770.6011, and in writing to the Board of Directors, in care of the management office.
6. All move-ins/move-outs must be completed during normal business hours: 8 am — 6 pm, 7 days a week.
7. Residents shall not conduct garage sales, yard sales, or any other type of sales without the Board of Directors prior written permission.
8. Non-payment of owner assessments is grounds for the revocation of parking privileges and access to La Vista amenities, including, but not limited to, pools, spas, fitness room/gym and laundry room in common areas and is applicable to all owners and residents of the Unit.
9. Rent assignments may be levied to tenants/residents if owner fails to pay Association assessments.
10. La Vista participates in a parking permit and enforcement program. It is the responsibility of the owner to inform their residents of this program. Any enforcement action, including the towing of vehicles, is the sole responsibility and expense of the vehicle owner.

SATELLITE DISH / ANTENNAS / WIRELESS NETWORKS:

1. Satellite dishes must be one meter or less in diameter. (CFR §1.4000) (Civil Code § 1376)
2. Dishes must be installed on the inside balcony or patio that is under the exclusive control of resident. Said satellite dish, or any part of, shall not extend beyond the balcony or patio railing.
3. Resident is prohibited from making physical modifications to the premises and is prohibited from installing satellite dish in common area, including but not limited to, outside walls, roof, window sills, common balconies, or stairways.
4. Satellite dishes shall not be installed in a manner which causes physical or structural damage to the premises, excluding ordinary wear and tear, including but not limited to holes drilled through exterior walls.
5. Homeowner shall install, maintain, and remove satellite dish in a manner, which is consistent with industry standards and shall be liable for any damages or injury sustained as a result of the negligent installation, maintenance, or removal of the dish.
6. Homeowner shall indemnify, defend, and hold Owner harmless for any damage or injury resulting from said negligence, including paying Association's attorney fees and costs.

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