

### **Occupancy of Units by Lessees**

- The minimum occupancy period for lessees is one month (30 days). If the lessee does not stay 30 days, then the unit may not be used by anyone other than the owner until the thirty-day period has elapsed.
- Lessees may have overnight family or guests visit while they are in residence, however, occupancy may not exceed the maximum occupancy of two persons per bedroom, regardless of age or family status, i.e. two bedroom units are limited to four occupants and three bedroom units are limited to six occupants.
- Day guests must be accompanied at all times when using any Beachplace facility. Day guests are not allowed when a lessee is not in residence.
- All Day guest's names and planned arrivals must be called in to Security to inform the guards so their entrance can be assured.
- There is a \$150 fee for all leases. Leases must be received in the Management Office 10 days in advance of the lessee's arrival.
- Leases are made to one person or a married couple. Additional occupants will be considered guests.
- Lessees may not sublet the unit, and may not allow anyone to use the apartment in their absence.
- Violations of any rule or regulations will result in future lease applications being denied or other suitable action as determined by the Board of Directors.