

ACCESS POLICY TO HACIENDA PINILLA

I. Policy Statement: This Policy sets forth the privileges of the different types of Owners and/or visitors to access facilities and enjoy the privileges afforded by Hacienda Pinilla. This Policy considers the security issues and the values of properties.

II. Background

A. Growth: Hacienda Pinilla is experiencing a rapid increase in residents, guests, owners, vendors and employees which requires an ongoing review and revision of security features.

B. Property Values

- 1. Security: The perception and efficacy of Security have a material impact on property values. If security is perceived to be inadequate, fewer buyers will consider Hacienda Pinilla and this will have an adverse impact on values.**
- 2. Exclusivity: The values of properties are impacted by the sense of a “unique experience”. The “open” use of Hacienda Pinilla privileges will also have an adverse impact on values.**

III. Definitions

A. “Hacienda Pinilla privileges” include:

- 1. Access to the beaches via Hacienda Pinilla property.**
- 2. Use of Hacienda Pinilla roads, walking or other paths.**
- 3. Use of Golf Course, tennis courts, stables and other “For Fee” facilities at Hacienda Pinilla.**
- 4. Access and use of other facilities and locations within Hacienda Pinilla.**

B. Classifications

- 1. Owner: An individual who has ownership of a property (parcel, house, villa or lot) in Hacienda Pinilla. If held within a corporation, the names of the shareholders shall be provided to Hacienda Pinilla.**
- 2. Owner Overnight Guest: Guests of owners of built units who spend the night. They may or may not be accompanied by the Owner.**
- 3. Owner Day Guest: Guests of owners of built units or unbuilt properties who do not spend the night. May or may not be accompanied by the Owner. However the owner must be on the property.**
- 4. Overnight Renter: Individuals who are paying guests of homes, condominiums or the Posada Hotel and spending the night in such a facility.**
- 5. Day Contractor: Individuals such landscape personnel, construction personnel and other such persons who provide services to owners and guests, and are not spending the night.**
- 6. Overnight Contractor: Individuals such as landscape personnel, security or construction personnel and other such persons who provide services to owners and guests, and are spending the night.**

7. Live-in Staff: Individuals who provide services such as maid, cook, child-care, and similar activities for an Owner or Owner's Guest or Renter.

8. Fee Facility Guest: A person who is using a Fee Facility such as the golf course, stables, tennis courts, La Posada restaurant, concert or Fiesta Sabanero.

9. Real Estate Sales Professionals: Individuals who are on the property for the purpose of showing or previewing properties for a qualified buyer and accompanied by a sales representative from Hacienda Pinilla.

10. Sales Prospects: Individuals who are prospective buyers and present themselves at an entrance and are authorized onto the property by the Sales Department and accompanied by a sales representative from Hacienda Pinilla.

11. JW Marriott Guests: Individuals who are guests or visitors to the JW Marriott.

IV. Implementation:

A. Access to Hacienda Pinilla facilities, such as golf, stables, beach access etc. will be granted in accordance with the attached "Access to Hacienda Pinilla Area".

B. Security Authorization Form: Those individuals who are to be considered as authorized by an Owner for an overnight visit must be listed on the Security Authorization Form. This is to be completed by the Owner or the Owner's authorized representative (e.g. Property Manager). The Security Authorization must be submitted to the Security Department prior to the arrival of the Renter or Owner Guest.

If an Owner Guest or Renter plans to have visitors while residing at Hacienda Pinilla, those visitors must be listed on a Security Authorization Form. This requires the authorization of the Owner or the Owner's authorized representative, as above prior to the arrival of the Renter or Owner Guest. Only those visitors authorized on the Security Authorization form will be allowed on Hacienda Pinilla property.

Persons not listed on the Security Authorization Form may be denied access.

V. General Conditions

A. The entry of a visitor by an Owner shall be in accordance with the nature of the visit.

B. The Owner will be responsible for their guests and shall be responsible for any damage to common areas such as vandalism, accidents or similar events.

C. The Owner will be responsible that the guests comply with the standards of behavior and conduct while on the property.

D. Sole Discretion: Access to the Hacienda Pinilla Property shall be the sole discretion of Agrogandera Pinilla and may be changed at any time and from time to time.