

CONDOMINIUMS IN COSTA RICA – GENERAL OVERVIEW

Please find below a brief description of the rules and regulations regarding ownership in Costa Rica.

Generally, two major bodies govern a condominium: the homeowners and the Manager.

The homeowners gather and empower themselves through meetings, generating binding rulings for the Condominium. It is the top governing body in a Condominium.

The Manager is elected through a homeowners' meeting and oversees the day-to-day operations. Manager may be a person or a corporation, which in turn is able to hire staff to help with all concerning duties.

All homeowners must follow a set of bylaws. For Bahía Papagayo, each condominium is expected to have the following bylaws:

- a) Management bylaws
- b) Construction bylaws
- c) Construction process bylaws
- d) Operations and coexistence bylaws
- e) Common areas' bylaws

Only the MANAGEMENT bylaws are recorded before the National Registry, the rest of the bylaws are only agreed upon by the homeowners' meetings. All of this is performed before signing transfer over to buyers. The MANAGEMENT bylaws may only be amended by 2/3 of the homeowners through a meeting. Please bear in mind that it's 2/3 of ALL homeowners, not only the ones present at the meeting. The rest of the bylaws are more easily amended: by the majority of the homeowners present at the meeting. This makes the MANAGEMENT bylaws almost impossible to amend, while the rest are easily amended.

Since Bahía Papagayo will be comprised of several condominiums, a set of contracts will be signed between all the Condominium's Managers to agree upon several points of interest, for example the use of common areas.

Below you'll find several relevant matters related to the HOA:

Maintenance Fee

The maintenance fee is charged monthly to all homeowners. The maintenance fee is paid to the Condominium's bank account. This fee typically includes:

- Expenses related to oversight and operations of Association (including Association management fees)
- Maintenance expenses (including payroll) related to HOA property (such as pool, tennis courts, gym, etc.)
- Landscaping
- Shared facilities allocations
- Condominium common elements
- Allocated portion of security of HOA property, shared facilities, and condominium common elements.
- Accounting, related to producing Association financial statement, billing and collections, audit office supplies/postage
- Legal expenses
- Utilities/services such as gas, electric, sewer, water, telephone, cable and Internet services (only on common areas)

Insurance

Insurance for the condominium common elements (liability, windstorm, fidelity and directors and officers of the Association) and shared facilities are typically included in the maintenance fee. Individual Residence Owner typically insure personal property within the Residence and procure liability insurance.

Reserves

Part of the maintenance fee will include a reserve for condominium common element and shared facilities, capital repairs and replacements.

Services Typically Included in Maintenance Fee

The following services could be typically included in the Maintenance Fee, whether included as common elements or shared facilities:

- 24-hour front desk
- 24-hour security
- Clubhouse
- Fitness center and spa
- Pool

Services Typically Not Included in Maintenance Fee

The following à la carte services are typically not included in the maintenance fee and must be hired and paid by each homeowner:

- Concierge and bell service
- Daily housekeeping
- Dry cleaning/laundry
- Event/party planner
- Flower service
- Greens fees
- Grocery shopping
- In-residence beauty services
- Limousine service
- Private area cleaning, repair and maintenance (for example, pool service and maintenance, exterior building cleaning and maintenance, landscaping, plumbers and electricians)
- Private butler
- Private chef
- Room service

INITIAL BAHÍA PAPAGAYO'S BYLAWS

-VILLA-

I. GENERAL PROVISIONS

Article 1: Social and Sports Areas

a. The social and recreational areas referred to in this regulation are:

1. Clubhouse (Main hall, Exterior Fireplace and Social Room)
2. Outdoor swimming pool
3. Tennis court
4. Pickleball Court
5. Gym
6. Playground Area
7. Pet Park

Article 2: Use of Facilities

The use of the facilities indicated in the first article is limited to the Residents of Sereno Villas, who will be the only ones authorized to accredit guests to the different activities carried out in these areas and where permitted. For the organization of parties, events, or celebrations, the responsible owner must submit to the Administration a list of invited individuals for each activity. The guest list will be provided to the security personnel for entrance control on the day of the activity. Parties, events, or celebrations that exceed the maximum permitted sound level in the Condominium Regulations will not be allowed. Owners are responsible for any damage suffered by the properties, assets, or common areas of the condominium and must cover the cost of their total repair or replacement.

Article 3: Guests and Tenants

Guests authorized by the Owner to visit and use the facilities of the social and recreational areas of the condominium must be accompanied at all times by the authorizing Owner. Guests who are authorized by the Owner to visit and use the social and recreational facilities of the condominium must be accompanied by the Owner at all times. If the Villa is rented to tenants, the Owner shall bear the responsibility of informing the tenants about all applicable rules and regulations. The Owner is ultimately liable for any misconduct by the tenants and for any damages caused by them.

Article 4: Availability

For each social and recreational area, there is a set schedule and a reservation procedure if required, as indicated in this Regulation. However, general maintenance of the Clubhouse and its facilities will be carried out without the need for complete closure of the facilities. For these cases, priority will be given to maintenance during specific hours throughout the week. The administration will decide the daily maintenance schedules, which will be posted on the Clubhouse notice board.

Article 5: Use of Parking Lots

The parking lot adjacent to the Clubhouse is for the exclusive use of the residents, their guests and tenants. Parking at the Clubhouse entrance for more than fifteen minutes is not permitted, except in cases of disability and unloading of household and food items for events. Guests and instructors must use the parking lot located assigned for visitors.

Article 6: Maintenance Personnel

The maintenance staff of the Condominium performs cleaning, landscaping, and general maintenance tasks in the common areas of the Condominium to ensure they are in optimal condition. They are not allowed to engage in tasks involving transportation, installation of equipment, or preparation of private activities. Each owner is responsible for coordinating and executing everything necessary for their party, event, or celebration.

Article 7: Special Authorization

Desarrollo Bahia Papagayo BP S.A., as the developing company, is authorized to hold a maximum of five activities per year in the Clubhouse of the Condominium aimed at promoting and selling the

project. These activities must comply with all provisions established in this regulation. This authorization will be void once the condominium is fully 100% sold.

Article 8: Prohibition of Pets in Common Areas

Pets are prohibited without a leash in all common areas. Only inside the pet parks are allowed accompanied at all times by the Owner.

All pets must be on a leash in all common areas unless they are within designated pet park, where they must be accompanied by the Owner at all times. Additionally, pets are strictly prohibited from entering the clubhouse and any associated facilities

Article 9: Use of Penalties and Deposits

Any fines or deposits indicated for damages or infractions in the common areas will be used for their repair in case of damage and as part of the condominium budget to improve or expand these facilities. Monetary penalties included in this Regulation are set in United States dollars (the legal currency of the United States of America). To maintain their real value, if necessary, an indexing procedure may be applied at the time of payment. Once the penalty is established, it will be charged in the next billing notice, and from the eleventh day after being issued, daily late interest equivalent to the "Prime Rate" plus five percentage points will be applied, increasing by one percentage point for each month of delay, up to a maximum of eighteen percent annually.

II. CLUBHOUSE

Article 10: Use of Clubhouse

The sports areas of the Clubhouse will remain open from 5:00 a.m. to 9 p.m. for the enjoyment of the Residents. The areas designated for activities, if applies, will remain open until 9:00 p.m. from Monday to Thursday and until 12:00 a.m. on Fridays and Saturdays, for days when parties, events, or celebrations are held.

Article 11: Reservation and Procedure

a) The areas of the Clubhouse that can be reserved are as follows:

1. Designated areas (for parties, family gatherings, and lounging).
2. Fireplace areas (for family gatherings, and lounging).
3. Sports courts (only for the practice of the specific sport).

b) Reservations for the social and recreational facilities will not be processed for any Condominium resident who is delinquent in at least one monthly maintenance fee at the time of reservation.

c) During activities in the Clubhouse rooms, guests are not permitted to access the condominium's sports areas (gymnasium, lap pool, and courts). Guests must also remain within the Clubhouse perimeter. In case of damage caused by accessing the sports areas, it will be the responsibility of the owner conducting the activity.

d) All reservations for the use of these facilities must be made with a maximum advance notice of 60 days. Each subsidiary property may reserve the clubhouse a maximum of 2 times per year. For activities in the main and fireplace rooms, the maximum occupancy capacity of both areas is 30 people, including children and adults. An exception is made for activities involving all condominium neighbors, in which case there will be no limit.

e) To organize activities, it is essential to make a reservation of the facilities, as detailed below:

- Consultation with the Administrator regarding the availability of the Clubhouse will be made, and then the reservation will be made, documented in the reservation register maintained by the Administration for this purpose.
- For the conduct of activities, the owner responsible for coordination must sign the contract established for the delivery of the property. This includes a checklist that both the owner and administration will review together before and after the activity, verifying the general condition of the facilities.

f) In this type of activity, the only sanitary facilities enabled within the reservation are those located in the area of the Clubhouse halls. It is strictly prohibited to access the sports areas and their facilities, both those within the Clubhouse and outside of it, such as the outdoor pool area and sports courts.

g) Every reservation includes the main hall or fireplace areas and incurs a cost of US \$250.00 (two hundred and fifty United States dollars) non-refundable to cover extraordinary cleaning expenses. This amount will be charged to the account of the Owner making the reservation. For each reservation, a security deposit of US \$500.00 (five hundred United States dollars) must be made to cover any damage to the property, assets, or adjacent common area to the Clubhouse resulting from the event held. This amount will be backed by the mechanism specified by the administrator. All damages will be properly documented, and the cost of replacement will be invoiced against the security deposit. If it is insufficient, the difference will be covered by the Owner who made the reservation.

Article 12: Permitted Activities

a) Only family or reunion-oriented activities, not for profit, may be held in the Clubhouse. The use of the Clubhouse for the sale, promotion, or demonstration of any product or service, as well as for business activities such as motivational talks, training sessions, and corporate parties, is prohibited. Activities can be held from 10:00 a.m. to 9:00 p.m. from Monday to Thursday and until 12:00 a.m. on Fridays and Saturdays. Sundays are reserved for the exclusive use of residents; no parties, events, or celebrations are allowed on this day.

b) Children's parties may be held in the Clubhouse only from Monday to Saturday starting at 10:00 a.m. Sundays are reserved for the exclusive use of residents; no parties, events, or celebrations are allowed on this day. Children's parties with inflatables, animals such as rabbits, or ponies are not allowed.

c) During activities, vehicles must be parked only in designated parking areas. The owner responsible for the activity must coordinate with the administrator and security personnel all aspects related to the free flow of vehicles within the Condominium. In case all parking spaces are occupied and it is necessary, another common area of the development will be made available.

Article 13: Consumption of Food and Alcohol

a) Moderate consumption of alcoholic beverages (main hall and fireplace areas) is allowed for adults; however, serving alcoholic beverages to minors or individuals showing a high degree of intoxication is prohibited.

b) Consumption of food in the Clubhouse halls (main hall and fireplace areas) is allowed, provided it is prepared (cooked) meals or catering. The use of grills and barbecues in any common, social, or recreational area of the Condominium is prohibited.

c) The Condominium security personnel are authorized to suspend any activity where excesses occur or minors are found consuming alcoholic beverages or any other type of drug. In case of non-compliance with the private security company, it must refer the matter to the corresponding public authorities.

Article 14: Music

a) Live music, DJs, or other forms of music are allowed for activities, provided that the volume does not exceed 65 decibels during the daytime and 45 decibels during the evening and nights. The measurement will be taken from inside the facilities, residences, or rooms with closed doors where the affected owner resides, as established in the Condominium Regulations.

b) Music can be used on Fridays and Saturdays from 10:00 a.m. until 12:00 midnight. Placing speakers outside the main hall is not allowed.

Article 15: Special Services

a) The use of florist companies, tables, linens, catering services, and waitstaff must be reported in advance to the Administrator so that their entry can be coordinated with the Condominium Security. Each owner must coordinate furniture-related matters required for their activity. The transfer of furniture from the pool or playground to any other area of the Clubhouse for private activities is not permitted.

b) All equipment, tents, or materials used for activities that are not owned by the Condominium must be removed from the Clubhouse premises the day after the event, before 8:00 a.m. If the following day is a Sunday or holiday, the deadline is not extended to the next business day.

Article 16: Fireworks and Pyrotechnic Games

The use of any type of fireworks and pyrotechnic games is not permitted in Clubhouse activities. In case of damage to the facilities or gardens, the responsible owner must cover all damages incurred.

Article 17: Activities of Minors

Any activity carried out by individuals under the age of 21 must be supervised by someone over the age of 21, responsible for every 10 minors throughout the activity, with a maximum limit of 30 people, as indicated in Article 10. If minors are found consuming alcoholic beverages or any other type of drug, the Administration or security personnel are authorized to immediately suspend the activity and evacuate all guests from the Condominium. In case of violations of national laws, the intervention of the corresponding public authorities will be requested.

Article 18: Early Suspension of Activity

a) The Condominium security officers have the authority to suspend any activity in the following cases:

- Demonstrated acts contrary to good customs or morals.
- Damage to the property of third parties or the Condominium.
- Excessive noise exceeding the decibel levels established in this regulation. In this case, a single warning will be issued to the owner responsible for the activity before proceeding with its suspension.

b) In case of early suspension of any party, event, or celebration, the Administration or security personnel are authorized to evacuate all guests from the Condominium. If the participants of the activity do not comply with the instructions of the security personnel, they must inform the corresponding public authorities.

Article 19: Closure of the Activity a) At the end of the activity, the areas used must be left in perfect cleanliness, and the garbage must be collected in bags for that purpose; likewise, all lights must be turned off. The Condominium security personnel will be responsible for verifying the final condition of the facilities and closing them once each activity is finished. On the next business day, the Administration will verify that the final condition of the facilities corresponds to the report provided by security. b) It is the responsibility of the owner who requested the reservation to inform the security personnel once the activity is finished and the cleaning is done, so that the general condition of the facilities can be verified.

Article 20: Sanctions In cases where the owner fails to comply with any of the provisions of this Clubhouse chapter, a US \$100 (hundred dollars, legal currency of the United States of America) penalty will be applied. The Administration will notify in writing the owner to whom the sanction applies and will keep a record of each case. Any damage or non-compliance with this Regulation will be documented and reported with the owner's name on a list published monthly in the Income Statement, under the chapter of Damages or Non-compliances. The security personnel will create a document with the non-compliance report, and any owner has the right to receive a copy of this report. The owner who violates any of the rules of this Regulation three times within a two-year period will not be able to reserve the Clubhouse for one year.

III. OUTDOOR POOL

Article 21: General Use a) The outdoor pool of the Clubhouse is not subject to the reservation procedure. However, the Administration will determine the hours designated for the general maintenance of the pool, taking into account the hours of least use by the owners. It may also deny the use of the pool in cases of force majeure that warrant it. b) The use of the pool is allowed for owners and their guests, provided that the owner is present, assuming responsibility at all times for the actions of their guests.

Article 22: Limitations on Use

The Administrator or Security Personnel of the Condominium may deny the use of the pool under the following circumstances:

1. When the person appears to be incapable of taking care of themselves.
2. The person shows signs of intoxication.
3. When the person appears to be infected with a disease or shows open wounds.
4. When the attire worn is not swimwear.
5. When the person exhibits a condition or behavior that, in the opinion of the Administrator or security personnel, could compromise the health or safety of other pool users.
6. Unaccompanied children (under 12 years old).
7. Any other circumstance that violates the provisions of this regulation.

Article 23: Other Rules of Use

The following are detailed rules for the use of the outdoor pool:

1. Mandatory use of swimwear.
2. Showering before entering the pool.
3. The use of masks and snorkels is permitted as long as they are made of non-glass material.
4. No glass items (glasses, cups, pitchers, etc.) are allowed in or around the pool.
5. Pets are not allowed in or around the pool. No consumption of any food or beverages is allowed inside the pool.
6. Every child under the age of 12, whether a swimmer or not, must be accompanied by a responsible adult while in or around the pool.
7. The use of any music player or electrical devices is permitted around the pool, under the responsibility of the user. It is mandatory to maintain the sound level at a maximum of 65 decibels, as established for any activity in the Clubhouse.
8. The Administration will not be responsible for forgotten items in the pool area.
9. Babies must use appropriate disposable diapers to be in the pool.
10. Upon completion of use, the responsible Owner will ensure that the pool and its surroundings are clean and in a condition to be used by others.
11. Improper conduct of the user is not permitted: inappropriate language and behavior contrary to morality within or outside the pool. The surroundings are defined as a perimeter of 5 meters.

Sanction: Failure to comply with the rules regulating the use of the indoor pool will result in a fine of US \$50 (fifty dollars, legal currency of the United States of America). If it occurs for a second time, the sanction will be doubled, and it will triple for a third or subsequent violations.

Article 24: Maintenance

The Administration will determine the hours allocated for general maintenance of the pool, taking into account the hours of least use by owners; it may also deny the use of the pool in cases of force majeure that warrant it.

In case of major maintenance that renders the pool unusable, it will be communicated to the owners in advance.

Article 25: Obligations for Pool Use

The following rules for pool use are detailed:

1. Shower before entering the pool.
2. Mandatory use of swimwear.
3. The use of any type of oil or cream is not allowed.
4. The use of electronic devices around the pool is not permitted, except for electronic equipment designed for water contact and for use in swimming.
5. No glass items (glass, cup, jug, pitcher, etc.) are allowed in or around the pool. No food or beverages are allowed inside the pool, except for water or hydrating drinks.
6. Running or playing games around the pool is not allowed.
7. Pets are not allowed in or around the pool.
8. Improper conduct by users, including inappropriate language or moral misconduct, is not permitted within or outside the pool.
9. The administration will not be responsible for forgotten items in the pool area.

Sanction: Failure to comply with the regulations of this article will result in a fine of US \$50 (fifty dollars, legal currency of the United States of America). The recurrence of the infraction within a month will double the amount of the sanction for the second transgression; and it will triple for a third or subsequent violations.

IV. TENNIS COURT AND GYM

Article 26: Use of Tennis Court

- a) The tennis court will be used for practicing this sport as well as for learning it.
- b) Its hours of use are from 5:00 a.m. to 6:00 p.m. from Monday to Sunday.

Article 27: Reservation

- a) Tennis courts are subject to the reservation procedure and can be used for singles, doubles, and private lessons.
- b) All reservations for the use of these facilities must be made through the condominium app.
- c) All reservations or use of the tennis court have a waiting period of 10 minutes, after which it will be considered canceled, authorizing its use by any other owner who requires it.

Article 28: Rules of Use

Use of the tennis court:

- 1. The courts are exclusively for playing tennis.
- 2. Players must use appropriate footwear and clothing for the practice of this sport.
- 3. The maximum time allowed per reservation is one hour for singles and two hours for doubles.
- 4. No more than three reservations per owner per week will be accepted.
- 5. Access to bicycles, skateboards, rollerblades, pets, or similar items to the Tennis Court is not allowed.
- 6. The Administration is not responsible for items left on the tennis court.
- 7. The owner responsible for the reservation must be liable for any damage proven to have been caused to the facilities while using them.
- 8. At the end of the use of the courts, the responsible owner must ensure that the benches and their surroundings are clean and in conditions to be used by others.
- 9. Improper conduct such as inappropriate language and moral offenses are not allowed on or off the courts.

Sanction: Failure to comply with the regulations of this article will result in a fine of US \$50 (fifty dollars, legal currency of the United States of America). If repeated within a month, the fine will double for the second transgression, and triple for the third or subsequent transgressions.

Article 29: Use of Gym

- a) The gym will be exclusively for owners aged 15 and older. Entry of visitors to the gym is prohibited. Guests of the owner can use all the social areas of this regulation with special written permission from the administration. Likewise, owners who do not yet live in the Condominium can access the same permission.
- b) The gym hours are from Monday to Sunday from 5:00 a.m. to 9:00 p.m.
- c) The maximum capacity of the gym is 12 people.

Article 30: Attire

For exercising in the gym, the following attire is required:

- 1. For Men: Tennis shoes, tracksuit, loose-fitting sports shorts that cover half of the thigh (if wearing lycra, it must go under the sports shorts), short-sleeved or sleeveless sports shirt at all times (chest and back must not be uncovered).
- 2. For Women: Tennis shoes, tracksuit, leggings, blouse, or sports shirt.

Article 31: Exercise Routines

When performing their exercise routine, the user will observe the following rules:

- 1. Mandatory use of a towel during the exercise routine. The use of paper towels as a substitute for the personal towel is prohibited.

2. Re-rack free weights once finished using them.
3. Use cardio machines for up to twenty consecutive minutes and yield them if another user requires them. Sessions between users for the use of the machines will be every 20 minutes starting from 5:00 a.m.
4. Only consumption of water or hydrating beverages is allowed.
5. Be willing to alternate the use of machines if another user requires them.
6. Leave the used machine dry and clean; for this, the paper towels provided in the gym area must be used.
7. At the end of use, the responsible owner must ensure that the facilities and equipment are clean and in conditions to be used by others.
8. Improper conduct such as inappropriate language and moral offenses are not allowed inside or outside the gym.

Article 32: Use of Equipment

The user will make good use of the equipment provided by the gym, avoiding mistreatment. In case the machines or any other exercise equipment are partially or totally damaged, the owner will have to cover the partial or total repair costs. If any damage is found, it should be reported to the Administration.

Article 33: Personal Trainers

a) The presence of a personal trainer per condominium is authorized, and the owner who uses them must report the name of the person to the Administrator for their entry to be authorized. The use of gym equipment by instructors or trainers is prohibited.

b) The user acknowledges that by deciding to follow a training program at the facilities, they exempt the Condominium from any responsibility in case of injury or bodily harm caused by indiscriminate use of the equipment, or in case of the training role they have chosen to undertake, recognizing in advance that they can carry it out.

c) The permitted schedule for personalized classes will be from Monday to Friday. Saturdays and Sundays are reserved for exclusive use for unsupervised sports practice.

Article 34: Penalties

The Administration will have the authority to suspend the owner who brings a visitor or misuses the equipment for a maximum period of 2 months. In case the owner steals part of any sports or entertainment equipment, they must replace it in its entirety and will be suspended for a maximum period of 1 year.

V. PLAYGROUND AREA

Article 35: Use

- a) The Playground Area will be used exclusively for children aged up to 12 years old to play on its premises.
- b) The hours of use are from 7:00 a.m. to 7:00 p.m. from Monday to Sunday.
- c) Every child playing in these facilities must be supervised by an adult.

Article 36: Obligations

1. Rough games are not allowed around the playground area or inside it.
2. Pets or other animals are not allowed around or inside the playground area.
3. Consumption of any food or beverages inside the playground equipment is not allowed.
4. Upon finishing the use of the playground, the responsible owner will ensure that the equipment and its surroundings are clean and in conditions to be used by others.
5. Improper behavior such as inappropriate language and moral offenses are not allowed within the children's playground area or its surroundings.
6. The Administration will not be responsible for forgotten items in the vicinity of the playground.

Penalty: Failure to comply with the playground usage rules mentioned will result in a fine of US\$50 (fifty dollars, legal currency of the United States of America). If repeated a second time, the penalty will double, and it will triple for a third or subsequent violation.

VI. PET PARK AREA

Article 37: Definitions

- **Pet Park Area:** A designated area where pets are allowed to roam off-leash under the supervision of their owners.
- **Owner:** Any person who owns, keeps, or is responsible for a pet within the pet park area.
- **Pet:** Any domesticated animal that is brought into the pet park area.

Article 38: Usage Guidelines

1. **Park Hours**
The pet park area shall be open daily from 6:00 AM to 10:00 PM. Usage outside of these hours is prohibited.
2. **Access and Entry**
 - All pets must enter and exit the park through designated gates.
 - Gates must be securely closed upon entry and exit to prevent pets from escaping.
3. **Supervision and Control**
 - Owners must remain within the pet park area and supervise their pets at all times.
 - Pets must be under voice control or on a leash if not in designated off-leash areas.
 - Aggressive pets are not permitted. Owners are responsible for removing any pet exhibiting aggressive behavior immediately.

Article 39: Health and Safety Regulations

1. **Vaccinations and Health**
 - All pets must have current vaccinations as required by local laws.
 - Pets must be free from contagious diseases and parasites.
2. **Waste Disposal**
 - Owners are responsible for cleaning up after their pets.
 - Waste must be disposed of in designated receptacles.
3. **Food and Treats**
 - No human food is allowed in the pet park area.
 - Pet treats are permitted but must be given in a manner that does not incite aggression or conflict among pets.

Article 40: Conduct and Behavior

1. **Pet Behavior**
 - Pets must not dig, chew, or damage park property.
 - Excessive barking is discouraged to maintain a peaceful environment.
2. **Owner Conduct**
 - Owners must not engage in any behavior that disrupts the enjoyment of the park by others.
 - Smoking, alcohol, and drug use are strictly prohibited within the pet park area.
3. **Children**
 - Children under the age of 12 must be accompanied by an adult.
 - Children should be taught how to safely interact with pets and must not be left unattended.

Article 41: Enforcement and Penalties

1. **Enforcement**
 - These bylaws will be enforced by Management and local law enforcement as necessary.
 - Owners must comply with requests from authorities regarding their pets' behavior and park usage.
2. **Penalties**
 - **Penalty:** Failure to comply with the playground usage rules mentioned will result in a fine of US\$50 (fifty dollars, legal currency of the United States of America). If repeated a second time, the penalty will double, and it will triple for a third or subsequent violation.
 - Owners are financially responsible for any damage caused by their pets.