

CONDO INFORMATION

You will be provided with 3 sets of keys and 2 remote controls to open the gates. There are 3 keys per set, one for the condo door, one for the man door on the outer gate and one for the beach door. The remote controllers operate both the outer gate and the inner gate. This inner gate is kept open during the day is closed in the evenings, so if you are returning late be sure to have a remote control with you so you don't get locked out. For best results, point the controller at the control box located at the opposite end of the gate opening.

It is important to keep doors locked at all times. Bucerias is very safe, but there are opportunists that may take advantage of an unlocked door.

There is a safe located in the laundry room for you to keep passports and extra cash. The door should be open when you arrive. You must program your own combination to use. This is done by opening the door all the way and pressing the reset button on the inside of the door jam. You will have 30 seconds to enter a combination made up of 4 numbers and one letter. Close the door and turn the knob to lock. Enter the combination and turn knob to open. If you have trouble, Jorge has a key to open it. Please leave the safe open when you leave.

We have installed a water purifying system in the main kitchen sink. The cold water and the water going to the refrigerator and ice maker is purified and ok to drink, cook with, make coffee, mix drinks, etc. The rest of the sinks in the condo do not have purified water. Please use care when brushing teeth. A quick rinse won't make you sick, but you should not drink from bathroom sinks. We suggest you buy a large bottle of water. There are a couple drink pitchers in the kitchen you can fill and have in the refrigerator so you always have good cold water.

There is an "on-demand" hot water system in the condo. This is a Mexican system, so it's more like "on-suggestion" hot water system. Please be patient when waiting for the water to warm up, it will, eventually, then it will be really hot!

We have a secure wifi account that you are welcome to use during your stay. We have a SMART TV also, so you can access your Netflix account if you feel like a night in. The wifi password is printed on the back of the modem.

Air conditioning units are located in each room. Electricity is very expensive in Mexico, so please use these units sparingly. We suggest you keep windows open as well as the entry door to get a nice cross breeze. This along with the ceiling fans is usually sufficient to keep you comfortable, but if you need to use the air conditioners at night in the bedrooms, be sure to close the windows and door and run the units at about 20 Celsius. Be sure to turn off the units when you are out. It's ok to leave the windows and deck doors open even if you are gone for the day. It is also a good idea to open the small windows in the bathrooms for better ventilation. There are also a couple fans in the storage room that you can put in a doorway to help with the ventilation. Be sure to use the door stops so doors don't slam shut in the wind.

Late in the day the sun streams into the master bedroom. You may want to close the blinds to keep the solar heat from warming up the room.

You will find that the blinds blow around when you have the windows open, which is annoying to say the least. There are Velcro straps located on each window to wrap the blinds up when you have them open. On your last day, before you leave, please return these straps to the outer blind and close everything up.

Our maid Mercedes will clean the condo once a week. If you feel you need more service you can let Jorge know. You will be responsible for paying for any extra services. There are extra sheets in the storage room if you like or need to change them out yourself. There is also plenty of beach/pool towels in the storage room, please don't use the bath towels outside. It is customary to tip the maid when she comes to clean. The standard tip is \$1 US (or equivalent pesos) per person staying at the condo per week.

Please don't let the garbage pile up as this will attract bugs. There are plenty of garbage bags in the laundry room and you can take garbage down to the ground floor and place it to the left of the parking area, next to the washroom. Please bag plastic separately so it can be recycled.

There is a gas grill on the back patio that you are welcome to use at any time. Please roll it to the back of the deck to use and be sure to turn off the gas when you are done.

Our maintenance man Jose is on the property 6 days a week, cleaning the pool, mowing and watering the grass, taking care of the landscaping and doing minor maintenance. He doesn't speak much English, but is very nice and can help you out if you need something. Jorge is also available if you have any problems.

Albatross Condo Rules

Casa Albatross is a place for quiet, peaceful living. It is not the right place for those who want to party. We strive to keep it peaceful 24/7 for the enjoyment of all residents and guests. Please be respectful of your neighbors and keep music, television and voices at a reasonable volume at all times.

Share Common Areas

The pool and outside areas are for use by all owners and guests. Do not abuse the privilege of using these areas by causing damage, leaving trash or personal property lying about, or disturbing other owners or guests.

Do not hang laundry, towels or swim wear on the balcony or patio railings or any place that can be seen from the common areas. There is a drying rack in the laundry room that can be set out on the back patio.

Pool Usage

The pool and the surrounding areas are for the exclusive use of owners, their guests, and renters. Please share this area with other owners, guests and or renters in a reasonable fashion. Usage of the pool is at your own risk since there is no lifeguard on duty.

Pool hours are Sunday - Thursday 8:00 am to 10:00 pm and Friday and Saturday 9:00 am to 11:00 pm.

Street clothes, diapers, food, drink, glass or breakable containers, smoking are not allowed in the pool area

Please protect the furniture and deck area from suntan lotions and oils.

Please keep radios at a volume level so as not to create a nuisance to other tenants or guests.

Children under the age of 12 must be accompanied by an adult completely responsible for their care. They must provide close supervision, regardless of age, if the child is not a competent swimmer.

Horseplay, running, diving, screaming or other boisterous conduct is not permitted in the pool area.

Do not leave personal belongings such as towels, sunglasses, books, etc. unattended in the pool area.

Please do not spit, spout water or blow the nose in the pool.

A person ill with an infectious disease, suffering from a cough, cold, sores or wearing bandages should refrain from using the pool.

Pet Policy

Renters are not allowed to have pets on the property at any time. Only condo owners can have a pet and it must be under their control at all times. The pets are not allowed in the pool or allowed to roam free in the common area.

Security

Please close and lock all doors leading to the condo property every time you come or go from the property. This includes the main entrance and the door to the beach. Verify the identity of all people requesting entrance onto the condo property and/or your unit. You are responsible for the actions of your guests. Keep your unit doors locked when you are not present.

Occupancy

The standard occupancy for each unit is 6 people. Any additional occupants must be approved by the owner prior to your stay.

Rental Period

Short-term vacation rentals are permitted. Long-term leases or other rental agreements where the condo would be considered the primary residence are not permitted.

Parking Area

One space is allocated for each condo unit. Overnight parking is restricted to autos and small trucks/vans. Large or oversized vehicles that block or partially block the driveway are not permitted. Trailers, boats, RV's and other large vehicles are not allowed at any time.

No storage of any kind is permitted in the parking spaces and parking area in general. Owners are allowed to hang items like surfboards, kayaks and bicycles from the ceiling of their assigned parking space.

Patios and balconies

No patio or balcony shall be used for storage of any kind. Nor shall the use of patios and balconies obstruct the view of another unit.

Smoking Policy

Smoking is not permitted inside the condo. Smoking of any kind is not permitted in the public areas (pool, yard, driveway, stairways, etc). Even smoking on the unit's balconies and patios can disturb other residents and guests with smoke drifting into windows, so please be respectful of others.

Rooftop

Is for the use of owners only. No key shall be given to guests.

General

Condos are for residential use only. No businesses can be conducted that requires customers or clients to come and go from the property.

Owners and guests staying at Albatross are on vacation. It should be a pleasant and relaxing experience for everyone. Treat others as you want to be treated and we can all enjoy the Mexican beach, surf and sun.