

STANDARDIZED "CITY RULES" FOR INCLUSION IN ALL CONTRACTS

Tenant hereby acknowledges it has read and agrees to comply with the following rules required by the City of Napa:

- A. Overnight occupancy of this vacation rental is limited to the maximum number of persons designated in the permit which is posted in the vacation rental. For this vacation rental the maximum number of occupants is _____. _____ If this item is checked the number of occupants allowed for this rental is _____, which is less than the maximum number of occupants allowed under the vacation rental permit.
- B. The number of vehicles of overnight renters is limited to _____ total vehicles, as designated in the permit which is posted in the vacation rental, which shall in no event exceed the maximum number of overnight guests allowed under the permit. Overnight renters shall utilize designated on-site parking spaces to the maximum extent possible. Owner shall provide access to the garage of the residence if that area has been included in the determination of the number of available onsite spaces. _____ If this item is checked the maximum number of vehicles for this rental shall be _____, which is less than the maximum number of vehicles allowed under the vacation rental permit.
- C. Renters and/or guests of the vacation rental shall not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise or disorderly conduct. The owner shall, upon notification that renters and/or guests of his or her vacation rental have created unreasonable noise or disturbances, engaged in disorderly conduct or violated provisions of this code or state law pertaining to noise, or disorderly conduct, promptly act to prevent a recurrence of such conduct by those renters or guests. Quiet times shall be 9pm-7am Sunday through Thursday evenings and 10pm-7am Friday and Saturday evenings.
- D. Use of the pool and hot tub are prohibited between the hours of 9pm-7am Sunday through Thursday evenings and 10pm-7am Friday and Saturday evenings. _____ If this item is checked the property has a pool and/or hot tub which are subject to these rules.
- E. The property shall be free of debris both onsite and in the street. Trash cans shall be maintained in a clean and sanitary manner. Trash cans shall be not be placed on the street prior to 24 hours before pick up day and shall be promptly removed from the street following service.
- F. Weddings, auctions, commercial functions or other similar events that are inconsistent with the use of the property for transient occupancy in a residential neighborhood are prohibited. The total number of persons (renters

and guests) occupying a vacation rental property shall not exceed twice the number of authorized renters identified on the vacation rental permit, which is _____ for this property. _____ If this item is checked, the maximum number of persons (renters and guests) for this rental shall not exceed _____, which is less than the maximum number allowed under the vacation rental permit.

- G. If pets are permitted by the vacation rental business owner, the pet must be attended to at all times and must have current vaccinations. _____ If this item is checked no pets are permitted at this property.

It is the intent of the City to enforce sections of the Streets and Highways Code related to the provision for emergency vehicle access. Accordingly, no limousine or bus parking, and no stopping without the driver's presence, shall be allowed in any manner that would interfere with emergency vehicle access. In the event of an emergency, the vehicle driver shall immediately move the vehicle from the emergency access area.

- H. The following are the names and phone numbers of the parties who may be reached on a 24-hour basis:

- a. Owner's name: _____
- b. Owner's phone number: _____
- c. Authorized Agent's name: _____
- d. Authorized Agent's phone number: _____