

Information for renters and buyers

Street Address:

Libramiento #100 San Antonio Tlyacapan, 45900 Chapala, Jalisco, Mexico

Post Office Address:

Condominio Aves Del Paraiso APDO 522 Chapala, Jalisco, Mexico CP 45900

Phone: 011-52-376-1308 (from Canada or the U.S.A.)

Fax: 011-52-376-1283(from Canada or the U.S.A.)

e-mail: birds_ofparadise@hotmail.com

website: www.birdsofparadiseccondos.com

General Information:

Welcome to Birds of Paradise! Experience and enjoy the people, weather, culture, huge variety of arts, musical productions, theatrical activities, as well as the many different groups and organizations in the area.

Birds of Paradise has been operating since 1997. It is a 62 unit condo development run by a seven member Board. We have a full time Manager and a staff of 10 providing 24 hour security, housekeeping, gardening and maintenance.

What's Available on Site?

One of the main focal points is the heated swimming pool/hot tub area. The pool is restricted to adults only between 4 and 6 p.m.

The Casa Club is the other main focal point of the complex serving as a meeting place for social activities, dinner dances, cards, ping pong, darts, dancing and movies on a 75 inch TV Set.

The BIRDS NEST is our local watering hole run by volunteer owners and renters. The prices are very low. A coffee club is operated by volunteers early mornings.

A free laundry room is available for sign up reservations with 3 dryers and 3 washers. The hour booked is for the washers. The dryer is automatically booked for the following hour. Bleach should not be used in the machines. Clean the dryer lint screens after use and clean up the machines for other users. Maid service is available if you do not wish to use the laundry room. Some condos have their own washers and dryers. Discuss this feature with the owner who is renting his/her unit.

We have an active bulletin board, and a white board listing most activities. There is also a limited workshop with some tools. There is a fitness room with equipment for exercise and a small T.V. set. A library is stocked with used books and magazines.

Many renters and owners prefer to walk to the various stores in San Antonio Tlaycapan or Ajijic. There is a farmer's market or tianguis Wednesdays in Ajijic and Mondays in Chapala. Wal Mart is close by as well as Super Lake carrying many of our familiar food and other products.

Each condo unit is assigned a parking space for one vehicle. There is additional parking near the main gate for visitors. When you expect visitors, inform the guard on duty at the gate house in writing stating the names and your unit number.

What's Available in the Unit?

All Units have two bedrooms and two bathrooms. The kitchens are equipped with a fridge, gas stove, dishwasher and potable water (from a separate tap).

Expect to find basic dishes, kitchen cookware, linens and towels for a minimum of four people. When you rent a unit, ask the owner what you can expect to find for everyday living. Most units have telephone, radio, TV and a WIFI modem. Understand that some owners charge these costs back to the renter.

Essential Phone Numbers

Fire 766-3615

Police 766-1760 (Ajijic)

765-4444 (Chapala)

Ambulance 765-2308 (Red Cross/Cruz Roja)

Medical Services 766-0500 (Clinica Ajijic)

766-4805 (Clinica Maskaras – 22 board certified physicians)

Taxi 766-0674

Telmex Service 01-800-2222

Telmex English 01-800-368-0500

Prodigy Internet 01-800-123-2222

National Long Distance Operator 020

International Operator and Long Distance Information 090

Information for local numbers 040

Telmex complaints and repairs 050

Phone Instructions

Check with the owner if the unit comes with phone service for making local and/or long distance calls. The Office and Guardhouse telephones are not available for use by residents.

Instructions for phoning on the Telmex system are as follows:

For local calls in the area simply dial the number.

To dial a cell phone dial 045 and then the phone number.

For direct dial calls to Canada/USA dial 001, area code, number

For direct dial long distance calls inside Mexico dial 01, regional number (like area code) and then the phone number.

For direct dial to any other country in the world dial 00, country code, area code, phone no.
From Canada/USA to Birds of Paradise Office dial 011 52 376 766 1308

Transportation

There is bus service to Guadalajara every hour on the half hour from 7:15 a.m. to 7:30 p.m. on the Libramiento (outside the main gate). The bus is painted red and white with destination "Guadalajara" showing. It is inexpensive. To return from Guadalajara, you depart from the Vieja Central Camionera bus station; purchase your ticket at the Chapala Gate (Sala A); ask for a ticket on "Premier" Guadalajara to Jocotopec. Premier means Express. This bus should indicate Jocotopec "Directo" or "Libramiento".

When taking taxis, ask the driver the cost, so there is no misunderstanding at the destination.

El Ojo del Lago is a free monthly magazine providing excellent information on available services, ongoing activities and real estate for rent or to own.

The Lake Chapala Society is located at 16th de Septiembre and Ramon Corona in Ajijic. It is an important gathering place for meetings, lectures, social activities. It has an extensive book and video library and reasonable membership fees. Their website is: www.lakechapalasociety.org

The Canadian Club meets monthly during the high season with timely speakers, interesting trips for members. Their website is www.canadianclubmx.com

Interested in Owning?

This condo complex has a seven person Board of Directors. The Annual General Meeting is held in February when most owners are on site. The condo fees are set yearly by the Treasurer. Ask your real estate agent for the current fees.

New owners receive a copy of our By-Laws and Policies & Procedures. The Rules have been drawn up to promote the safety, security and welfare of the residents, and to prevent unreasonable interference with the use and enjoyment of the common area and units. Birds of Paradise is a first class complex. Owners are encouraged to make a contribution to the ongoing well being of this development by volunteering for activities.

Interested in Renting?

Renters should expect the following material:

- A copy of the rental agreement
- Basic inventory list
- Access to owner's By-laws/Policies and Procedures material

- Assurance that the Office Manager has been notified of your arrival. OWNERS MUST advise the Manager time and date of your arrival, so to authorize the guards to permit renter entry.
- Two keys to the Condo
- Assurance that your unit is clean and ready for occupancy.
- Renters information packet.

The minimum rental period is four weeks. The maximum number of adults permitted to occupy any unit at one time is four. Up to two minors under 12 yrs will be permitted in a unit. A pet is allowed only with the approval of the Board.

Forms for Owners

- [Download the Rental Agreement.](#)