



Grand Bahamas Condos

2563 N. Kiowa Blvd.

Lake Havasu City, AZ 86403

(928) 505-1120

GRAND BAHAMAS CONDOMINIUMS RULES & REGULATIONS

ARCHITECTURAL CONTROL – The Association has the right to control the appearance of the buildings. Aluminum foil or exterior reflective window coverings are not allowed in the windows. Water heaters must be the “lowboy” style, not standard height. Balconies and patios are not to be used for storage. Items allowed are limited to what is normally found on patios, such as flowerpots, chairs and small tables. Hanging towels, bathing suits and the like from the balcony walls or railings is prohibited. BBQ grills are not allowed on balconies and decks per 2006 International Fire code: 308.3.1 and 308.3.1.1. The board shall have the right to restrict anything that, in their opinion, detracts from the appearance of the property as per the CC&R’s.

PARKING – Parking spaces are designated one space per unit. No other assigned spaces may be used except with written permission from the owner. Guest spaces are reserved for visitors and are not to be used for the storage of additional vehicles. Vehicles are not allowed to extend into the driveway of the carport space.

RUBBISH REMOVAL – All refuse must be placed inside the trash receptacle, as the service company will not pick it up otherwise. Boxes must be broken down. Do not block the dumpster area with vehicles. The removal of large objects and furniture to the dump is the responsibility of the individual owner. Violators will be billed for the cost of extra pick-ups.

PETS – All domestic pets of owners, tenants and guests are subject to written approval of the Board of Directors. Request for approval must be received by the board through the Association Manager no less than fourteen (14) days prior to occupancy. A security deposit of \$150.00 is required upon approval of the pet by the Board of Directors. Fines will be imposed as per Minutes of the Annual Homeowners Association Meeting of March 24th, 2007. Deposits will be returned within thirty (30) days after receipt of a letter from the owner to the Association Manager stating the pet has been permanently removed from the premises. Any monies owed to the Association from outstanding fines will be deducted from the pet deposit. Pets must be kept on a leash at all times according to the City of Lake Havasu, Ordinance #6.04.090. Pets must be walked off the property insuring no mess or odor in the common areas. Each owner who keeps a pet in their unit shall indemnify and hold all other owners harmless against any loss or liability of any kind or character whatsoever arising from or as a result of having such pet within the development.

POOL/PALAPA AREA – There is no smoking in the pool or palapa areas. The pool and spa are for the use of owners, tenants and guests only. Children under 14 must be accompanied by an adult. Absolutely no glass containers are allowed in the pool area. Pool and spa hours are from 8:00 A.M. to 10:00 P.M. daily. The pool gates must be kept closed at all times. For health reasons babies are not allowed in the spa under any circumstances, and must wear swim diapers when in the pool with parents. Posted pool rules are incorporated as part of these Association regulations. No pets are allowed in the pool & palapa areas. Gas grills in the palapa areas are to be turned off and cleaned after each use. Palapa areas must be cleaned and trash removed after each use.

RENTAL UNITS – Units shall not be rented for less than 30 days. Owners are responsible for insuring that tenants receive and understand the Rules & Regulations and the appropriate pages of the CC&R’s. Tenants’ names and telephone numbers should be provided to the Association Manager in the event direct communication is necessary.

MISCELLANEOUS – Bicycles and skateboards are not to be used on the sidewalks or driveways of the complex.

Association dues are payable on the first of each month, regardless of whether a statement was received. A late fee of \$15.00 shall be applied to all accounts if payment is received after the 15th of the month in an envelope postmarked after the 13th of the month.

ENFORCEMENT – The Board of Directors has the authority to impose monetary penalties for CC&R, Bylaw, and Rule violations following a due process procedure. The amount of the monetary penalty is based on the nature of the offense and the number of violations incurred. Fines may range from \$50.00 to \$500.00.

Each owner shall be responsible to insure compliance with the Association’s documents by their tenants and guests.

The above Rules & Regulations were adopted by the Board of Directors on September 29, 2001, revised on January 14, 2006, October 20, 2007, and December 8, 2008. Also see Grand Bahamas Condominiums, Inc. Covenants, Conditions and Restrictions. (CC&R’s)