

Bimini Terrace Condominiums
1775 & 1795 Bimini Lane
Lake Havasu City, AZ 86403

Rules and Regulations revised 5/7/2015

No new owner or tenant will be allowed to take possession of a condo until he or she has read, understood, and signed a copy of the Bimini Terrace Home Owner Association Rules and Regulations. It shall be the responsibility of the owner, tenant, or his or her agent to provide said signed and dated document complete with a telephone contact number to the Bimini Terrace Secretary or Manager.

Management will make a reasonable effort to provide a safe environment, however, Bimini Terrace HOA disclaims any responsibility for loss resulting from fire, theft, wind, flood, acts of God, injury to persons or personal property caused by accidental and/or natural disasters. Homeowners and tenants are advised to secure insurance coverage for such perils.

No violation of any law or ordinance of the city, county and/or state will be tolerated. No activities will be permitted which could place the management and/or owners of these condos in violation of any law. Drunkenness or immoral conduct will not be tolerated. No loud talking, yelling, radio, recorded music, television, car boom boxes, honking horn, or any other disturbing noises are allowed. All owners, tenants, or their guests shall not cause any nuisance, or leave any waste or trash on the common areas of the complex, and must observe and respect all posed Rules and Regulations.

Owners, tenants, and their guests shall pay for any damage to recreation areas, common property, equipment, or any other property owned by the Bimini Terrace HOA resulting from actions by them.

Owners and tenants are responsible for their guests. Management shall determine whether the condo facility can accommodate all guests, and may at its discretion refuse a guest or guests to stay.

Visiting children must be supervised by a resident at all times while in the complex. The common areas are not to be used as a playground. No running up and down the stairs is allowed. Please do not walk in the graveled areas; use the walks where there are no water pipes or plants. Do not use the retaining walls as a place to sit. Please use the bike racks for your bicycles. Do not ride bikes on the common areas, including the parking lots.

Conditions requiring calling the Police or other law enforcement officials shall be grounds for eviction of owners, tenants, or guests, and review of condo owners(s) by the Bimini Terrace HOA Board. Management reserves the right to have any person causing a disturbance, or who becomes a nuisance to be removed from the property.

Weekday quiet time is 10:00 PM to 9:00 AM, Sunday through Thursday.
Weekend quiet time is 11:00 PM through 9:00 AM, Friday and Saturday.

The speed limit in the driveways is 5 miles an hour. If a third notice of violation occurs, may result in a loss of residency.

No major working on vehicles is allowed. Minor emergency incidents such as jumping a battery to start a vehicle, or changing a flat tire are allowed.

All vehicles must be parked within your assigned parking space lines. Owners and tenants are responsible to make sure that your guests use one of your parking spaces, or use the street to park their car or cars. No disabled vehicles, boats, PWC, RV, or other items are allowed for more than one week at a time. Registration on all vehicles must be current. Vehicles are not to be used for storage areas. Management reserves the right to remove any vehicle which is, in the opinion of management, considered a hazard, eyesore, creates a problem, or becomes a nuisance. Violator's property is subject to towing at the owner's expense.

No littering of any kind is allowed on Bimini Terrace property, including cigarette butts, cans, bottles, or pet droppings. Flatten boxes when possible before putting them in the dumpsters. Close the lids after depositing trash in the dumpsters. If a dumpster is full, take trash to the second one. Both are located on the two driveways. Leaving anything on the concrete beside the dumpsters is not allowed.

Pet Rules:

Pets must be kept on a maximum six foot leash when outside on common property. Dogs shall not be allowed to run at large in the complex.

No guest is allowed to bring a pet or pets into the common area.

The owner or person in control of the dog must pick up the dog feces in the common areas and adjoining property, and must not allow the dog to create unsanitary conditions, including urinating, anywhere on the common property.

Permission to keep a pet or pets may be denied if, in the opinion of management, pet population is excessive.

If your pet causes any disturbance which will annoy anyone in the complex, permission to keep the pet will be revoked after the third notice. Barking or aggressive dogs will not be tolerated. No Pit Bulls, Terriers/American Staffordshire Terriers, wolf hybrids, Rottweiler's or obvious mixes of any of these breeds are allowed. No more than 2 pets are allowed per condo. Pets are not allowed in the recreation or pool areas. Owners who do not pick up after their pets are subject to fines up to \$2,500 under Lake Havasu City ordinance #02-663 and Management reserves the right to call Animal Control when violations occur.

Pool Rules:

Only 4 guests per unit are allowed in the pool or spa at one time unless prior approval has been granted by the property manager.

No food or glass is allowed in the pool area.

Pool gates must be closed and locked at all times.

It is mandatory that anyone using the pool furniture replace it properly and neatly where it belongs. No smoking is allowed in the pool and spa enclosure, and only one 16 oz. maximum alcohol beverage at a time is allowed. No ice chests or other beverage coolers are allowed on the outside of the pool fence which can be reached from inside the pool fence. Pick up any trash or

personal belongings, and turn off the lights, heater, bubbler, and fans before you leave if you are the last one there.

Proper bathing attire is required at all times. No cut offs or street clothes are allowed.

Babies must wear a diaper at all times while in the pool.

There is zero tolerance for lewd, indecent, loud, or inconsiderate behavior in the pool and spa area. Please be considerate of people who may need quiet in their homes, or may need to sleep during pool hours.

Pool hours are:

Weekdays, Sunday through Thursday 8:00 AM through 10:00 PM.

Weekends Friday and Saturday 8:00 AM through 11:00 PM.

Any and all persons, contractors, or workmen performing work or services on the property must be licensed, bonded, and insured. Any service personnel or workers not so qualified will be asked to leave the property.

Any persons, contractors, or workers are required to clean up their work area of all materials, and remove all of their trash from the complex.

No painting, tile work, or other activity that may deface the balcony areas, walkways, concrete, or carpet shall be permitted unless work areas are provided with drop cloths or the equivalent protection. Owners shall be invoiced for necessary cleanup by the BTHOA or their sub-contractors.

Please keep the area in front of your condo clean and clear of excess items and junk.

At absolutely no time will individual barbecues be allowed by each or any unit. The complex provides barbecues for the use of owners and tenants. Anyone using a barbecue is required to clean it inside and out after use. Pick up your cigarette butts on the complex grounds and parking areas. Better yet, use an ashtray and don't throw them on the ground or concrete. You will be assessed a charge if management finds it necessary to have your area cleaned up. No owner or tenant is allowed to order work on behalf of the BTHOA, or charge the BTHOA for any work or labor performed, or material used.

Any installation of a screen door or ultra violet window shades must have prior approval by the BTHOA Board. The style and color of the installation must be compatible with the concept of the complex. The BTHOA Board of Directors will have sole discretion of approval or denial. All owners are responsible for keeping their window screens in reasonably good condition and repair. The Board of Directors will have sole discretion when and if a screen or screens must be replaced.

No satellite dishes are allowed.

It is the responsibility of the owner or tenant to clean and vacuum the carpet on the balcony in their respective area. If management determines that it is not being done regularly, at least every 30 days, at management's sole discretion fine may be imposed, and/or a professional cleaning service may be called to clean the carpet at the owner or tenant's expense.

ENFORCEMENT OF RULES AND REGULATIONS:

Management will make every effort to enforce all of its Rules and Regulations and Conditions of tenancy applicable to residence in the condo complex equally. Tenant agrees

that the enforcement of Rules, Regulations, and conditions of tenancy are between the management and the affected tenant and the enforcement or lack thereof will not result in any damage or claim by any tenant against the Bimini Terrace HOA or its property Managers.

In the event that these Rules are in conflict with the Landlord-Tenant Act, it is not intentional. In this case, the Law shall prevail.

Management shall reserve the right to make changes in the above Rules and Regulations to protect the owners, tenants, and BTHOA interests.

Owners and tenants shall permit Management to enter the condos at all reasonable times for the purpose of inspecting, maintaining, or making repairs, alterations, or additions.

Tampering with electric service connections or other utility connections is strictly forbidden.

Please contact Management in case of problems.

GROUNDS FOR TERMINATION OF TENANCY:

Any of the following infractions shall constitute grounds for termination of tenancy and eviction upon notice as provided by law.

Failure of the owner or tenant to comply with local ordinances and/or State laws within a reasonable time after receiving a notice of non-compliance.

Failure of the owner or tenant to comply with reasonable Rules and Regulations as set forth in the Rental Agreement or any amendment thereof. The breach or violation of any provision of the Rental Agreement or Rules and Regulations.

Any other basis or grounds now or hereinafter provided by law, or not in compliance with the Arizona Residential Landlord and Tenant Act.

This is your home. Please help the Manager to keep the premises neat, clean, and quiet so that it can be comfortable and pleasant for all to enjoy.

Condo # _____

Owner signature

Date _____

Tenant signature

_____ Date _____

Printed name

Phone number _____

Board member signature and title:

Date _____
