

POSADA DEL RIO RULES AND REGULATIONS

Revised 4/4/2019

These rules and regulations are passed in accordance with the CC&R's and in addition to the CC&R's. The Board may cause a Special Assessment to be levied to the owners if they or their occupants violate these rules.

Animals: (Art. XI, Sec. 2, pp 32 & 33)

- 1). No animals, of any kind, shall be maintained or allowed in any Condominium Unit, tied outside a Unit, or elsewhere on the property.
- 2). Owners and agents will not rent to people with pets of any kind. If one is brought in, the **Owner** is subject to a \$35.00 per animal, per day assessment for each day the pet is kept.

Parking: (Art. X, Sec. 5, p 31& Art. XI, Sec. 6, pp 34 & 35)

- 1). No vehicle may be left in any area of the Property if such vehicle lacks the current license and/or registration, or is inoperable.
- 2). No motor vehicle (including a motorcycle), trailer, camper, boat or similar item, and no bicycle shall be permitted to remain upon the Property unless stored and locked in the approved bicycle rack, except temporary parking of such vehicles for deliveries and/or commercial vehicles furnishing goods and services.
- 3). Only those individuals who possess current required documentation by their respective state/province and who clearly display an appropriate license plate, plate card, etc., shall be permitted to park in the designated handicapped parking. (State & Local Law)
- 4). No repairs of any motor vehicle or boat shall be made upon the Common Elements other than emergency repairs. Washing of vehicles, boats, changing oil, etc., shall not be permitted upon the Property.
- 5). A vehicle parked on the property must not leak any fluid. Should this occur, the owner of the vehicle has 48 hours to either remove or repair the vehicle.
- 6). A vehicle will not use more than one space or extend over the white line.
- 7). A maximum of two (2) vehicles per unit may be kept on the premises.
- 8). Park only in assigned spaces. A list of assigned spots is posted in the clubhouse. There are several spaces not reserved that are available for visitors or for a second vehicle.
- 9). All advertising of any kind in or out on a motor vehicle is prohibited. Commercial vehicles providing services to residents on a temporary basis are exempt. If special cases are brought to the Board, exceptions may be made.
- 10). Vehicles in violation may be towed away at the owner's expense. Notice will be posted on said vehicles giving 24 hours notice before towing action is taken.

External fixtures: (Art. XI, Sec. 3, p.33)

- 1). No external fixtures must be affixed to the walls, railings, etc. Of the units, (antennas, flagpoles, cloth lines, etc.). Holiday decoration shall be accepted. Such holiday decorations shall be limited to (14 days) prior to and 24 hours after holidays. Christmas decorations shall be permitted from December 1st through January 7th.
- 2). Small name plates or door knockers on the door are permitted.

Windows: (Art. X1, Sec 7, p.35)

1). Only curtains, drapes, shades and vinyl window film may be installed as window covers. No window shall be covered by paint, foil, sheets or similar items.

Windows and/or Screen Door Replacement (Article VII, Sec 1, page 25)

1) Windows:

Replacement windows shall be Milgard Standard Bronze Anodized Aluminum 1280H windows. Frames and screens are to be black. Owners may have a choice of various available window tints. These windows are available at River Valley Window Company of Lake Havasu City, AZ.

2) Screen Doors:

Replacement screen doors shall be Gatehouse Pasadena Surface-Mount Security Door, bronze steel construction. Door and screen color are to be black. Screen shall be high-tensile woven mesh, impact resistant screen. Hardware shall be Gatehouse Keyed-Entry Knob and Deadbolt, with aged bronze finish. These products are available at Lowes.

3). Any deviation from the above specifications must have prior written approval of the Posada Del Rio Board of Directors.

Trash: (Art. X1, Sec. 11, p.36)

1). All trash shall be placed in bags into the dumpster. All boxes are to be broken down prior to being placed into dumpsters.

2). No household appliances, carpeting, motor vehicle parts and products, (i.e. batteries, tires, lubricants) etc., are to be put into the dumpsters.

3). Household trash is to be placed in the dumpsters and not in the receptacles located in the clubhouse, pool or barbecue area.

4). All cans and trash shall be placed in the appropriate trash receptacles and not in the cigarette receptacles.

Outside areas:

1). Nothing shall be permitted to be stored or left unattended on the ground level walkway (4 foot sidewalks). Door mats may be used.

2). Cloth lines or drying of any laundry, towels, bathing suits, etc. shall not be permitted outside of the Units, and must not be hung on railings.

3). Only two (2) chairs and a table may be stored on balconies. Exceptions for satellite dishes covered by FCC rules must have Board approval for location and appearance.

4) Only two (2) chairs and a table may be stored in front of a ground level condo on a Board approved concrete pad. Chairs can be in landscaping rocks when in use only, but cannot be stored in the landscaping rock when not in use, and must be stored in the condo or other storage area when not in use.

5) For Sale or For Rent Signs cannot be placed in the Common Areas. Per ARS 33-1261; One (1) Sign may be placed inside a window of unit and **temporary** Open House Signs will be allowed.

6) No running, skateboarding or horseplay by owners, tenants or guests will be allowed anywhere on association grounds. The association is not liable for injuries due to violations of this rule.

Patio sales:

- 1). Patio or balcony sales of any kind shall not be permitted.

Pool, Spa, Clubhouse and Barbecue Areas:

General Rules and Regulations: Also see Pool & Spa Rules Sign near Hot Tub

- 1). The owner will be responsible for any violations or damage done by their occupants and/or their invitees.
- 2). Use of the pool, spa, clubhouse, and barbecue areas shall be limited to residents and their guests. However, residents cannot use these areas to entertain co-workers, employees, organizations, etc.
- 3). Residents cannot have guests use the pool, spa, clubhouse, or barbecue areas when the residents are not on the premises to accompany them.
- 4). The use of skateboards, bicycles, roller blades, etc. shall be prohibited on any portion of the Property. Occupants are accountable for violations of their minor children.

Pool and Spa:

- 1). Pool and spa hours will be from 7:00AM to 11:00PM. Summer Pool and Spa hours will be from 6:00 am to 11:00pm beginning April 1 through October 1. Late night partying is **not** permissible. The **Police** will be called if necessary.
- 2). Suntan oil of any kind is **not** allowed in the pool area, as it damages the filters, pool decks, and furniture.
- 3). Smoking is **not** permitted within the gated area of the pool.
- 4). Children under the age of 16 years shall **not** be permitted in the pool area unless accompanied by an adult resident **at all times**. Gates must be kept locked at all times.
- 5). Children under the age of 16 shall **not** be permitted in the spa.
- 6). Rafts or floats shall not exceed 33 inches by 72 inches in size. All rafts, floats, etc. shall be removed from the pool area when not in use.
- 7). Audio devices and cell phones shall be used with discretion.
- 8). The number of guests, who live within 25 miles of the complex, invited to use our pool facilities will be limited to eight (8) invitees and no more than three (3) times per month. Any exceptions must have prior Board approval.
- 9). **Glass, breakable containers, and food** in the pool or spa area are **not** permitted.
- 10). Electrical appliances, other than battery operated, shall **not** be permitted.
- 11). Foreign substances, coins, metal objects or toys etc. may **not** be added to pool or spa water.
- 12). Only soft soled shoes will be permitted in the pool and spa area. Swimming wear shall be worn at all times. **Street clothes are not allowed in the pool or spa.**
- 13). Running, **diving**, or horseplay shall **not** be permitted.
- 14). The spa shall be turned off after use. Furniture is **not** allowed in the pool and spa.

Clubhouse and Barbecue Area:

- 1). Residents shall obtain permission from the Board prior to using the clubhouse and barbecue area. See Clubhouse Bulletin Board. There is a maximum of 36 invitees. **Pool and Spa use is not included.**
- 2). Anyone using the barbecue area shall be responsible to cleaning the grills and the area used, turning off all gas valves on the grilling unit, and the main supply valve below the grilling unit.
- 3). Ceiling fans, air conditioner and lights in the clubhouse shall be turned off after use, and the doors locked upon leaving the area.
- 4). Children under the age of 16 shall **not** be permitted in the clubhouse, patio or pool area unless accompanied by an adult resident **at all times.**
- 5). Furniture shall **not** be removed or borrowed from the clubhouse, patio, or pool area unless authorized by a Board member.
- 6). Reservations of the Clubhouse/ Barbecue area requires 7 days advance notice given to the secretary of the Board of Directors or their designated representatives, plus a deposit of \$50.00. Deposit will be returned if the clubhouse is left clean and undamaged.

Penalties for Delinquent Monthly Assessments and Dishonored Checks:

- 1). Dues are due on the first of each month
- 2). Dues not paid by the 25th day of each month are considered delinquent.
- 3). Dues that are delinquent the first month are charged a \$10.00 late fee.
- 4). Dues that are delinquent the second month are charged a \$20.00 late fee and the privilege to the use of the common recreational facilities will be suspended until the delinquency is corrected. A letter to the owner demanding payment and return of the pool keys will be mailed. Any additional costs incurred in collecting the delinquent account will be added to the owner's delinquent account.
- 5). Dues that are delinquent the third month are charged a \$20.00 late fee and the matter may be turned over to an attorney with a recommendation to record a lien and to commence collection procedures with any resulting legal fees to be added to the delinquent account, plus the use of the common recreational facilities continues to be suspended.
- 6). Additional months of delinquency will continue to accumulate late fees at the same rate of \$20.00 per month and the suspended privilege to use the common recreational facilities will also continue.
- 7). If the checks are dishonored and returned by the bank, the owner will be charged a service fee of \$34.00 for each occurrence.
- 8). The above penalties also apply to delinquent one-time special assessments.

Quiet time:

- 1). There **MUST** be no unnecessary noise (including use of appliances such as washing machines, dishwashers, etc.) between hours of 11pm and 7am. Radios, stereos, and television are to be used with discretion at all times.

Rental information Form:

- 1). A "**Rental Information Form**" **MUST** be completed by the occupant and the owner/agent whenever someone other than the owner occupies a unit and must include the names of **ALL** occupants of the unit.

2). Rentals are not allowed for less than 30 days.

3). A \$100.00 assessment may be levied against the owner if this form is not completed and returned to the Posada Del Rio Homeowners Association, 2563 N. Kiowa Blvd. Lake Havasu City, AZ, 86403, within two (2) weeks of date of notice.

Pool Clubhouse and Storage Area Key:

1). Two keys were issued to the original owners of each condominium. These keys are **NOT** to be duplicated.

2). The owner may obtain a replacement key for a \$50.00 fee.

Fines for Violations of Rules and Regulations:

1). A letter will be sent to the owner of the condominium for rules and regulations violations by the owner, their visitors or their tenants. This letter will specify the rules and regulations infractions. Continued rules and regulations violations will result in fines.

2). A fine of \$35.00 per day per violation includes all infractions of rules pertaining to, but not limited to, animals, garbage, nuisances, etc.