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RULES AND REGULATIONS

THE ISLES CONDOMINIUM ASSOCIATION

Adopted by the Board of Directors
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THE ISLES CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

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THE ISLES CONDOMINIUM ASSOCIATION

MEMBERSHIP INFORMATION

The Community Association offers many advantages to the condo owner. In order to protect and preserve these benefits, however, certain limitations and restrictions are placed on members of the Association.

The Isles Condominium Association is an Arizona non-profit organization consisting of those owners of condominiums within the ultimate boundaries of The Isles, 1401 McCulloch Blvd., Lake Havasu City, Arizona 86403.

The purpose of The Isles Condominium Association is to ensure that the common area amenities will be maintained in an attractive manner and will be available for the enjoyment of all condo owners. Your automatic membership in the Association provides a membership base to share in the present and future costs of maintaining the common areas.

The attached rules, regulations and policies have been developed with consideration given to providing each condo owner with the greatest enjoyment of the common areas without infringing on other condo owners and their rights to quiet enjoyment of their condominiums and the community.

Although these rules and regulations cover some items in the CC&R's, they do not cover the entirety of the document. Please be sure to read the CC&R's carefully.

THE ISLES CONDOMINIUM ASSOCIATION

PAYMENT OF ASSESSMENTS

1. Assessments are due and payable in full on the first of each month, and in accordance with the terms of the Board of Directors applicable to the specific assessment.
2. Payments received will be automatically applied first to any unpaid assessments, for unpaid charges for late payment of those assessments, for reasonable collection fees and unpaid attorney fees and costs incurred with respect to those assessments, in that order, with any remaining amounts applied next to other unpaid fees, charges and monetary penalties or interest and late charges on any of those amounts.
3. The amount of late fees and other collection fees are subject to change without notice.
4. In the event of a delinquency, the Isles CC&Rs allow the acceleration of the condo owner's obligation to pay the remaining amount of that year's assessments.

THE ISLES CONDOMINIUM ASSOCIATION

PAYMENT OF ASSESSMENTS

ACTION TO BE TAKEN	# OF DAYS AFTER DUE	CHARGE (assessed against delinquent account)
1. Late fee assessed to condo owners account.	10	\$10.00 plus interest
2. Management sends a past due statement	30	\$5.00
3. An "Intent to Lien" letter is sent to the condo owner by certified mail.	60	\$25.00
4. A lien is filed against the delinquent property.	90	\$150.00
5. A Notice of Intent to Foreclose is sent to the condo owner.	105	\$35.00
6. Account is referred to the Association's attorney or collection agent.	120	All legal fees & collection costs

Additional fees:

Transfer of account during the sale of a unit and provide documents for escrow. \$200.00

THE ISLES CONDOMINIUM ASSOCIATION

COMMON AREA RULES

1. The Isles Condominium Association (through its agents and contractors) is the only party allowed to alter and maintain landscaping in the common area.
2. Condo owners are prohibited from destroying, removing or altering the landscaping in the common area, regardless of the condition of the plantings.
3. Littering anywhere in The Isles complex is strictly prohibited.
4. All trash must be contained in a plastic bag and maintained in an area not visible from any neighboring condominium or common area. Trash bags are to be placed in the sanitation receptacles identified; no loose trash. All boxes are to be collapsed and placed next to the trash containers. No furniture or other large items will be picked up; it is the condo owner's responsibility to dispose of their own furniture and large items immediately.
5. Skateboards, bicycles, tricycles, motorcycles and all other forms of wheeled vehicles are prohibited on any of the landscaped areas or private property of other condo owners. Motorized skateboards are completely prohibited in The Isles complex.
6. There shall be no modifications to front, side, or rear courtyard fencing, walls or barriers without the prior written approval of the Board. Any modification could be subject to disapproval, and the condo owner financially responsible to return the modification to its original construction.

COMMON AREA ACCESS POLICY

1. Common areas are maintained by the Association and are for the common enjoyment of all members.

THE ISLES CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS FOR THE RENTAL OR LEASE OF A
CONDOMINIUM UNIT

1. No such lease, or rental of a condominium unit shall be for a term of less than thirty (30) days.
2. The condo owner must notify the Isles Caretaker in advance of any rental of the condo. The owner shall submit a "Condo Lease/Rental Notification Form" to the Isles Caretaker with the following information at a minimum:
 - (a) name and contact information for all adults occupying the Unit;
 - (b) time period of the lease, including beginning and ending dates of tenancy;
 - (c) a description and the license plate numbers of the tenants' vehicles.
 - (d) if the tenant has a boat, a description and registration numbers of the boat.
 - (e) a clause delegating the owners rights of enjoyment of the Common Elements to the Tenant for the duration of the lease.

NOTE: Failure to comply with this section will result in a denial of common area privileges for a tenant. For the purposes of beach privileges, the Tenant will be considered a Guest and be required to pay Guest boat fees.

3. Each condo owner shall be responsible to acquaint their tenants and guests with, and provide them with a copy of, the Rules and Regulations of the Association and other Association governing documents.
4. For purposes of these Rules and Regulations, a condo will be deemed to be leased or rented when (i) the condo unit is occupied by anyone other than the owner or the owner's family members, as defined in A.R.S. § 42-12053 (as amended, repealed, or recodified); or (ii) where the owner receives monetary compensation from any occupant(s).
5. All leases shall include a clause stating that any failure by the lessee to comply with the terms of the Isles Condominium Association's documents shall be a default under the lease.
6. All leases shall include the following clause: "Only those persons listed as the TENANT on this agreement have Owner rights for the purpose of overnight mooring on the private beach. These rights do not extend to occasional Guests and visitors."
7. Each condo owner shall be responsible and liable for the actions and conduct of their tenants and guests, and any violation notices and/or fines will be sent to the owner.
7. Sub-leasing is not permitted.

THE ISLES CONDOMINIUM ASSOCIATION
STREET & PARKING RULES

1. With the exception of maintenance vehicles or equipment, all motor vehicles shall be operated only upon paved roads.
2. The condo owner is responsible for all parking violations of tenants and guests.
3. Boat and utility trailers may be parked in temporary parking areas for no more than four (4) days. Boat and utility trailer parking is permitted in the marked spaces in the front of the complex, along the block wall next to Crazy Horse Campground, and other areas only where signs permit..
4. There shall be no storage of any kind in front of garages or carports on a permanent basis, or to obstruct free traffic flow, constitutes a nuisance, or otherwise creates a safety hazard.
5. There shall be no parking in front of or on top of sidewalks or other public access areas at any time.
6. Vehicles shall not be overhauled, nor shall repairs be conducted on any portion of the properties except in the condo owner's garage when the garage door is closed.
7. No garage, trailer, camper, motorhome, or recreational vehicle shall be used as a residence in the properties (no overnight use), either temporarily or permanently.
8. There shall be no storage of unregistered boats and cars in any part of complex. Violators will be subject to fines.
9. Storage in Carports. Carports may be used for the parking and/or storage of vehicles, water craft, golf carts, and off highway vehicles (OHV). Storage is defined as the parking of any of the preceding while the owner is gone from the condo for three or more consecutive days. While being stored, no part of the vehicle or watercraft can extend past the outmost edge of the exterior stucco of the carport into Common area. Carports may not be used for the storage of personal property, including but not limited to, boxes, furniture, appliances, and fitness equipment.
10. Owners and their Guests may use the Common Elements for the temporary parking of vehicles, trailers, and watercraft as outlined in these Rules & Regulations.
11. Storage in Common Elements is prohibited. Storage in Common Elements is defined as the parking of any vehicle, trailer, golf cart, OHV, the mooring of any watercraft, or the placement of any personal property in, on, or protruding into Common area;
 - a. On a permanent basis, or
 - b. While the owner is gone or away from the Isles complex for three or more consecutive days, or
 - c. It is blatantly obvious that the item is being stored in the Common area.

10. Recreational Vehicles (RV) and travel trailers: RVs and travel trailers may enter the Isles complex and park in the Common elements for the purpose of loading and unloading only . RVs and travel trailers are limited to parking overnight in the Isles complex for no more than one night during the loading and unloading process.

THE ISLES CONDOMINIUM ASSOCIATION

PET RULES

1. Not exceeding two (2) domestic dogs, cats, caged birds, fish or other customary household pets may be kept provided that they are not kept, bred or raised for commercial purposes.
2. Animals must be either kept within an enclosure, or on a leash being held by a person capable of controlling the animal. Animals shall not be tied up and left unattended in front or rear courtyard areas, or in any common area.
3. Local County municipal ordinances regarding leash laws will be strictly enforced.
4. Each condo owner is responsible for immediately removing defecation of their dog, cat or other animal from any area of The Isles complex.
5. All animals shall be fed meals on the condo owner's property only.
6. Excessive dog barking or other animal noise will be deemed a nuisance.
7. Each condo owner will be held responsible for any damage to the common areas due to his/her pet(s). In addition, each condo owner will be responsible for any damage of the property of another due to his/her pet(s), either by financial reimbursement or corrective action to be determined by the Board of Directors.
8. The Association shall have the right to prohibit housing to any animal which constitutes a nuisance, subject to the procedures set forth in the Isles CC&Rs.

THE ISLES CONDOMINIUM ASSOCIATION

SIGNAGE RULES

1. No sign, poster, billboard, advertising device or other display shall be displayed on the properties or common areas without the written approval of the Board of Directors.
2. No signs of any type or character shall be erected or permitted on the condo owner's property without the prior approval of the Board of Directors, except:
 - (a) commercially-produced "For Sale", "For Lease" and temporary "Open House" signs, each no larger than eighteen by twenty-four inches (18" x 24") and sign riders no larger than six by twenty-four inches (6" x 24") erected in connection with the marketing of any Lot; and
 - (b) signs required by legal proceedings and signs required by law to be allowed on the condo owner's property.
3. Signs displayed in violation of the foregoing may be removed from the property.

THE ISLES CONDOMINIUM ASSOCIATION
PRIVATE BEACH USE RULES

A. The following Rules supersede the Private Beach Use Rules listed on pages 9 & 10 of the published Rules and Regulations adopted by the Board of Directors dated April 30, 1997, and any revisions thereafter.

B. The following words as used herein and others not listed are defined in the CC&Rs for the Isles Association dated February 28, 1978: "Association", "Board", "Common Area", "Owner", "Property", and "Unit". In addition, Boat, Vessel, Watercraft, and PWC as used in these rules are synonymous.

C. The Isles Beach is a private beach for Isles Owners only. Use of the Isles Beach is a privilege and not a right of the Owner.

D. Overnight beach parking/mooring for guests' boats is restricted to guests staying in an Isles condo overnight. Owners may not allow friends and family to moor their boat overnight on the Isles Beach if they are staying elsewhere in town.

E. Owners who wish to utilize the Isles Beach for parking/mooring their boat must register their boat(s) annually with the Isles Association through the Isles Caretaker. Properly registered boats will receive an Isles registration sticker (which must be displayed) and entitle an owner access to the beach for his or her boat. There is no beach use fee for Owner-registered boats. To register a vessel as an Isles Owner boat the following requirements must be met:

1. Only Isles condo Owners of record may register their vessel(s).
 - a. If the condo Owner of record is a revocable trust, the trustor or creator is considered the owner for the purpose of Isles vessel registration. If the condo Owner of record is an irrevocable trust, the trustee is considered the owner for the purpose of the Isles vessel registration.
 - b. If the condo Owner of record is a corporation, then the President/CEO is considered the owner for the purpose of Isles vessel registration.
 - c. If the condo Owner of record is an LLC or partnership, the Owner may designate an individual managing member as the owner for the purpose of Isles vessel registration.
2. Owners must submit an Isles Watercraft Registration application that includes the name of the condo Owner, the hull identification number, state vessel I.D. numbers or Coast Guard documented vessel name/numbers, and a photograph of the vessel.
3. The vessel must be owned by the Owner.

4. Proof of ownership must accompany the application. A copy of the state or Federal watercraft registration and/or title MUST be in the name of the condo Owner.

F. Owners may register boat(s) belonging to their Offspring (sons and/or daughters by blood or adoption) for an annual registration fee of \$25.00 per vessel. Properly registered boats may access the beach at no charge other than the annual registration fee. Boats belonging to Offspring that are not properly registered are treated as guest boats and are required to pay guest boat fees. Proper Registration is subject to the following:

1. Only condo Owners of record may register boats belonging to their Offspring.
2. Owners must submit an Isles Watercraft Registration application that includes the name of the condo Owner, the hull identification number, state vessel id numbers or Coast Guard documented vessel name/numbers, and a photograph of the vessel.
3. The vessel(s) must be owned by the Offspring.
4. Proof of ownership must accompany the application. A copy of the state or Federal watercraft registration and/or title MUST be in the name of the Offspring.

Owner Offspring registration is only available to an Owner's sons and/or daughters by blood or adoption. Boats belonging to all other family members and friends are considered guest boats.

G. Tenants renting or leasing a condo have the same Common Area privileges as Owners provided the Condo Owner has submitted a completed and signed "Rental Notification Form" to the Isles Caretaker.

Failure to complete and submit this form to the Isles Caretaker in advance of a tenancy will result in a denial of common area privileges for a tenant. For the purposes of beach privileges, the Tenant will be considered a Guest and be required to pay Guest boat fees

H. All other boats/watercraft accessing the Isles Beach are considered guest boats and must pay a guest fee. Guest fees are \$25.00 per watercraft per day or any portion thereof. If the condo Owner will not be present, the condo Owner must notify the Caretaker in advance that they have a guest requesting beach access for their boat. The Owner must provide the name of the guest and the dates the guest will be at their condo. All friends and family boats are considered guests boats and must pay the \$25.00 per day guest fee to access the beach with their watercraft. Guest Boats are limited to one boat or two PWC's per condo at a time.

I. "Visitor Boats" are defined as boats belonging to the friend of an Owner visiting the Isles complex but not staying overnight in an Isles Unit. Visitor Boats may temporarily park on the beach for up to one hour without incurring a fee. Visitor Boats utilizing the Isles Beach for longer than an hour may do so at the request of an Owner, must be accompanied by an Owner, and must pay a day use fee of \$10.00. Visitor Boats are not permitted on the Isles beach after 6:00 p.m.

J. Holiday Weekends. OWNER BOATS ONLY on Holiday Weekends. Holiday Weekends are defined as 12:01 a.m. Friday through midnight Monday of the Memorial Day and Labor Day weekends; and the Fourth of July. Because the day of the week of the 4th changes every year, the Fourth of July weekend includes the 4th and the weekend days closest to the 4th and all the days in between. For example, if the 4th falls on a Wednesday, this rule is in effect from 12:01 a.m. on the Friday preceding the 4th of July through midnight on the Sunday after the 4th of July. If the 4th falls on a Saturday, the rule is in effect from the weekend before the 4th of July through the weekend of the 4th of July. If the 4th falls on a Sunday, the rule is in effect from the weekend of the 4th of July through the weekend after the 4th of July. Guest boats are not permitted during the Holiday Weekends. Only Owner-registered boats are permitted on Holiday Weekends. However, if room permits, visitor boats are permitted on a first come, first serve basis, per #I above, but the Owner must be currently occupying the condo and the visitor boat must be removed by 5 p.m. to make way for Owner boats.

K. Owners must inform tenants, guests and visitors of Isles Rules and regulations. Owners are responsible for all acts of Owner's family, guests and invitees.

L. Owners are ultimately responsible for their tenants, guests and visitors and should their tenants, guests or visitor fail to fully pay use fees as identified in these Beach Rules, the fees will be charged to the Owner.

M. All guest and visitor boat parking privileges are subject to available space. Owners always have first priority and guest and visitor Boats must be removed or make way for Owners if necessary.

N. Owners should restrict the number of personal boats on the beach in courtesy of other condo Owners and in consideration of space availability.

O. Reserving Beach space is not permitted for the parking of boats or other activity.

P. No storage of gas cans on the Beach. Gas can are permitted during fueling only and must be removed from the Beach when fueling is completed.

Q. Loud music is not permitted on the beach. No music or other amplified noise shall be played from a boat or any other source on the beach in excess of 65 decibels as measured on the beach 20 feet from the source. Between 10:00 p.m. and 7:00 a.m., no music or other amplified noise shall be played from a boat or any other source on the beach in excess of 45 decibels as measured on the beach 20 feet from the source.

R. No Loud, obnoxious or offensive behavior is permitted on the beach or other Common Area. This includes but is not limited to indecent exposure or behavior, vulgar behavior, drunken behavior, fighting or threats of violence.

S. No personal property or items shall be left overnight on the beach. Canopies, chairs, towels, and other items and equipment must be removed from the beach between the hours of 12:00 am and 6:00 am.

T. Boats moored on the Isles beach must be secured so they do not drift or rub against other boats. The preferred way of securing a boat is with two lines placed at an angle from the mooring cable to each side of the stern.

U. Boats may not be stored on the Isles Beach and parking/mooring is for temporary use only. Temporary use is defined as that time when a boat is being used on a continuous basis. Boats are not permitted to be left unused for more than one week. Boats are not permitted to be left on the beach if the owner will be gone from the condo for more than three consecutive days. If it appears to the Board that a boat is being so stored on the Beach, the Board may order it removed.

V. Boat Trailers,

1. Must comply with the Isles Association Street and Parking Rules.

2. Are not permitted to be permanently parked or stored in common areas. Temporary parking is permitted in designated areas only and limited to no longer a period than seventy-two (72) hours outside of a garage or on any street.

3. Are permitted to be permanently stored in the Owner's garage, provided the garage door must fully close.

4. Are permitted to be permanently stored in an Owner's carport provided no portion of the trailer extends into common area.

5. No temporary parking of trailers is permitted anywhere in Isles common area during the Holiday Weekends as defined in "J" above. During Holiday Weekends, only loading, unloading, and washing of boat trailers, trailers, and RVS will be permitted on common area.

6. Overnight camping is not permitted in common area.

W. Any owner requesting an exception to any Private Beach Use Rules must submit a written detailed request to the Board at least 3 weeks prior to the effective date. The Board will consider each request on a case by case basis and on its own merits as it relates to the intended use of the Beach.

X. Violations of Private Beach Use Rules by an Owner, tenant, guest or visitor subjects the Owner to fines and penalties as outlined in the published Rules and Regulations.

THE ISLES CONDOMINIUM ASSOCIATION

ADDITIONAL RULES

1. The speed limit is 10mph in the complex for everyone.
2. The pool is for use by condo owners, tenants, and guests only.
3. Always use the gate key; never prop open the pool gate, as this creates a safety hazard.
4. Don't prop open the Health Club gate; this provides non-residents access to the Isles.
5. The Isles is a residential complex and no business of any kind is to be conducted from any of the condo units.
6. Garages are not to be used as storage facilities for business-related merchandise and/or property. Hazardous Materials and flammables are never to be stored temporarily or permanently in garages or carports.

THE ISLES CONDOMINIUM ASSOCIATION

ENFORCEMENT PROCEDURE

I. Discovery of Violation

A. Any violation that is an alleged violation of the governing documents, CC&Rs or Rules and Regulations of the Association will be processed according to the procedures outlined herein.

B. In the event The Isles Caretaker, one or more condo owners of the Association, or Board of Directors file a Violation Report (see Exhibit A) the Board would act as follows:

1. At least three Board members will convene to discuss the Violation Report. If the convened Board members determine that there was a violation, the Board may elect to take one or a combination of the following actions.

- a. Send a warning letter to the Owner detailing the violation
- b. Send a violation letter to the Owner detailing the violation and indicating that a monetary fine may be levied per the Isles Association Fine Schedule.
 - ii. In the event the Board indicates its intent to levy a monetary fine, the Owner will be provided with the choice of scheduling a due process hearing or responding to the Board in writing. The Board will consider the Owners response before making a final determination regarding the fine. If the Owner fails to respond in the time provided in the time provided the fine will be imposed to the Owners account.
- c. Seek remedy by use of the legal system
- d. Choose to correct or (cause to be corrected) the violation and assess the owner for reimbursement of costs, as provided in the Isles CC&Rs.
- e. Suspend common area and/or voting privileges

THE ISLES CONDOMINIUM ASSOCIATION

FINE SCHEDULE

1. Violation of any section of the Isles Association CC&R, Rules & Regulations, or any other governing document not specifically listed below: \$50.00
2. Violation of Rules & Regulations regarding the Rental or Leasing of a Unit \$100.00
3. Violation of Private Beach Use Rules \$100.00
4. Violation of Street & Parking Rules \$100.00
5. All violation fines double if the violation occurs during any of the Holiday Weekends as defined in Section "J." of the Private Beach Rules

A. If violation is a continuous violation and the owner has previously received a written Notice of Violation, the fine will be levied in the amount indicated above per day until that violation is cured. Any fines not paid may be collected in any manner allowable under Arizona law.

B. At any point, the Board may determine to use the legal system or cause correction of the violation to effect a cure and the condo owner may be responsible for legal fees and or reimbursement of costs to the Association.

NOTE: Should a violation occur which imposes financial obligation of the Association, then the party responsible for said violation shall reimburse, by way of a special assessment (as provided for in the Isles CC&Rs), the Association for this financial obligation. If for example, a party damages a fence, tree or other common property, repair and replacement costs will be charged to that party.

Any disputes regarding fines, or any request for a violation hearing, must be submitted in writing to the Board within 10 days of the Date of Notice.