

LONDON GREENS ASSOCIATION

Rules & Regulations (Updated March 14th, 2013)

1. Garage doors are not to remain open for extended periods of time. Resident's vehicles shall be parked in the garage and such vehicles will only be allowed to be parked in the common areas on a temporary basis. Motor homes, trailers, boats, and trucks that do not fit in the garage are not to remain on the property. **Parking spaces within the common areas are for the use of guests.**
2. The Association expects judicious and prudent use of self-propelled and motorized vehicles, including golf carts. The posted speed limit within the complex is **15 miles per hour.**
3. The pool, spa and cabana area is open from 6:00 a.m. to 10:00 p.m. daily from April 1st to November 1st. The pool gates must be kept closed and locked at all times. Children under the age of 14 must be accompanied by an adult, at least 21 years old. Pets and glass containers are not allowed in the pool area.
4. Pet ownership is restricted to a maximum of two, small, generally recognized household pets. They are to be leashed at all times when in the common area and must be picked up after immediately. No animal will be allowed to make an unreasonable amount of noise or to become a nuisance.
5. Two "For Sale" or "For Rent" signs are permitted on the owner's property. Each sign may not exceed 18 x 24 inches, with a sign rider not to exceed 6 x 24 inches.
6. Units shall not be rented for less than 30 days. Owners are responsible for notifying the Association Manager of their tenant's name, phone number, and length of stay.
7. The Association has strict architectural standards. Questions regarding what is allowed should be directed to the Architectural Committee. Certain flags, satellite dishes, and solar energy devices are allowed, but the size and locations are controlled. Please contact the Association Manager for the name and phone number of the committee chairman.
8. Association dues are payable on the first of each month, regardless of whether a statement was received. If late, a fee of \$20 shall be applied after the fifteenth of the month. An additional \$20 will be added to the total charge each successive month that the fee continues to be outstanding and delinquent. NOTE: This initial late fee will not be charged if the late payment envelope is postmarked on or before the 13th of that month.
9. 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, the attitude of the offending party, and the number of violations incurred. Fines may range from \$10 to \$500.
10. Each residence is connected to a monitored smoke and heat detector master system. Consult with Western Alarm Company (928-855-5608) before maintenance or renovation work is started to avoid false alarms.
11. Contractors' work hours are restricted to 6:00 a.m. to 6:00 p.m. Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday. No work is allowed on Sundays except in the case of emergencies.

Each owner shall be responsible to insure compliance with these rules, the Association's By-laws, and the CC&R's by their tenants, guests, and invitees. You may also refer to London Greens Bylaws and Covenants, Conditions and Restrictions and Standards for Renovation and New Construction.

Pool Reminders

For Safety:

Keep gates closed and locked at all times.

Children under 14 years of age must be accompanied by an adult at least 21 years of age.

Diving is not permitted.

No glass or pets permitted in pool area.

Spa is for therapy purposes only – not to be used as a play pool.

For Cost Savings:

Turn off spa and heater when done using.

Place lounge cushions under counter when not in use to protect from sun damage.



Gate Access

When entering the gate between the hours of 6:00 a.m. and 6:00 p.m., you may push the button that says "for deliveries" and the gate will open.

Outside of those hours, pull up completely to the gate and there is a keypad on the column by the driver's side door. Punch in 1020 and the gate will open.

When you moved into your residence, you should have been given an automatic gate opener for your car. Press that and the gate will open.

For your visitors, please do not give out our code. They may press the button for your residence to gain access. When they do, your telephone (land line) will ring and you will hear a tone (beep, beep). You then punch in "36" on your telephone and the gate will open for them.

When leaving the complex, drive up to the gate and it will automatically open.

If you are walking, there is a button on the column between the entrance gate and the exit gate. Press that button and the entrance gate will open.