



Rio Del Sol

Hello from your Board of Directors,

We would like to remind all owners and property managers of the CC&R's of the Rio Del Sol condominium complex. With the paint project progressing we feel this is the best time to reiterate the importance of compliance to maintain the appeal of our complex. Following are the rules & regulations adopted to create a safe & harmonious environment for all.

1. ANIMALS: Rio Del Sol does not have the proper environment for pets. There is nowhere on the grounds appropriate for the animals to roam or relieve themselves. Therefore, **PETS ARE PROHIBITED FROM PROPERTY**. A reasonable number of fish or birds contained in cages may be permitted solely for domestic pets.
2. PARKING: Each condo unit is guaranteed only one unassigned space. Excessive use of additional spaces will be restricted. Trailers, Boats, Personal Watercraft, and commercial vehicles are always prohibited from the parking lot. All vehicles including ATV's and motorcycles are only allowed if they are licensed with current tags (street legal). Inoperable vehicles shall not be stored in the parking lot. Repairs and Washing vehicles are prohibited. There is no parking alongside any building, wall or garage doors and garage doors must be always kept clear.

**BE MINDFUL AND CONSIDERATE OF THE LIMITED HANDICAP PARKING SPACES**

3. UNIT EXTERIORS: **TWO (2)** patio chairs are allowed outside the units if they are color coordinated with the complex paint. (NO Bag Chairs, Plastic Chairs or Folding Chairs are permitted). One small table is allowed between the chairs and one item of décor under 2' is permitted. Railings must always be kept neat and clean. It is prohibited to hang towels, swimsuits, or anything from the railings. No pool items (Floaties or Toys), shoes or coolers can be left on decks. Windows shall not be covered on the inside or outside with foil or sheet like fabrics.
4. PEOPLE ON WHEELS: For safety reasons, people on wheels, other than medically necessary chairs and scooters are prohibited on walkways and common areas, that includes skateboarders, rollerbladers, bicyclers, etc. Bicycles can only be stored in the provided bicycle racks or the assigned storage units.
5. GARAGES: Garages are limited to personal use and cannot be used for any commercial purposes. Garages cannot be altered or adjoined in any way without written approval by the Board of Directors. Garage sales are prohibited.
6. RENTAL UNITS: Rio Del Sol rental lease form must be submitted by owners **before occupancy by tenants**. Rentals are allowed for a period of 30 days or more. Renters shall be allowed all privileges as owners except for voting; however, owners must ensure all renters abide by the CC&R's and these rules.
7. GARBAGE RECEPTICLES: Three receptacles are provided for residents of Rio Del Sol. Trash is limited to normal condo waste. **NO FURNITURE, BUILDING MATERIALS, FIXTURES OR APPLIANCES** can be disposed of at this facility. Residents must plan to transport these items to the city dump at their own expense. Boxes must be folded flat when placed in dumpster. Over filling the dumpsters or failing to put bags or boxes in the dumpster will result in fines. Anytime items are determined to be over the top or outside of the dumpsters Rio Del Sol is charged a fee for excess waste.
8. POOL AND CLUB HOUSE: (in conjunction with posted signs)

**WINTER HOURS** (Oct – Mar) Pool & spa hours are 8:00 AM to 8:00 PM

**SUMMER HOURS** (Apr – Sep) Pool & spa hours are 7:00 AM to 10:00 PM

- a. **No one under 16 is allowed in the pool unless accompanied by an adult.**
  - b. **Guests must be accompanied by a Rio Del Sol resident.**
  - c. **No one under 12 is allowed in the hot tubs.**
  - d. **The number of guests is limited to 4 unless prior approval has been given.**
  - e. **GLASS IS PROHIBITED FROM THE CLUBHOUSE TO THE POOL FENCE AND THROUGHOUT THE ENTIRE-FENCED POOL AREA.**
  - f. **NO SMOKING in Pool Area.**
  - g. **GATES MUST REMAIN LOCKED AT ALL TIMES; YOU MUST NOT PROP GATES OPEN EVER!!**
  - h. **Battery operated radios are only allowed when used with discretion and consideration of others.**
  - i. **No running, jumping or obnoxious behavior is allowed.**
  - j. **You can only enter the pool with proper suitable bathing attire, No street clothes.**
  - k. **Water toys such as rafts, and noodles can be used if they do not disturb others and they are removed from pool area and returned to unit after use. No toys or floating devices are permitted in the hot tubs.**
  - l. **Adding substances or bubbles or cleaning is prohibited.**
  - m. **Trash cans around the pool area are for use while using the pool area only. Do not throw your house garbage in these cans.**
  - n. **Keep BBQ and clubhouse areas neat and clean. Immediately report all BBQ malfunctions to the number posted at the BBQ's.**
  - o. **Be mindful if the heat or A/C is on in the clubhouse. Keep the temp reasonable and the door closed when A/C is on. Please shut off the lights when the club house is not in use.**
9. ROOF ACCESS: All repairs requiring roof access must be **PRE-AUTHORIZED** by management. Roofs are flat and delicate – let's protect them! Contact Management prior to all roof access & notify your repairman that the roof will be inspected after the repairs.
10. WATER: Water must be shut off to each unit that is left vacant for more than 3 days.

Updated Rules and Regulations

Adopted January 9, 2024

## FINE POLICY

ADOPTED October 1<sup>st</sup>, 2010

The following fines will be imposed on any owner found to have violated The Declaration of Bylaws, CC&R's and Rules and Regulations

**FIRST OFFENSE:** Written Warning

**SECOND OFFENSE:** \$25.00 FINE

**THIRD OFFENSE:** \$50.00 FINE

**EACH OFFENSE OCCURRING AFTER THE THIRD WILL BE DOUBLED FROM THE PREVIOUS FINE INDEFINITELY**

The condominium owners **IS RESPONSIBLE** for compliance by Owner's agent, tenant, guest, invitee, etc. per Article XI, section 15 pages 25 & 26 of the Declaration/CC&R's, therefore, owners' failure to ensure compliance by said persons will result in the fine being **the sole responsibility of the condominium owner.**

Fines must be paid within the same terms as any other assessment. Fines not paid within the 30 days after the due date will be subject to interest, liens, and loss of the use of the common area as stated in Article VI, Section 7 & Section 10, Page 18 of the Declaration/CC&R's.

Thank you so much for being part of our community. We do wish you a pleasurable lifestyle at Rio Del Sol and trust you will abide by these simple rules to help insure the enjoyment of all.  
Your Board of Directors