Villa Monterey Recreational Association

An Association of Property Owners In VMRA, Unit II
A 55 Plus Community

7701 E Coolidge Street
Scottsdale, AZ 85251
PH#: 480-994-5071
Website: VMRA2.com

Rules and Regulations

1. Gates to the recreation area are to remain closed and locked at all times.
2. Each member is entitled to a key to the gates of the recreation area. The keys are the sole responsibility of the association member. When a key is held by a guest(s), it entitles the holder to all rights and privileges of the area. However, each association member is responsible for the actions of their guests
3. Children under the age of 16 years are not permitted in the recreation area unless accompanied by an adult.
4. A reservation for private use of the Ramada area must be requested in writing by an association member and approved by a member of the Board of Directors, who will post the reservation at the Ramada. The request form is available on the website @vmra.info.
5. Animals are not permitted in the pool/Ramada recreational area. All animals must be kept on leashes and owners must keep them from despoiling privately owned and Association property. Registered Guide and Service animals are allowed.
6. Lights in the recreation area are generally turned off at 10:00 PM. All activities after "lights out" are prohibited.
7. Members or guests using the barbeque and recreation area are required to clean the area after its use and are responsible for any damage which they may have caused.
8. All members' complaints, except in the case of an emergency, must be in writing, signed and submitted to the President of the Board of Directors, or in the absence of the President, to any Board member. All emergency problems should be communicated immediately to any Board member.

Pool Rules & Regulations

1. Villa Monterey Recreational Association will not be responsible for any injury or damage caused by persons not adhering to rules and regulations.
2. Running or roughhousing is not allowed on pool deck and/or spa area. Diving is not allowed. Persons involved in such behavior will be asked to leave immediately.
3. No oils or lotions of any kind are permitted in the pool and spa. Sunscreen is permitted.
4. To avoid soiling the pool, children who are not toilet trained must wear waterproof pants. Anyone who is incontinent is requested to do the same.
5. **No glassware** is permitted in the pool, spa and pool deck area.
6. No bicycles, tricycle, skates, skateboards, scooters, strollers and/or baby carriages are allowed in the pool area. The use of wheelchairs by persons with disabilities is allowed in the pool and spa area. Extreme caution is advised for persons using wheelchairs.
7. Appropriate pool attire is required in the pool and spa area.
8. All swimmers and persons using the spa do so at their own risk.
9. Unauthorized persons shall not attempt equipment adjustments.
10. In case of medical emergency, call 911 immediately.

7701 E COOLIDGE STREET
SCOTTSDALE, AZ 85251
PH#: 480-994-5071
WEBSITE: VMRA2.COM

Landscaping

Members shall prune, trim and maintain their landscaping to be free from weeds. Shrubs, plants and trees should not infringe upon the adjoining neighbor property and/or high voltage wires. The sidewalks must be clear and unobstructed for walkers to pass. Palm trees should be trimmed and all citrus picked by July 31st.

Monetary Penalties – Due Process

May 12, 1998. Upon motion duly made, seconded and carried, the following resolution was adopted by the VMRA Board of Directors.

RESOLVED: Effective immediately and pursuant to Section 33-1803(B) of Arizona Revised Statutes, the Board of Directors shall have the power to impose monetary penalties upon the owner(s) of Lots for violations of the Declaration of Covenants, Conditions and Restrictions, By-laws and Rules of the Association. This power shall apply to violations by the owner(s) and the owner(s) shall be liable for any violations committed by a family member, guest, tenant or other occupant of the Lot of owner(s). The amount of monetary penalties shall be determined based on the nature of the offense, the attitude of the offending owner(s) and the number of violations and the amount so established by the Board of Directors shall range from $10.00 to a maximum of $500.00. The owner(s) in question shall be given an opportunity to be heard by the Board of Directors or its enforcement committee appointed by the Board of Directors prior to the assessing of any monetary penalties, and written notice of said hearing shall be given at least 15 days in advance of the hearing by regular mail or by hand delivery at the last-known address of the owner(s). Once it has been determined that the owner(s) is guilty of continuing violations, the Board may impose reasonable daily monetary penalties for each subsequent day of the violations and such continuing penalties shall remain in effect until the owner(s) notifies the Board the violation has ceased and Board has confirmed that this, in fact, is the case. Any penalties assessed against the owner(s) may be enforced against the Lot of the owner(s) in the same manner established in the Declaration in regard to delinquent maintenance assessments and said owner(s) shall be liable in this manner for all violations committed by the family members, guests, tenants or any other occupant of the owner(s).

Courtesy Rules

1. The Board of Directors will use their best efforts at all times to make decisions that are consistent with high principles and in the best interest of the majority association members
2. All contracts and agreements shall be approved by the Board of Directors. No Director shall seek to have a contract implemented that has not been approved by the Board.
3. Confidentiality of all Board Members and residents' personal lives will be protected by the Board and Committee Members.
4. Personal attacks against Board Members, other owners or residents are prohibited. Disruptive behavior at any meeting will not be tolerated.
5. Members of the Board of Directors and Members of the Association shall treat each other with mutual respect.