

CIVANO 1 NEIGHBORHOOD 1 ASSOCIATION

RESOLUTION 15-01

COMMON AREA USAGE

(formerly Parks and Facilities Use Policy)

(Revised: 09/15/15)

(Revised: 11/16/21)

WHEREAS, Article 11, Section 11.1 of the *Amended and Restated Declaration of Covenants, Conditions and Restrictions for Civano 1: Neighborhood 1*, (the CC&Rs) grants the Association the right and power necessary for the reasonable administration of the affairs of the Association in order to effectuate all of the objectives and purposes of the Associations; and

WHEREAS, Article 11, Section 11.2 of the CC&Rs empowers the Association's Board of Directors to adopt, amend and repeal rules and regulations pertaining to all aspects of the Association's rights, activities and duties; and

WHEREAS, Article 11, Section 11.2 of the CC&Rs further states that the Association rules are enforceable in the same manner as the CC&Rs; and

WHEREAS, Article 3, Section 3.1.1 of the CC&Rs grants the Association the right and power to charge Special Use Fees for the use of Common Areas.


NOW THEREFORE, the Association adopts the following resolution to guide the temporary use of Common Areas by an Owner/Tenant:

1. "Common Area" refers to the parks, pools, tennis court and Community Rotunda owned by the Association.
2. "Exclusive Use" means that the reserved space may only be used for the specific activity or event for which the reservation was made.
3. Non-Exclusive Use means that the space may be shared by other Civano residents and tenants during the time of the event.
4. Private Event refers to an activity or event open only to the individuals invited by the sponsoring owner/tenant.
5. Exclusive Use Public Event refers to an activity or event open to all residents of Civano.
6. The use of Association Community Rotunda for an Exclusive Use, private or public event, requires that a reservation be made in advance of the activity or event.
7. A "Non-exclusive Event" in the Community Rotunda requires that a reservation be made in advance.
8. The use of Association parks, pools or tennis court is on a first come, first served basis. Reservations for parks, pools or tennis court will not be accepted with the only exception being Community events that are sponsored by the HOA and approved by the Civano Events Committee.

9. The user/s of any HOA parks and/or facilities shall comply with the established rules for the specific facility and shall be responsible for its restoration to its original condition after use, and for returning any keys or equipment as appropriate.
10. Community groups and events take priority over other events.
11. The use of the Community Rotunda for an Exclusive Use Private activity or event may be subject to a "Special Use Fee". The use of the Community Rotunda for an Exclusive Public Event or a Non-Exclusive Event is not subject to a Special Use Fee.
12. Any Owner or Tenant who holds an exclusive event in the Rotunda must pay a refundable security deposit.
13. The Board, or their designee, has the discretion and power to deny use of parks and the Community Rotunda if the event does not meet the requirements for facility and parks use as outlined on the reservation form.
14. Reservation of the Community Rotunda requires the completion and submission of the appropriate reservation form and payment of the "Special Use Fee" and refundable deposit if applicable. Reservations may be made up to 6 months in advance.
15. The owner/tenant shall be responsible for the actions of his/her guests and invitees and shall be continually present during the reserved use of the park or Community Rotunda.
16. Excessive noise levels and/or complaints from neighbors may cause the Association to deny further reservation requests from the pertinent owner/tenant.

DATED this 16th day of November, 2021.

Civano I: Neighborhood I Association,
An Arizona non-profit corporation

By:  _____
President

Attest:

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Secretary