

**EL CONDO, INC
ASSOCIATION RULES**

- 1) **BALCONIES** – Hanging towels, bathing suites, and the like from the balcony railings is prohibited.
- 2) **ENTRYWAYS** – The hallways, sidewalks, stairways, and drive areas of the complex shall not be obstructed with anything or used for any purpose other than entering or exiting the complex.
- 3) **GARAGE** – Only vehicles and trailers are to be stored in your garage space. All other items must be in your cabinet. There is no storage of boxes, furniture, etc. allowed in the garage area. No owner, tenant, occupant or guest shall use any parking space in the garage area other than the assigned spot for that unit without written permission from the owner. Each owner has the right to have violating vehicles towed and impounded at the vehicle owner's expense from his/her assigned garage area. Owners are required to make their garage area available for tenant's use.
- 4) **GARBAGE** – All garbage, trash, bottles, cans, and cigarette butts shall be regularly removed to the dumpster and shall not be stored in the underground garage area. Boxes shall be broken down before depositing them into the dumpster and the lid shall remain closed at all times. Littering anywhere on the property is expressly prohibited and subject to an immediate \$25.00 fine. This includes cigarette butts. Remember to empty your ashtray when done using it in the pool/cabana area. Fines are added to the violating owner's association dues.
- 5) **GUESTS** – Owners are responsible for the actions of their tenants, occupants, and/or guests.
- 6) **MONETARY PENALTIES** – 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 \$10.00 to \$500.00.
- 7) **NOISE** – Owners, tenants, occupants or guests shall exercise extreme care in making noise. The number of persons, level of stereos, radios, TV sets, etc. should be reasonably restricted at all times so as not to disturb the peaceful enjoyment of the other residents. The association recommends that the offended person request compliance by the party creating the disturbance. Should the request for compliance be ignored, the offended party should document the incidents with at least two other owners who also find the noise disturbing; indicating the date, time, unit number and attaching the needed signatures. The Board of Directors reserves the right to engage the Association along with the complaining parties in a civil suit requesting an injunction against the offenders. Each owner shall be responsible to insure compliance with these rules, the Association's Bylaws, and CC&R's with their tenants, guests and invitees.
- 8) **PARKING LOT** – The parking lot is for guest parking. Residents may use guest parking spaces for Short Term Parking only. Short term parking for residents is defined as a maximum of two hours. This parking area is not to be used to store vehicles, boats, trailers, motor homes, etc. The Association Manager reserves the right to have vehicles in violation of this rule towed away at the owner's expense. Monetary fines for violations may be issued by the Manager. These fines may range from \$10.00 - \$100.00.
- 9) **PETS** – Although owners of record are allowed to have pets, tenants and guests are not. The hotel-like atmosphere and physical design of the property do not provide a proper

environment for keeping dogs. In units where pets are allowed, the owners must exercise extreme caution in controlling their actions. They must, according to Lake Havasu City Ordinance, be kept on a leash at all times while in the hallway and outside on the grounds. They should be walked off the property to insure that there will be no mess or odor in the common areas. No animal will be allowed to make an unreasonable amount of noise, or to become a nuisance. The Board of Directors shall have the right to limit the number of animals kept and shall reserve the right to prohibit the maintenance of any animal which constitutes, in the opinion of the Board, a nuisance.

- 10) POOL – The pool area and spa are for owners, tenants, occupants or guests use only. Children under 12 must be accompanied by an adult. Pool guests must have access to restroom facilities. Shower before using the pool and spa. Absolutely no glass containers in the pool area. Pool hours are from 8 AM till 10 PM. Pets are not allowed in the pool area. The pool gate must be kept closed at all times. The pool cover and spa cover must be reinstalled after use.
- 11) UNAUTHORIZED ACCESS – Accessing any locked association property by “picking the lock”, jumping the fence, cutting a lock, or any other means that does not utilize the appropriate key is prohibited and subject to an immediate \$25.00 fine. Fines are added to the violating owner's association dues.

The above Association Rules were adopted at the 2nd Annual meeting held January 10, 1987, revised January 12, 1993, January 14, 1995, April 30, 1996, and January 8, 2000.

Also see El Condo, Inc, Bylaws and Covenants, Conditions & Restrictions (CC&R's) and the Association Leasing Policy.

~~Rick Hubbard, Association Manager~~
~~Hubbard Group Property Management~~
~~(928) 846-5901~~

~~Maintenance: Robt 928-706-0685~~