

Pecos Villas II
Homeowner's Association
Rules and Regulations
Revised 3/13/2020

Parking:

All resident covered parking is assigned by unit number. Unauthorized covered parking in an assigned space is prohibited and may result in towing of vehicle. All covered guest parking spots are marked as Guest parking. **Residents may use Guest Parking spaces for short term parking only.** Parking of vehicles allowed in actual parking stalls only. Parking anywhere within the complex that is not an actual designated parking space is prohibited and may result in towing of vehicle. Storing flammable materials in the covered parking stalls is prohibited. Inoperable vehicles or vehicles with expired plates are prohibited.

Walkways:

Scooters, skateboards, roller blades and bicycles are not allowed on walkways. Keep the walking ways clear.

Smoking, Grilling & Cooking:

Smoking, grilling & cooking is confined to the front porches only in those units around the Swimming Pool. This includes each of the four units in buildings 451, 461 & 471. The entire pool corridor is a smoke free area.

Pool & Spa:

Pool and spa hours are 8:00 am to 11:00 pm.

There is NO lifeguard on duty at any time. All persons using the pool and spa shall do so at their own risk.

Pool gate must remain locked at all times.

NO SMOKING in the pool & spa area.

Only appropriate bathing suits are allowed, and street clothes are prohibited.

Children, age 15 and younger shall not be within the gated pool and spa area at any time unless supervised by an adult. The adult responsible for them must be at least 18 years in age and in the pool and spa area with them.

NO children under the age of 12 are permitted in the spa.

Use of the pool shall be for residents only. You may not allow guests not residing within the complex use of the pool unless you are present in the pool area with them.

All trash shall be removed from the pool area immediately upon leaving and disposed of properly in the complex dumpsters.

Incontinent persons whether adult or child shall wear watertight undergarments at all times while using the pool or spa.

Electrical appliances that require a power cord are prohibited from the pool area. Toys and floatation devices must be removed from the pool area at the end of each day.

No food, beverages, or smoking while in the pool or spa.

All pool and spa area signs must be read and obeyed.

Trash:

All trash must be immediately placed in the proper trash receptacles/dumpsters. Storing of garbage in bags or otherwise on front or rear balconies/porches is prohibited.

Cigarettes are trash and disposing of them freely on the grounds is prohibited.

Animals:

A reasonable number of domestic animals will be allowed to reside in the condo unit. All animals must be kept on a leash when not confined to the condo unit.

All droppings from pet must be picked up immediately.

Pets shall not be permitted to make an unreasonable amount of noise or become a nuisance.

Designated Dog Exercise Area: The designated dog exercise area is located near the center back west wall behind units 463 & 465 and is marked with a sign. Dogs are to be kept at least 15 feet away from the patios of these units. Dogs must be on a leash, and all waste picked up immediately.

THE BOARD OF DIRECTORS SHALL HAVE THE RIGHT TO PROHIBIT ANY ANIMALS WHICH CONSTITUTES, IN THE OPINION OF THE BOARD, TO BE A NUISANCE TO ANY OTHER OWNER.

Noise:

Loud music and loud noise of any kind that disturbs other residents within the complex or common area is prohibited.

Reports can be made directly to the Lake Havasu Police Department.

External Appearance of Units:

Storing of trash, broken items, and contaminating or hazardous materials is prohibited.

Each owner is required to provide a copy of the Rules & Regulations to each and every tenant, guest or invitee.

All owners are required to turn off the water to their individual units if the condo is left unoccupied more than 14 days.