

# **VISTA WEST VILLAS HOMEOWNERS' ASSOCIATION**

## **RULES AND REGULATIONS**

**REVISED December 2023**

**(These rules supersede earlier issued dates)**

The social success of a condominium community depends, in large part, on the rules, regulations and restrictions that govern how residents are expected to conduct themselves. Typically, the declaration subjects all homeowners to general covenants, while bylaws and house rules and regulations provide specific guides for day-to-day living. Without these restrictions and means to enforce them, the community living experience could become chaotic. Your Board of Directors has adopted the following "RULES AND REGULATIONS" to enhance the enjoyment and tranquility for all persons living in the community.

These Rules and Regulations do not supersede or change the Bylaws or CC&Rs in any manner. In fact, these Rules and Regulations are specific examples of simplified extracts from the Vista West Villas Bylaws and CC&R's, or City, County, State and Federal laws. They do have the same status of law and enforceability.

Water is master metered and paid with the Associations monies; homeowners are encouraged to always conserve water consumption. Please fix leaky faucets and toilets asap and when watering the patio areas, the water should not be left unattended, please do not overwater.

## **ENFORCEMENT OF RULES AND REGULATIONS**

To enforce the CC&R's, Bylaw, Articles of Incorporation and the Rules and Regulations, the Board of Directors may levy, assess, and collect reasonable fines and costs as established by the Board of Directors. The fines will be assessed against the homeowner for violations by the homeowner, member of his/her family, invitees, tenants, or lessees of such owners.

THE STANDARD FINES TO BE LEVIED IN THE CASE OF VIOLATIONS ARE AS FOLLOWS:

1. SCHEDULE OF NOTICES
  - A. First Offense – Warning letter to owner
  - B. Second Offense – Hearing letter to owner and possible fine
  - C. Third Offense – Hearing called by the Board of Directors plus a fine
  - D. Reoccurring Offenses – Enforcement in Accordance with the Determination of the Board of Directors at the Hearing.

## 2. SCHEDULE OF COSTS

- A. First Violation – First “Warning” Notice \$00.00
- B. First Violation – Second Notice \$50.00
- C. First Violation – Third Notice \$100.00
- D. First Violation – Fourth Notice \$150.00

1. The list above is not intended to be all-inclusive. Additions may be made as required and at the discretion of the VWV Board of Direction depending on the severity of the violation.
2. Homeowners are responsible for damage caused to the common areas.
3. All legal fees or costs incurred by the association to enforce violations or collect fines will be the responsibility of the homeowner.
4. It is each homeowner’s sole responsibility to inform their tenants or guests of all the Rules and Regulations. The owners are responsible for all damage caused by their tenants or guests.
5. Anyone wishing to report an alleged violation of the Rules and Regulations, or CC&R’s may do so by contacting the VWV management company. Violations should be reported in writing.
6. Failure to pay the fines in the time as set forth herein may result in the filing of appropriate legal action. In addition, voting rights and the right to use the pool may be suspended. Upon payment of such fine(s) the homeowner(s) rights and privileges shall automatically be restored.

## **RULES AND REGULATIONS**

- A. No external change, alteration, external fixtures, or equipment should be made to the exterior of any unit unless plans have been approved in writing by the VWV Associations Board.
- B. No **SATELLITE DISH** installation shall be made without written permission from the Owner of the unit and must be approved by the Board of Directors. No satellite dish installation can be made where holes are to be drilled into the roofs.
- C. Owners with a party wall in common shall both equally have the right to the use of the wall(s) provided that such use does not interfere with the use and enjoyment of the same by the other owner. Disputes between owners concerning party wall shall submit the dispute to the VWV Board, the decision of which shall be final and binding.
- D. Windows and Screen Doors – The VWV Association Board has agreed in principle to the installation of new windows and screen doors. Please submit a request for approval and design to the VWV Manager before making any purchase or installation.

- E. Only curtains, drapes, blinds, shades, or shutters may be installed as window covers. No window shall be covered by paint, foil, sheets, or similar items.

### **REPAIRS**

- A. Repairs Necessitated by Owner: Repairs to common areas or Association equipment, which has been caused by an Owner, family, guest, or agent will be the obligation of the owner.
- B. Insurance Repairs: Homeowners will assume greater financial responsibility for any flood damage caused by owner neglect. In general, absentee homeowners will be required to turn off their water when leaving the unit. If this is not done and an interior leak occurs, the homeowner will be responsible. It is encouraged all owners get their own Walls-In insurance policy.

### **UNIT RENTAL**

- A. Residential Use: The rental of the unit by the owner is permitted. Each owner shall be responsible for the compliance of each tenant, or agent. No gainful occupation, profession, trade, or other non-residential use shall be conducted on any such property.
- B. Rental Management Info: Owners must provide VWV Property Manager with rental contact information, in the event of an emergency.
- C. Delegation of Use: Owners may delegate their right of enjoyment in the common properties and facilities to the members of his family who reside upon the properties or the tenants residing thereon under a lease agreement. Members shall notify the Secretary in writing of the name of any such person of the relationship of the member to such person.

### **LAUNDRY/TIDINESS/PETS/NUISANCES**

- A. External laundering and drying of clothes and other items are prohibited including clothes lines and related items.
- B. Unsightly items: such as trash and garbage not disposed of by equipment contained within the Units, shall be placed in the provided trash dumpsters.
- C. Pets and Animals: Not more than two (2) dogs and or (2) cats shall be maintained in any Unit without prior written approval of the VWV Board.
- D. Pet droppings should NOT be left in common areas. They are required to be cleaned up by the pet owner immediately.
- E. No animal shall be permitted outside the unit without a leash.
- F. Wild Bird Feeding: Feeding of wild birds is not permitted within the VWV common areas, per Association rules and Lake Havasu City laws.

- G. External Speakers: No radio, stereo, broadcast or loudspeakers units and no amplifiers of any kind shall be placed upon or outside or be directed to the outside of any Unit without the prior authorization of the VWV Board.
- H. Fire Alarm: Each Unit has both its fire and water alarms connected to our central fire alarm system. If your smoke alarm is set off while cooking, then an alarm signal will be sent to the alarm company. To prevent dispatch of the Fire Department, please call the alarm company, (Western Alarm Service @ 928-855-5608) to cancel the false alarm.
- I. To reduce fire hazard, charcoal barbecue grills on balconies, under patio overhangs, or within units, are specifically prohibited.
- J. Fines: Any damage clearly assigned to a given Unit will be billed to that owner. The VWV Board or Property Manager has the authority to impose a fine as well as costs for negligent damage.

#### **POOL AND SPA AREA**

- A. Each homeowner has one (1) pool access key not to be duplicated. It is for the owners, renters or family members “residing” in the unit. Friends or family living elsewhere in town should not have “unrestricted access”.
- B. Do not prop the pool area gate open. This is a safety and an insurance issue and is subject to fines if violated. Local kids have been seen taking quick dips while transitioning through the areas.
- C. Do not try to manually turn off the spa jets. They are on a timer and will shut-off automatically. Turning the knob counterclockwise strips, the gears on the time causing it to run continuously.
- D. We try to keep the pool at 75-80 degrees and the spa at 98-102 degrees. Temperatures are tested frequently and adjusted if needed. Owners, guests, and family should NOT change the controls on the pool/spa filters or heater units.
- E. Please use the shower to remove suntan oil before entering the pool/spa to prolong the life of the pool/spa filtering/heating equipment.
- F. The lifesaving ring is not a swimming floatation device and is to be used only for safety issues.
- G. The tables, chairs/loungers, barbeques are there for your enjoyment. Owners, guests, and family are responsible for cleaning up after themselves. Please return the pool area furniture and equipment to a neat condition after use.

## **ROADS AND PARKING**

- A. No parking is permitted on the Emergency Routes except for “Temporary Parking” purposes. All access roads and/or driveways with VWV are designated Emergency routes. This includes parking behind garages. Owners are responsible for communicating this information with any tenant or occupant.
- B. Unless permitted by the VWV Board no motor vehicle including a motorcycle, trailer, camper, boat, bicycle, or similar item, shall be permitted to remain upon the property, unless parked or placed within the property in spaces designated for such use. Designated spaces mean inside striped areas. “No Parking” is allowed in the unstriped areas or driveways as they are fire lanes. Any unassigned parking spaces shall be utilized for the benefit of the Association and the VWV Board shall have the authority and discretion to manage the unassigned parking spaces.
- C. The washing of auto/trucks, boats, trailers, and other vehicles is prohibited.

## **LANDSCAPE, PLANTS, AND IRRIGATION**

- A. Do not adjust the in-ground irrigations heads yourself. Contact the VWV Property manager or a VWV Board member to have them adjusted.
- B. Please store your garden hose in your garage. They are in the gardener’s way when he trims. They have also caused plant damage when left resting on the bushes.