

VILLAS DEL SOL CONDOMINIUMS HOA

2950 Kiowa Blvd N, House
Lake Havasu City, AZ 86404
villasdelsollhc@gmail.com

RULES AND REGULATIONS OF THE VILLAS DEL SOL CONDOMINIUMS ASSOCIATION, INC. (Revised July, 2024)

HOA Dues – Homeowners Association Dues in the amount of \$160.00 (effective September 1, 2024) are due in full on the first (1st) of each month and are subject to a late fee of \$10 if not received by the seventh (7th) of the month.

Property Transfer – Upon the sale of a unit, a Capital Fund contribution of \$500 will be charged through escrow.

Occupancy – Homeowners who rent or lease their unit may do so for a period of not less than thirty (30) days. Shorter term occupancy is not allowed. No exceptions.

If a homeowner rents or leases their unit, tenant information must be provided in writing to the HOA by the date of move in. Tenant information must include name of tenant(s), vehicle type and length of stay. A simple form has been provided to each homeowner that rents out their unit. Failure to comply will result in fines.

It is the responsibility of the homeowner to make sure your management company and tenants receive a copy of these rules. It is also the homeowners responsibility to make sure your tenants comply with these rules.

Parking – All units have an assigned covered parking space for one personal vehicle. There is street parking for additional vehicles. Trailers, RV's, Jet Ski's, boats, etc., are not permitted except for 20 minute loading and unloading purposes and are not to be parked in the Visitor Parking space. No vehicle may block any driveway or parking access. Vehicles must be in good running condition (no stored inoperable vehicles) and may not be worked on on the premises.

There is Visitor Parking for one vehicle. Visitors may use this space for a maximum of 2 nights. No exceptions. There is one Handicapped Parking space for handicapped use only and is not to be used for any other purpose.

Complaints – All complaints should be submitted in writing to a Board Member. Complaints will be followed up with a letter to the homeowner and will be subject to fines.

Fines – Parking, trash, noise, maintenance violations (see your CC&R's), not following rules set forth in these Rules and Regulations, and complaints will be subject to fines. Homeowners will have 14 days from the date of the notice to correct. Fines will be assessed as follows:

- 1st notice - Warning
- 2nd notice - \$50
- 3rd notice - \$100
- 4th notice - \$500

These Rules and Regulations may be amended as needed to address problems and/or issues that may arise in the future.