

# SOUTHWEST RETREAT CONDOMINIUMS

## RULES AND REGULATIONS

These Rules and Regulations along with the Covenants, Conditions and Restrictions (C, C & R's) and Bylaws govern the Association. Enforcement of the above is solely the responsibility of the Unit Owner and the Board of Directors. Unit Owners are responsible for the actions of their tenants and guests.

Enforcement of Rules and Regulations along with the C, C & R's and Bylaws is as follows.

### **A FINE OF \$100 WILL BE IMPOSED FOR EACH VIOLATION.**

The Board of Directors will send one courtesy warning notice of a violation by mail to the address you have listed with the Association. If no action is taken, the fine will be levied and you will be notified. The Association and the Unit Owners have specific legal rights and obligations. If you have any questions, you should consult an attorney.

#### **1. GRILLS**

The use of any type of grill on the property is prohibited, including patios, balconies or any other common area. There are gas grills located in the cabana and pool areas for your convenience. No glass containers are allowed in the grill areas.

#### **2. COMMUNITY RECREATION ROOMS**

The Community Recreation Rooms should be locked at all times when not in use. Every Unit Owner may use the rooms and is responsible for maintaining the room's cleanliness. Any person with wet bathing suits, suntan lotion or oils is not permitted inside any Community Recreation Room. An adult Unit Owner or their adult tenant must be present with their guests or children in any Community Recreation Room.

#### **3. CHILDREN**

Children less than 12 years of age must be supervised by an adult at all times while in the common areas. Children are not permitted to run in hallways, walkways, parking lot, pool or spa area nor play in or around the elevator or walk on the shuffle board court. No skating or skate boarding is allowed on the property.

#### **4. COMMON AREA PORCHES**

Porches should be kept neat, clean and free of beach towels or clothing that would be visible to the public. Articles VI, Section 4 of the Association Bylaws will be enforced.

**5. UNIT OWNER RESPONSIBILITY**

Unit Owners are responsible for all actions or damage caused by their tenants, family members, guests, contractors or tradesmen.

**6. PERIMETER GATES**

All perimeter gates shall be locked at all times.

**7. TRASH DUMPSTERS**

All trash and waste shall be placed in the dumpster. Leaving any trash around the dumpster is prohibited. Large boxes, furniture, mattresses, water heaters, hazardous materials or any other articles are not to be placed in or around the dumpster. Unit Owners are responsible to remove those items from the property.

**8. LAUNDRY ROOM**

The Laundry Room is for use by owners and tenants only. Keep Laundry Room locked.

**9. NUMBER OF UNIT OCCUPANTS**

The number of occupants in any unit is limited to a maximum of eight (8) persons, including children. Refer to CC&R's Article IV, Section 1(e) and Section 2.

**10. ROOF ACCESS**

Unit Owners engaging contractors, tradesmen, handymen, etc. that will need access to the roof must notify any Director of the Association. The Association needs to keep track of any activity on the roof. The Unit Owners are responsible for any damage done by those contractors, tradesmen, etc.



## Southwest Retreat Parking Rules Effective March 6<sup>th</sup>, 2017

The Association expects each resident to park their vehicle in their garage. If you have more than one vehicle, you must be able to park it directly in front of your garage (unless you are on the east side). If you have 3 or more vehicles, you will need to find storage for these extra vehicles off the property. The Association cannot accommodate more than 2 vehicles per resident any longer.

### **RESIDENT PARKING:**

Residents shall park their vehicle in their garage, or directly in front of their garages. Residents shall not use the Guest Parking Spaces for their personal vehicle without written permission from the Board of Directors or Association Manager. Owners who rent their condo units must allow the tenant to use the garage for parking, or allow for parking directly in front of their garage.

Residents with garages on the east side of the complex must park in their garage, as there is not enough room to park directly in front of their assigned garage. With written permission from the Board of Directors or the Association Manager, a Resident with a garage on the east side may use a Board designated Guest space. These spaces are limited and may not be available for all east side residents. East side residents should keep their garages available for parking. There shall be no parking of any vehicle that will block or prevent access of emergency response vehicles or access to the dumpster for the trash collection truck.

### **EXTRA RESIDENT PARKING SPACES:**

The Association has designated 4 parking spaces, one in each corner of the building for TEMPORARY resident parking. From November 1<sup>st</sup> to March 31<sup>st</sup>, these spaces will be assigned by parking pass for a duration of 72 hours or less per condo unit. Once the pass expires the residents in that unit will not be eligible to obtain another pass for one week. Passes will be assigned by the Board of Directors or the Association Manager. Passes will consist of the following information, resident name, condo number, make and model of vehicle and license plate number. When parked in the extra resident space the pass must be displayed on the driver's side dash. Only one vehicle allowed per condo. Use of resident parking spaces for storage is prohibited. Vehicle must be owners or renters to be eligible.

### **GUEST & SERVICE VEHICLE PARKING:**

Guest Parking Spaces are for short term visitors and short term service visits only. Guest spaces shall not be utilized overnight without written permission from the Board or the Association Manager. If you are going to have overnight guests, please pre-arrange use of these spaces overnight by contacting the Association Manager Amy Telnes at (928) 505-1120.

### **LICENSE & REGISTRATION REQUIRED:**

All vehicles must be properly licensed, registered, and have current (unexpired) tabs/tags displayed in a visible spot on the vehicle.

### **CONSEQUENCES FOR PARKING VIOLATIONS:**

First Offense shall be a written warning. One warning per vehicle. Vehicle will be allowed 24 hours to comply with the rules.

Second Offense, and each thereafter will result in the Association towing the vehicle at the vehicle owner's expense without further warning.

## Southwest Retreat Rules for Animals

Adopted February 18<sup>th</sup>, 2017

No Animals, birds, fowl, poultry, or livestock other than **one dog under twenty five pounds and not an aggressive breed or cross breed**. Dogs, cats (2), fish and birds in cages shall be maintained in any Condo and not for commercial purposes. No animal or bird shall be allowed to make an unreasonable amount of noise, or become a nuisance. No structure for the care, housing, or confinement of any animal or bird shall be maintained so as to be visible from a neighboring condo or street. Upon written request of any owner, the board shall conclusively determine, in its sole and absolute discretion, whether, for the purpose of this paragraph, a particular animal or bird is a generally recognized household pet, or a nuisance. Any decision rendered by the board shall be enforceable as other restrictions contained herein.

Owners who currently own one or more pets are exempt from the one dog under twenty five pounds provision. However, once these owners have relinquished ownership or the pet/s have died the above provision will be enforced.

Owners and renters must inform visitors of these rules. **No dog sitting permitted.**

The board shall have the right to prohibit maintenance of any animal or bird which constitutes, in the opinion of the board, nuisance to any other owner. Dogs and other animals must be kept on a leash when not confined to the Owners Condo. **No animals are allowed in the pool or spa areas. No Owner shall permit its dog or animal to create unsanitary conditions (relieving itself) anywhere on the complex properties.**

Violations of these provisions will result in the following;

1<sup>st</sup> violation will result in a written warning, 2<sup>nd</sup> violation \$25.00, 3<sup>rd</sup> \$50.00 and 4<sup>th</sup> and subsequent violations \$100.00.

**Fourteen dog breeds blacklisted by insurance companies which will constitute the breeds restricted at Southwest Retreat:**

Presa Conarios	Chow Chows
Doberman Pinschers	Akitas
Pit Bull Terriers	Staffordshire Terriers
Rottweilers	German Shepherds
Wolf-hybrids	Mastiffs
Alaskan Malamutes	Siberian Huskies
Cane Corsos	Great Danes

# **SOUTHWEST RETREAT CONDOMINIUM ASSOCIATION**

## **SWIMMING POOL AND SPA**

### **RULES AND REGULATIONS**

It is imperative that all Unit Owners provide their guests and tenants with a copy of these rules. Failure to comply with the following rules and regulations can result in the closing of the pool and spa area by the Health Department.

### **NO LIFEGUARD ON DUTY**

#### **ALL PERSONS USE THE POOL AND SPA AT THEIR OWN RISK**

1. All persons must shower before entering the pool or spa.
2. Suntan lotion or oil is not permitted in the pool or spa.
3. Food, beverages and smoking are prohibited in the pool or spa.
4. No diving of any kind is allowed in the pool or spa.
5. No glass containers of any kind are allowed inside the fenced area of the pool or spa.
6. All children under 14 years of age must be accompanied and supervised by an adult.
7. No animals in the pool and spa area.
8. Persons with open wounds, sores, communicable diseases or persons that may have a risk of infection by entering a public pool are prohibited from entering the pool/spa.
9. Do not remove any furniture from the pool/spa area nor move any furniture with glass into the fenced and gated area of the pool or spa.
10. Only inflatable or similar type rafts are allowed in the pool. No toys of any kind.
11. Only properly safe and socially acceptable attire and footwear is permitted in the pool or spa area.

## Southwest Retreat

### Emergency Protocol

In case of an emergency where danger is present such as fire, electrical concerns, or a health matter **call 9-1-1**.

In the case of an emergency water leak, or other emergency repair,  
Call the Manager **First**:

The Manager's Cell Phone is [REDACTED] **928-846-4315**

**If you get the voicemail – PLEASE LEAVE A VOICEMAIL. If your call is not returned within 10 minutes during an emergency, please try calling again.**

During normal business hours (Monday through Friday 9:00 a.m. to 5:00 p.m.) you can reach the Manager's staff at [REDACTED] **928-846-4315**

In the case of an emergency where you need the Manager's immediate assistance – **DO NOT send an email or a text to the Manager.**

If you rent your unit, please instruct your tenant to contact the Manager as stated above. However, the tenant should also be advised that they should contact you or your rental agent for non-emergency repair and maintenance items.

#### **Things to Remember:**

- Update the Manager when your phone numbers and email addresses change
- Provide a front door and garage key to the Association or a neighbor you trust
- Turn off water immediately if there is a leak
- Turn off the water to the unit when it is vacant for more than a couple of days
- Consult with an Insurance Agent and maintain adequate property & liability insurance

Please take a few moments to fill out and return the enclosed owner contact form to be sure the Association has the most up to date contact information available for you.

You can return the form by mail, fax, or email as listed on the form.