

PECOS VILLAS HAVASU, INC.
ASSOCIATION RULES

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.

The Pool, Spa, and Cabana area is open 9:00-10:00 daily. Guests must be accompanied by the Owner/Resident of record. The pool and spa cover, when available, are to be put on (bubble side down) when the pool and spa are not in use. Children under the age of 12 must be accompanied by an adult. Pets and glass containers are not allowed. Posted pool rules are incorporated as part of the Association Regulations.

Dogs residing or visiting in the complex can be no more than 40 lbs. Owners are to exercise caution in controlling dogs. They should, according to Lake Havasu City code, be kept on a leash at all times, and they should be walked off the property insuring no mess or odor in the common areas. The Board reserves the right to prohibit any animal they feel constitutes a nuisance.

Balconies and patios are not to be used for storage. Items allowed are limited to what is normally found on patios, such as flowerpots, chairs and small tables. The Board shall have the right to restrict anything that, in their opinion, detracts from the appearance of the property. Hanging towels, bathing suits and the like from balcony railings is prohibited. No foil is allowed in the windows. Charcoal and propane barbeques are not allowed on upstairs balconies at any time since the balcony floors are wood. Consult with the Manager regarding electric grills and the use of barbeques on downstairs patios.

Any new wiring for cable TV, mounting of satellite dishes and their wiring, must be approved by Management prior to installation to avoid additional expenses and/or fines.

One "For Sale/For Rent" sign is permitted. This may be placed in the front palm tree planter on Lake Havasu Avenue or in one of the unit's windows. The sign may not exceed 18x24 inches, although a 6x24 inch sign rider is allowed.

Residents shall exercise care in making noise or using musical instruments, radios, TVs and amplifiers that may disturb other residents. Please be considerate when closing closet, bedroom and outside doors. Bicycles and skateboards are not to be used on the sidewalks or driveways of the complex.

Parking spaces are designated one space per unit. No other assigned spaces may be used except with written permission from the owner. Guest spaces are reserved for visitors and are not to be used for the storage of additional vehicles. Boats are not allowed on the property. The Association Manager shall reserve the right to have vehicles in violation towed and impounded at the owner's expense. Vehicles that do not fit within the space provided are prohibited. No parking is allowed in areas designated by red curbs.

Garbage and trash are to be put in plastic bags and disposed of in the dumpster. All refuse must be placed inside the trash receptacle, as the service company will not pick it up otherwise. Boxes must be broken down. Do not block the dumpster area with vehicles and do not park in the red curb areas, as the garbage trucks must have room to maneuver. Violators will be billed for the cost of extra pick-ups.

Units shall not be rented for less than 30 days. A written rental agreement must be used with a copy provided to the Association Manager within 7 days of occupancy, along with a telephone number for the tenant. Owners attempting

to circumvent the rule, knowing full well the tenants are staying less than 30 days, shall be subject to a \$500.00 fine. Owners are responsible for their property manager's and tenant's actions. Tenants must be provided with the Rules & Regulations, pertinent pages of CC&R's and Bylaws. Failure to ensure that the tenant has received these documents may result in a \$50.00 fine to the owner.

Also see Pecos Villas Havasu, Inc. Bylaws and Covenants, Conditions and Restrictions (CC&R'S).

These regulations were adopted by the Board of Directors on March 26, 1994, amended November 12, 1994, March 23, 1996, March 21, 1998, November 11, 2000, November 10, 2007, November 1, 2008, July 16, 2011 and March 10, 2012, July 11th, 2015, April 15, 2023