

LAKESHORE VILLAGE CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS

1. Boat, Auto and RV Parking – No blocking of sidewalks is allowed.

- a. Vehicles, boats, and trailers may not park on streets marked with fire lane. Recent fire lanes have been identified along the Village roads. A citation may be issued by the Fire or Police Department, if violations are reported and user's vehicle becomes an obstacle for emergency vehicles.
- b. There are two categories for parking vehicles; those with garages and those without garages. Residents with garages must park in the garage. Parking in another owner's space is by written permission only. A second vehicle may be parked in a guest designated space. Parking in the driveway is not allowed.

Residents without garages must park in their designated space. The use of another owner's space is by written permission only.

Guest parking spaces are designated for guest parking only with a 72-hour limit.
- c. If you rent or lease your unit, your designated parking space or garage must be available to your tenants or guests.
- d. Temporary trailer and boat parking – only those owners in good standing, guests and tenants in residence may use the temporary parking area, the RV or boat parking area use is on a first come, first serve basis with a limit of one parking space per condo. All boats and RV's must have a boat tag displayed on the trailer. For those eligible to use our temporary parking, we require a boat tag be displayed on the boat trailer and RV. **Boat Parking is only while in residence.**
- e. Commercial vehicles with advertising are not allowed to park in the common areas of the property on a regular basis.
- f. The Board shall have the right to have vehicles in violation towed and impounded at the owner's expense.

2. Dumpster Area – All trash must be put in the dumpster, not on the ground. All boxes must be broken down. Nothing can be put in the dumpster that will prevent the lid from closing. Removal of large items to the dumpster is the responsibility of the resident.

3. Pets – Pet owners are asked to use extreme caution in controlling the actions of their pets. Pets must be kept on a leash in the common areas. They are not allowed in the pool area, clubhouse, or in the tennis court areas. All animal deposits must be picked up immediately. No animal will be allowed to make an unreasonable amount of noise or become a nuisance.

4. Pool, Spa and Clubhouse – Hours are **7:30 AM to 10:00 PM. The pool, spa, clubhouse and recreational areas are for the use of unit owners, who are current with all dues and assessments, their tenants and guests only. Children under 12 must be supervised by an adult. Absolutely no glass containers are allowed. Pool gate must be closed and locked at all times. The Clubhouse use by groups is by reservation only. Please use the calendar in the Clubhouse for this purpose. It is expected that you leave everything neat and clean and that the thermostat be adjusted appropriately. Please note the**

Board has the right to suspend the rights to the use of the common areas when dues and assessments are delinquent.

5. **Balcony and Patio Use** – Balconies and patios are not to be used for storage. Items allowed are limited to what is normally found on patios, i.e. such as chairs, tables, flower pots, etc. 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 wall and railing is prohibited, Propane and charcoal grills are regulated by International Fire Code 308.3.3.3 and Arizona State Law 33-1261-c. LP tanks larger than 2/5 pounds are not allowed. Grills must be at least 10 feet from combustible surfaces. **Therefore, grills are not allowed on second floor patios.**
6. **Signage** – One sign listing the unit for sale or rent, not to exceed 18" x 24" with a sign rider, if desired, of 6" by 24" is allowed in the windows of the unit. No foil or banners are allowed in the windows.
 - a. Approved flag standards – Pursuant to SB1055 which amends the Arizona Revised Statutes 33-1261, the State of Arizona law agreed unanimously that flags be permitted to be flown, and should be displayed in a consistent manner within the complex.
7. **Association Dues** – Monthly assessments are due on the 1st of each month, regardless if a statement has been received or not. They are considered delinquent if received after the 15th of the month in an envelope postmarked after the 13th of the month and a \$15.00 late fee will be charged. Only the Board can waive properly assessed late fees.
8. **Water** – Owners are responsible for insuring that the water to their units is turned off, when the unit is going to be vacant for more than 24 hours. Tenants, guests and service people must be made aware of this policy. If you have a rental agency, they must also be made aware.
9. **Noise** – Owners, tenants and guests shall exercise care in making noise or using musical instruments, radios, TVs or amplifiers that may disturb other residents.
10. **Delegation of Use of the Common Elements.** If an Owner delegates his/her use of the Common Elements to tenants, the Owner, his/her family members and guests may not use the Common Elements while the delegation is in place.
11. **Enforcement** – The Board of Directors has the authority to impose monetary penalties for violations of the CC & R's, Bylaws, or Rules and Regulations following a due process procedure. The amount of the fine is based on the number of violations uncured. Fines are \$250 for the first offence and \$1,000 for the second. Each owner shall be responsible to ensure compliance with the Association's Rules, CC & R's and Bylaws by tenants and guests.

Adopted by the Board of Directors, October 12, 2005, revised July 14, 2007, October 11, 2008, January 20, 2010, July 10, 2010, July 13, 2013 and July 26, 2019, August 29, 2020, March 20, 2021. See Lakeshore Village Condominium Covenants, Conditions and Restrictions (CC & R's).