

RULES AND REGULATIONS

THE ISLES CONDOMINIUM ASSOCIATION

Adopted by the Board of Directors
Date: May 17, 2023

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MEMBERSHIP INFORMATION

The Isles Condominium Association (the “Association”) is an Arizona non-profit organization consisting of those Owners of condominium Units within the ultimate boundaries of The Isles, which is located at 1401 McCulloch Blvd., Lake Havasu City, Arizona 86403.

The purpose of the Association is to ensure that the Common Area amenities are maintained in an attractive manner and are available for the enjoyment of all Owners. The membership shares in the present and future costs of maintaining the Common Area.

The Board of Directors (the “Board”) is responsible for establishing rules and regulations that promote the health and welfare of all residents. It is also responsible for the fair but firm enforcement of those rules. The Board solicits your cooperation in keeping The Isles community an attractive place to live and a community in which all residents can take pride.

In accordance with the Declaration of Horizontal Property Regime Together with the Covenants, Conditions and Restrictions for The Isles (the “CC&Rs”), the Board adopts the following Rules and Regulations (the “Rules”). The policies set forth or reflected in the Rules are designed as guidelines for good community relations and to protect the investment of the Owners. Although the Rules cover some items addressed in the CC&Rs, they do not cover the entirety of the CC&Rs. Therefore, Owners should read and familiarize themselves with the CC&Rs.

Unless otherwise defined herein, capitalized words and phrases used in the Rules shall have the meaning assigned to them in the CC&Rs. In the event of any conflict between the Rules and the CC&Rs, the CC&Rs shall control. These Rules supersede and replace all prior Rules, and may be amended from time to time by the Board.

PAYMENT OF ASSESSMENTS

1. Assessments are due and payable in full on the first day of each month.
2. Payments received will be applied in accordance with A.R.S. § 33-1256.
3. In the event of a delinquency, the CC&Rs allow the acceleration of an Owner's obligation to pay the remaining amount of that year's assessment.

ACTION TO BE TAKEN		# OF DAYS AFTER DUE	CHARGE (assessed against delinquent account)
1.	Late fee assessed to condo owners account	10	\$10.00 plus interest
2.	Management sends a past due statement	30	\$5.00
3.	An "Intent to Lien" letter is sent to Owner	60	\$25.00
4.	A lien is recorded against the Unit	90	\$150.00
5.	A Notice of/Intent to Pursue Legal/Collections Actions” is sent to Owner	105	\$35.00
6.	Account is referred to the Association's Attorney or collection agent	120	All legal fees & collection costs

Fee for transfer of account during the sale of a Unit and for submission of documents for escrow is \$200.00.

COMMON AREA RULES

1. The Association (through its agents and contractors) is the only party allowed to alter and maintain landscaping in the Common Area.
2. Owners are prohibited from destroying, removing or altering the landscaping in the Common Area, regardless of the condition of the plantings.
3. Littering anywhere in The Isles complex is strictly prohibited.
4. All trash must be contained in a trash bag and maintained in an area that is not visible from Neighboring Property. Trash must be placed inside the designated trash receptacles throughout the Isles complex. All refuse must fit inside the dumpsters and must not be placed inside or around the dumpster enclosure. The Isles dumpsters may not be used for large items and construction debris and no furniture or other large items will be removed by sanitation services. Owners are responsible for making their own arrangements for disposing of these items. Any charges incurred by the Isles Association for such items will be passed on to the owners responsible
5. Use of all forms of wheeled vehicles, including but not limited to, skateboards, bicycles, and motorcycles, is prohibited on any of the landscaped areas or private property of other Owners. Motorized skateboards are prohibited in The Isles complex.
6. There shall be no modifications to front, side, or rear courtyard fencing, walls or barriers without the prior written approval of the Board. An Owner who performs any modification without prior approval from the Board as required, may be held financially liable for the cost to restore the property to its original condition. A request must be submitted via the Isles Architectural Committee Submission Application Form.
7. Unless otherwise authorized in these Rules, the storage of any item in the Common Area, including, but not limited to, vehicles, trailers, golf carts, and watercraft, is prohibited.

RULES AND REGULATIONS FOR THE RENTAL OR LEASE OF A CONDOMINIUM UNIT

1. Any lease must be for a minimum term of 30 days. Lease terms for less than 30 days are prohibited.
2. A lease must be for the entire Unit. The leasing of any portion of a Unit is prohibited.
3. A Unit shall only be used for single family residential purposes.
4. Upon execution of a lease, the Owner shall notify the Isles Management Company of the rental of their Unit and shall submit the "Condo Lease/Rental Notification Form" attached to these Rules as Appendix B (also available on the Management Company's website). The form requires an Owner to provide the following information, which the Association is entitled to request pursuant to A.R.S. § 33-1260.01:
 - a. Name and contact information for all adults occupying the Unit;
 - b. Time period of the lease, including beginning and ending dates of tenancy; and
 - c. Description and the license plate numbers of the tenants' vehicles.

The Condo Lease/Rental Notification Form includes a section for the tenant to list a description of their boat, boat trailer, and associated registration numbers if the tenant has a watercraft that they will be utilizing on the Isles private beach. The form also includes a clause delegating the Owner's rights of enjoyment of the Common Area to the tenant for the duration of the lease as required by Article 2, Section (g) of the CC&Rs. Tenants must sign a Tenant Beach Use Agreement (Appendix C) releasing the Association of liability for any property damage or personal injury that may result from their use of the Isles Beach and Waterfront Facilities. Tenant boat Permits will not be issued without the required documents and failure to complete them could result in the denial of Beach and Waterfront privileges for a Tenant.

NOTE: Without the Condo Lease/Rental Notification Form, the Association has no other way to identify and confirm a legitimate tenant. For purposes of beach privileges, the tenant will be considered a guest and be required to pay a guest boat fee unless this form has been received by the Association.

5. The failure of an Owner to provide the foregoing information to the Association via submission of the Condo Lease/Rental Notification Form within 15 days following the commencement of a lease shall result in a \$15.00 penalty.
6. An Owner shall acquaint their tenants and guests with, and provide them with a copy of, the CC&Rs and Rules.
7. For purposes of these Rules, a Unit will be deemed to be leased or rented when: (a) the Unit is occupied by anyone other than the Owner or the Owner's family members, as

defined in A.R.S. § 42-12053 (as amended, repealed, or re-codified); or (b) the Owner receives monetary compensation from any occupant(s).

8. Owners should make tenants aware that only those persons listed as tenants on their lease have Owner rights for the purpose of overnight mooring on the Isles private beach and that these rights do not extend to their occasional guests and/or visitors.
9. An Owner shall be liable for any violations of the CC&Rs and Rules committed by their tenant or guest, including nuisance causing conduct.
10. An Owner shall abate any criminal activity engaged in by a tenant or other individuals occupying the Unit during the term of the lease as authorized by A.R.S. § 12-991.
11. Owners are responsible for the management of their own Tenants. This includes providing them with access to their Unit, issuing pool keys, cleaning, arranging service and repairs, etc. The Isles Caretaker may not be used for the needs of or any services related to the rental of a Unit.

PARKING RULES

1. No vehicle, camper, boat, mobile home, truck or trailer may be stored or parked for longer than 72 hours in any seven (7) day period on Common Area.
2. With the exception of maintenance vehicles or equipment authorized by the Association, motor vehicles shall only be operated upon paved roads. Parking on sidewalks is prohibited.
3. The parking of any vehicle including, but not limited to automobiles, trucks, RVs, golf carts, and trailers, is prohibited in any fire lane as identified by red paint or other markings, and where prohibited by permanently affixed or temporary signs.
4. An Owner is responsible for all parking violations of their tenants and guests.
5. The use of a garage, trailer, camper, motor home, RV, trailer, or other similar equipment, for residential purposes, including overnight use, either temporarily or permanently, is prohibited.
6. There shall be no storage of any kind in front of a garage or carport on a permanent basis, or in any manner that obstructs the free flow of traffic, constitutes a nuisance, or otherwise creates a safety hazard.
7. No vehicle shall be repaired or overhauled on any Isles Common Area. Minor repairs are permitted inside a Unit's garage as long as the door remains closed and noise related to a repair does not constitute a nuisance.
8. Unless parked inside a garage, the parking or storage of unregistered vehicles, trailers and boats within the Isles complex is prohibited.
9. Carports may be used for the parking of vehicles, watercraft, golf carts, and off highway vehicles (OHV). No portion of any of the aforementioned items shall extend past the outermost edge of the exterior stucco of the carport into the Common Area. Covers used on the aforementioned items must be secured to the item, maintained in good condition, and free of rips and tears. Carports may not be used for the storage of personal property, including but not limited to, boxes, furniture, appliances, and fitness equipment.
10. Storage of items in the Common Area is prohibited. Storage in the Common Area is defined as the parking of any vehicle, trailer, golf cart, OHV, the mooring of any watercraft, or the placement of any personal property in, on, or protruding into, any Common Area, including but not limited to, the roadways and the beach;
 - a. On a permanent basis;
 - b. While the Owner is away from the Isles complex for three (3) or more consecutive days; or

- c. It is blatantly obvious that the item is being stored in the Common Area. Obvious signs of being stored in common area can include but is not limited to
 - 1. Parking a vehicle or trailer in common area, then moving it elsewhere in the complex common area every so often in an attempt to circumvent the 72 hour limit.
 - 2. An empty boat trailer being moved in and out of the complex every few days while the boat remains in the water in an attempt to circumvent the 72 hour limit.
 - d. As listed in the Isles Beach Use Rules Section V, Boats may not be stored on the Isles Beach. Parking/mooring is for temporary use only. Temporary use is defined as that time when a boat is being used on a continuous basis. Boats are not permitted to be left unused for more than one week. Boats are not permitted to be left on the Isles Beach if the Unit Owner/tenant will be gone from the Unit for more than three (3) consecutive days. If it appears to the Board that a boat is being so stored on the Isles Beach, the Board may order it removed at the Owners expense.
- 11. RVs and Travel Trailers: RVs and travel trailers may enter the Isles complex and park in the Common Area for the purpose of loading and unloading only. RVs and travel trailers are limited to parking overnight in the Isles complex for no more than one night during the loading and unloading process.
- 12. Boat and Utility Trailers
 - a. Must comply with the Isles Association street and parking rules.
 - b. Shall not be permanently parked or stored in the Common Area. Temporary parking is permitted in designated areas only and is limited to not more than 72 hours in any seven (7) day period.
 - c. Are permitted to be stored in the Owner's garage, provided the garage door is fully closed.
 - d. May be stored in an Owner's carport, provided that no portion of the boat and/or trailer extends into the Common Area.
 - e. Temporary parking of trailers is prohibited in the Common Area during Holiday Weekends as defined in Section "K" of the Isles Beach Use Rules. During Holiday Weekends, only the loading, unloading, and washing of boat trailers, trailers, and RVs will be permitted in the Common Area.
- 13. The Isles parking and other Common Area is exclusively for use by Owners, tenants, and their guests. These facilities are not open to the public.
- 14. Any vehicle, trailer or boat in violation of these rules is subject to being towed at the owner's expense, fines as outlined in these rules, or both.
- 15. Vehicles with more than 6 wheels, including but not limited to all US GVWR class 7 and class 8 vehicles (heavy duty vehicles, aka semi trucks and trailers with weight limits exceeding 26,000 pounds) are strictly prohibited from entering the Isles Association complex at any time. Exceptions to this rule may be granted by the Board of Directors upon request by the Unit Owner. Requests must be submitted to the Board at least 7 days in advance and

in writing to include the date and time, type of vehicle and weight, and purpose. This rule does not apply to emergency vehicles or Isles Association contracted vehicles such as utility, waste removal, landscaping, lift station maintenance etc. (Adopted 11-21-2024)

PET RULES

1. A maximum of two (2) domestic dogs, cats, or other customary household pets may be kept in a Unit, provided that they are not kept, bred or raised for commercial purposes.
2. No pet shall be allowed to run at large within the Isles complex and shall be under the care and complete control of its Owner at all times when present outside of a Unit or courtyard area/porch/patio, including when present in the Common Area and on any street within the Isles complex.
3. Dogs, specifically, must be on a physical leash that restrains the dog and does not exceed six (6') feet in length (including any extension leashes). Electronic training collars or similar devices are not permitted and do not constitute a leash.
4. An Owner must immediately remove and dispose of any animal waste deposited on any Common Area, patio, courtyard or balcony.
5. No food or water dishes shall be placed outside of a Unit or on the Common Area for the purpose of feeding a pet.
6. Pets shall not make an unreasonable amount of noise, so as to constitute a nuisance.
7. An Owner is liable for all property damage or personal injury caused by their animal.
8. An Owner is responsible for compliance with all applicable, city, county, and state laws concerning pets residing at their Unit.
9. Dogs are prohibited on the Isles Beach, except inside the designated Isles Beach Dog Park located at the west end of the Isles Beach.

SIGNAGE RULES

1. Except for the types of signs authorized by A.R.S. § 33-1261, and those signs identified below, no signs that are Visible from Neighboring Property may be displayed on a Unit:
 - a. One (1) commercially produced sign, not to exceed one (1') square foot in area, containing only the name and title of the occupant.
 - b. One commercially produced "For Sale" or "For Lease" sign, no larger than eighteen by twenty-four inches (18" x 24") and sign riders, no larger than six by twenty-four inches (6" x 24") erected in connection with the marketing of any Unit.
 - c. Temporary open house sign, no larger than eighteen by twenty-four inches (18" x 24").
 - d. Temporary sign not to exceed six (6') square feet in area, displaying the names of the contractors, engineers, and architects, during the construction period.
2. No signs shall be placed in the Common Area, except as provided for below.
3. Cautionary signs regarding children are permitted in the Common Area as follows:
 - a. The sign must be removed within one (1) hour of children ceasing to play.
 - b. The sign may only be displayed when children are actually present within 50 feet of the sign.
 - c. The sign may not be taller than three (3') feet in height.
 - d. The sign must be professionally manufactured or produced.

FLAG RULES

No flag shall be displayed so as to be Visible from Neighboring Property, except for those flags permitted under A.R.S. § 33-1261 and identified below:

1. The American flag or an official or replica of a flag of the uniformed services of the United States by an Owner on that Owner's Unit if the American flag or a uniformed services flag is displayed in a manner consistent with the federal flag code ([P.L. 94-344](#); 90 Stat. 810; [4 United States Code §§ 4](#) through [10](#)).
2. The POW/MIA flag.
3. The Arizona state flag.
4. An Arizona Indian nations flag.
5. The Gadsden flag.
6. A first responder flag. A first responder flag may incorporate the design of one or two other first responder flags to form a combined flag.
7. A blue star service flag or a gold star service flag.

The display requirements for flags are as follows:

1. The flagpole or mounted bracket used to display a flag must not encroach upon the Common Area or another Owner's property.
2. Only one (1) permanent, freestanding pole is permitted per Unit, with the capacity of flying no more than two (2) flags.
3. No more than three (3) flags may be displayed per Unit at any one time.
4. Flagpoles may not exceed the height of the roof of the Unit.
5. Any flagpole located on a patio must be properly weighted so that it will not fall over or blow away.
6. There shall be no penetrations of exterior of the Unit, building or Common Area for any flagpole or mounted bracket. Flag pole brackets are permitted to be mounted only in the fascia of a Unit or wooden portion of a patio balcony.
7. All poles and flags must be maintained in good condition and must comply with all applicable state and federal laws. It is the responsibility of the Owner or resident of the Unit on which a flag is displayed to comply with proper flag etiquette and in a manner consistent with the Federal Flag Code (P.L. 94-344).

8. Flags must be removed during inclement weather.
9. An Owner must take reasonable efforts to mitigate the noise created by the flagpole and all related hardware.
10. If the flagpole or bracket, or its installation, causes damage to any other Unit or the Common Area, the Owner shall be responsible for all damage caused.
11. The Architectural Committee must approve any lighting of a flag.

RULES FOR ANTENNAS AND SATELITE DISHES

An Owner may install an antenna (including a satellite dish) that is protected/governed by the Federal Communication Commission's (the "FCC") Over-The-Air-Reception Devices Rules (the "OTARD Rule") without prior approval from the Architectural Committee. All other antennas/dishes must be approved by the Architectural Committee prior to installation.

The following devices collectively referred to as "Permitted Satellite Dishes, Exterior Antennas and Receivers" are **protected** by the OTARD Rule:

1. Any antenna that is designed to receive direct broadcast service (DBS), including direct-to-home satellite services, of one (1) meter or less in diameter;
2. Any antenna that is designed to receive video programming services via multi-point distribution services (MMDS) of one (1) meter or less in diameter;
3. Any antenna that is designed to receive television broadcast signals; or
4. Any similar antenna or satellite dish, the residential use of which is protected under the applicable laws, rules and regulations.

Permitted Satellite Dishes, Exterior Antennas and Receivers must comply with the following regulations:

1. No antenna may encroach upon the Common Area or the property of another Owner. *However*, following an Owner's receipt of prior written approval from the Board, the Board may authorize the installation and/or maintenance of antennas in the Common Area, located in the area immediately adjacent to the garage and main structure of a Unit, in close proximity to the air conditioning units. Any such approved antenna shall be installed in such a manner so as to limit the damage to the Common Area and to shield the antenna from the view of neighboring property, to the maximum extent possible.
2. Antennas shall not be mounted to or on any patio/balcony wall or exterior wall.
3. An antenna must be placed inside the Unit if an acceptable signal quality may be received from any place within the Unit.
4. The antenna must be shielded from view so as not to be Visible from Neighboring Property or the Common Area to the maximum extent possible as long as an acceptable signal quality may be received.
5. Antennas, masts, and any visible wiring must be painted to match the color of the structure to which they are attached, provided that the painting does not interfere with acceptable quality signal and does not void the manufacturer's warranty.
6. The antenna must comply with all applicable city, county, state, and federal laws, regulations, and codes. The Owner must obtain all applicable governmental permits.

7. Installation must be pursuant to the manufacturer's instructions and must not damage the Common Area or impair the integrity of the exterior of the Unit.
8. In order to protect against personal injury and property damage, an antenna may not be placed in a location where it may come into contact with a power line and it must be properly grounded and secured.
9. If the antenna is attached to a mast, the following regulations apply: (a) mast height shall be no higher than absolutely necessary to receive acceptable signal quality; (b) masts must be installed and painted to match their surroundings; (c) masts must not encroach upon the Common Area or another Owner's property; and (d) in order to protect against personal injury and property damage, a mast may not be installed so that it would touch a power line if it fell.
10. An Owner is responsible for all costs associated with the installation and maintenance of an antenna. In addition, the Owner is responsible for all damage caused by or connected with the antenna.
11. If requested by the Association, an Owner must establish a mutually convenient time to meet with a representative of the Association to review and discuss the antenna.
12. If the FCC modifies its rules, the modified rules shall be incorporated into this document as if fully set forth herein.
13. To be eligible for Architectural Committee approval, all other proposed antennas/dishes, which are not protected by the OTARD Rule, must be installed/constructed in such a manner so as not to be Visible from Neighboring Property.
14. If the installation of a dish or antennae requires a new mounting bracket, all old brackets must be removed and the mounting location must be returned to its original condition.

ADDITIONAL RULES

1. The speed limit throughout the Isles complex is 10 mph.
2. The pool, the Isles Beach, and other Common Area is exclusively for use by Owners, tenants, and their guests. These facilities are not open to the public. Anyone utilizing the recreation facilities and waterfront area must be accompanied by an Owner, tenant, or a guest staying overnight in a Unit with the permission of the Unit Owner.
3. Always use the gate key; never prop open the pool gate, as this creates a safety hazard.
4. Never prop open the Health Club gate; this provides non-residents with access to the Isles complex.
5. The Isles is a residential complex. No business of any kind shall be conducted from any Unit.
6. Hazardous materials and flammables are never to be stored temporarily or permanently in garages or carports.
7. Fireworks are not permitted anywhere in the Isles complex.
8. Barbeques and patio/lawn furniture, including but not limited to chairs, tables, umbrellas, and storage cabinets, which are Visible from Neighboring Property, must be in good condition, well-maintained, not unsightly or rusted, and must not constitute clutter.
9. No objects, fixtures, or decorations (except Temporary Decorations as allowed in these rules) may be mounted on exterior surfaces that are visible from Neighboring Properties without approval from the Architectural Committee.
10. Temporary, exterior holiday lighting and decorations displays do not require prior approval from the Architectural Committee. Lighting and decorations may be installed no earlier than 30 days before the holiday and must be removed within 14 days after the holiday. No such lighting or decorations may be placed on the Common Area, or installed in such a manner so as to puncture the paint of the exterior fascia, wood trim, or stucco of a Unit.

Holiday lighting and decorations shall be limited to the following holidays:

- Valentine's Day
- Easter
- Memorial Day
- Independence Day
- Halloween
- Veterans Day
- Holiday Season (November 1st through January 15th)

The installation of all other exterior lighting and/or decoration requires the approval of the Architectural Committee.

11. The air conditioning (A/C) condenser for each Unit sits on the flat roof Common Area above each Unit. The roofing material on the flat roof is Duro-Last Roofing Membrane, which is a heavy vinyl material that is susceptible to tears and punctures. To protect the integrity of the roof and to prevent damage to the roofing membrane, Owners must inform their service technician of the following any time they have their A/C serviced or replaced:
 - a. During the installation of an A/C unit, the unit and/or any metal framework or flashing, cannot be installed directly on the membrane. There must be a vibration isolator made of rubber or other similar material installed between the A/C mounting framework and the roofing membrane.
 - b. Condensate lines must drain into the sewer system. They may not drain directly onto the flat roof or be directed off the roof onto the sidewalks or roadways.
 - c. All excess installation materials including but not limited to parts, screws and metal flashing must be removed from the area so as to not puncture the roofing membrane by someone stepping on them during repairs and installations.
12. Due to the elevation of the Isles Condominium complex, a “lift station” is necessary to pump the sewage generated in the complex to the nearest city sewer main. This lift station is located within the Isles complex and is operated and maintained by the Isles Association. Flushing anything other than toilet paper down the toilet can clog and damage the system. Do not flush feminine products, so called “flushable wipes” plastic or any other paper products down the toilet. These items should be wrapped and disposed of in the trash.
13. Trash must be placed inside the trash dumpsters throughout the Isles complex. All refuse must fit inside the dumpsters and must not be placed inside or around the dumpster enclosure. The Isles dumpsters may not be used for large items and construction debris. Owners are responsible for making their own arrangements for disposing of these items. Any charges incurred by the Isles Association for such items will be passed on to the owners responsible.
14. The washing down in Common Area of any type of off road vehicle, golf cart, equipment, or any other type of vehicle that would leave dirt, mud, oil, rust or other stain or debris on the roadways or Other Common area is prohibited. The washing of such vehicles is limited only to the area designated for this purpose if available.
14. The Isles pool is open for use from 8:00 am until 10:00 pm daily.
15. The Isles tennis courts are open for use from 8:00 am until 9:00 pm daily.
16. Children under the age of 16 must be accompanied by an adult to use the fitness equipment in the Recreation Room.
17. Glass containers are prohibited on the Isles Beach and in the pool area. This includes but is not limited to any cup, tumbler, jar, bottle, or container made of glass.
18. Alcohol is prohibited from the Recreation Room unless approved by the Board via the Recreation Room Use Agreement. (Appendix D)

Recreation Room Use and Rules

1. Utilization of the Isles Recreation Room for an organized event requires the approval of the Board of Directors.
2. The Recreation Room may be reserved for events by Owners and lessees. **A minimum of 14 days' notice must be given for reservations.** If an Owner's Unit is leased, only the lessee shall have the right to reserve and use the Recreation Room.
3. Any event host requesting the use of the Recreation Room for an event must reserve it in advance and receive written approval by the Board on behalf of the Association. A signed Recreation Room Agreement (Appendix D) will be required. A security deposit may be required.
4. Commercial activity in the Recreation Room is prohibited. No live bands or charging of admission for any purpose will be allowed.
5. The event host will be liable for any damage, disturbance, or complaints created by his or her guests.
6. Only the Recreation Room can be reserved for private use. **The pool and grounds may not be reserved for the private event. Accordingly, pool gates are not to be propped open.**
7. All events must end on or before 10:00 p.m.
8. The Recreation Room must be restored to its prior condition by noon the next day. The Recreation Room will be inspected and approved by the Association.
9. Garbage must be removed and placed in community dumpsters.
10. A refundable deposit may be required to make the reservation. The deposit will be returned, pending inspection of the Recreation Room. See additional description of the security deposit terms in the Recreation Room Use Agreement.
11. Any missing items or damage after the event will be billed to the event host.

THE ISLES BEACH USE RULES

- A. The Isles Beach Use Rules supersede and replace all prior rules regarding beach use, and may be amended from time to time by the Board.
- B. Unless otherwise defined herein, capitalized words and phrases used in the Isles Beach Use Rules shall have the meaning assigned to them in the CC&Rs. The terms “boat”, “vessel”, “watercraft”, and “PWC” as used in the Isles Beach Use Rules are synonymous in meaning and may be used interchangeably.
- C. **The Isles Beach is a private beach for Isles Owners only.** As stated in the CC&Rs, to conserve the recreation facilities and waterfront area for the maximum enjoyment and pleasure of all concerned, the use of such facilities shall be limited only to the immediate family in residence at any Unit from time to time and their occasional guests. The Isles Beach is one of the most important assets of the Association, and the Isles Beach Use Rules have been adopted to ensure that these limited recreational facilities are protected and remain available for all Owners, tenants and their guests. Anyone utilizing the recreation facilities and waterfront area must be accompanied by an Owner, tenant, or a guest staying in a Unit with the permission of the Unit Owner.
- D. The registration of boats belonging to Owners, and tenants, and the permit process for guests is required to ensure that those who moor their boats on the Isles Beach have a right to do so. The registration forms as identified in the Isles Beach Use Rules must be submitted to the Isles Beach Access Review Committee, via the Association’s Management Company, **prior to** accessing the beach.
- E. Overnight beach parking/mooring for guest boats is restricted to guests residing overnight in an Isles Unit. This means that family and friends staying outside of the Isles complex, such as in a residence, motel, campground, etc cannot moor their boats on the Isles Beach.
- F. **Unit Owner Boat Registration:** An Owner who wishes to utilize the Isles Beach for parking/mooring their boat must register their boat(s) with the Association by submitting an Isles Owner Boat Registration Form (Appendix E) to the Isles Beach Access Review Committee, via the Association’s Management Company. Properly registered boats will receive an Isles registration sticker (must be displayed), which entitles an Owner access to the beach for his or her boat. There is no Isles Beach use fee for Owner-registered boats. Owner boats only need to be registered one time. In order to register a boat, the following requirements must be met:
 - 1. Only Unit Owners of record may register their boat(s).
 - a. If the Owner of record is a revocable trust, the trustor or creator is considered the Owner for the purpose of the boat registration. If the Owner of record is an irrevocable trust, the trustee is considered the Owner for the purpose of the boat registration.
 - b. If the Owner of record is a corporation, then the President/CEO is considered the Owner for the purpose of the boat registration.
 - c. If the Owner of record is an LLC, then the manager or, managing member of the LLC’s operating Agreement is considered the Owner for the purpose of the boat registration. The designation must be submitted in writing to the

Board of Directors in the form of a resolution voted on and approved by the LLC in a manner consistent with the LLC's Operating Agreement.

- d. If the Owner of record is a partnership, then the general partner, as reflected in the governing partnership agreement, is considered the Owner for the purpose of boat registration. The designation must be submitted in writing to the Board of Directors in the form of an agreement voted on and approved by the partnership in a manner consistent with the partnership agreement.
2. Owners must submit an Isles Owner Boat Registration Form, which requires the name of the Unit Owner, the hull identification number, the state vessel I.D. numbers or Coast Guard documented vessel name/numbers, and a photograph of the boat.
3. The boat must be owned or leased by the Unit Owner.
4. Proof of ownership must accompany the application. A copy of the state or Federal watercraft registration and/or title MUST be in the name of the Unit Owner.

An Owner is permitted to have another boat on the Isles Beach in lieu of their own boat without incurring a Guest Boat fee. This option is only available to an Owner and the Owner must be present. The Owner of the Guest Boat must still sign Guest Beach Use Agreement (Appendix H) and should the Owner leave the complex before the Guest, the Guest Boat fees will apply to the days the boat remains on the beach.

- G. **Offspring Boat Permit:** Owners may register boat(s) belonging to their Offspring (sons and/or daughters by blood or adoption) by submitting an Isles Offspring Permit Application Form (Appendix F) along with a registration fee of \$25.00 per boat. Offspring permits are valid for one year. Permitted boats may access the Isles Beach at no charge other than the annual registration fee. **Offspring may only use the Isles Beach for mooring their boat, when the Offspring is staying in the Owner's Unit overnight.** Boats belonging to Offspring that are not properly permitted are treated as guest boats and are required to pay guest boat fees. Offspring boat permits require the following:
1. Only Unit Owners of record may register boats belonging to their Offspring.
 2. Owners must submit an Isles Boat Registration Form, which requires the name of the Unit Owner, the hull identification number, the state vessel I.D. numbers or Coast Guard documented vessel name/numbers, and a photograph of the boat.
 3. The boat(s) must be owned or leased by the Offspring.
 4. Proof of ownership MUST accompany the application. A copy of the state or Federal watercraft registration and/or title MUST be in the name of the Offspring.

Owner Offspring permits are only available to a Unit Owner's sons and/or daughters by blood or adoption. Boats belonging to all other family members and friends are considered guest boats.

- H. **Tenant Boat Permits:** Tenants renting or leasing a Unit have the same Common Area privileges as Owners. Only those persons listed as the TENANT on Isles Condo Lease/Rental Notification Form (Appendix B) have Owner rights for the purpose of accessing the Isles Beach and Waterfront Facilities for daytime and/or overnight mooring on the private beach. These rights do not extend to occasional Guests and visitors. If an Owner does not register their Tenant's boat, the Tenant's boat will be treated as a guest boat, and the Tenant will be required to pay the guest boat fee. Boats belonging to tenants will not be issued an Isles registration sticker due to the permanency of the sticker and the transient

nature of tenancy. Instead, Tenants will be issued a Permit to indicate the dates their boat is permitted access. Tenants must sign a Tenant Beach Use Agreement (Appendix C) releasing the Association of liability for any property damage or personal injury that may result from their use of the Isles Beach and Waterfront Facilities. Tenant boat Permits will not be issued without the required documents and failure to complete them could result in the denial of Beach and Waterfront privileges for a Tenant. It is up to the Unit owner to obtain and submit the required documents for their Tenant. However the Association reserves the right to obtain them as necessary to protect the interest of the Association.

- I. **Guest Boat Permit:** All other boats/watercraft are considered guest boats and must be registered with the Association and receive a permit prior to accessing and/or mooring on the Isles Beach. Guest fees are \$50.00 per watercraft, per day, or any portion thereof. Guests wishing to moor/park their boat on the Isles beach **MUST** be staying overnight in an Isles condo Unit with the written permission of the Unit Owner. In order for a guest to access the Isles Beach and waterfront facilities, the Unit Owner must submit an Isles Guest Boat Permit Application Form (Appendix G), which requires information identifying the guest and their boat. The form must be completed and signed by the Unit Owner. The Guest must sign the Guest Beach Use Agreement (Appendix H) releasing the Association of liability for any property damage or personal injury that may result from their use of the Isles Beach and facilities. The application and agreement must be submitted in advance to the Association's Management Company for review by the Isles Beach Access Review Committee. The application must be approved and a Guest Boat Permit issued in advance of a guest boat's use of the Isles Beach. Guest Boats are limited to one boat or two PWC's per Unit, per time.
- J. **Visitor Boats:** "Visitor boats" are defined as boats belonging to the friend of a Unit Owner visiting the Isles complex, but not staying overnight in a Unit. Room permitting, visitor boats may temporarily park on the beach for up to one hour per day. Only one guest boat per unit is allowed at any given time. Visitor boats shall make way for Owner boats and guest boats.
- K. **Holiday Weekends: Only OWNER/TENANT BOATS are permitted on Holiday Weekends.** Holiday Weekends are defined as 12:01 a.m. Friday through midnight Monday of the Memorial Day and Labor Day weekends; and the Fourth of July. Because the day of the week of the 4th changes every year, the Fourth of July weekend includes the 4th and the weekend days closest to the 4th and all the days in between. For example, if the 4th falls on a Wednesday, this rule is in effect from 12:01 a.m. on the Friday preceding the Fourth of July, through midnight on the Sunday after the Fourth of July. If the 4th falls on a Saturday, the rule is in effect from the weekend before the Fourth of July through the weekend of the Fourth of July. If the 4th falls on a Sunday, the rule is in effect from the weekend of the Fourth of July, through the weekend after the Fourth of July. Guest boats are not permitted during the Holiday Weekends. Only Owner/Tenant registered boats are permitted on Holiday Weekends.
- L. Owners must inform their tenants, guests and visitors of the CC&Rs, Rules and Regulations, and Isles Beach Use Rules. An Owner is liable for any violations of these documents committed by their tenants, guests and visitors.

- M. Owners are responsible for any unpaid fees their tenants and guests are required to pay under the Isles Beach Use Rules.
- N. All guest and visitor boat parking is subject to available space. Unit Owners and tenants always have first priority. Guest and visitor boats must be removed or relocated to make way for Owner/Tenant boats when necessary.
- O. Owners should restrict the number of personal boats on the Isles Beach in courtesy of other Owners and in consideration of space availability.
- P. Reserving Isles Beach space is not permitted for the parking of boats or other activity.
- Q. Storage of gas cans on the Isles Beach is prohibited. Gas cans are permitted during fueling only and must be removed from the Isles Beach when fueling is completed.
- R. Loud music is prohibited on the Isles Beach. No music or other amplified noise shall be played from a boat or any other source on the Isles Beach in excess of 65 decibels as measured on the Beach 20 feet from the source. Between 10:00 p.m. and 7:00 a.m., no music or other amplified noise shall be played from a boat or any other source on the Beach in excess of 45 decibels as measured on the beach 20 feet from the source.
- S. No loud or obnoxious behavior is permitted on the Isles Beach or other Common Area. This includes, but is not limited to, indecent exposure or behavior, vulgar behavior, drunken behavior, fighting or threats of violence.
- T. No personal property or items shall be left overnight on the Isles Beach. Canopies, chairs, towels, BBQ's paddle boards, kayaks, skis, wake boards, and other items and equipment must be removed from the Beach between the hours of 12:00 am and 6:00 am.
- U. Boats moored on the Isles Beach must be secured so they do not drift or rub against other boats. The preferred way of securing a boat is with two lines placed at an angle from the mooring cable to each side of the stern.
- V. Boats may not be stored on the Isles Beach. Parking/mooring is for temporary use only. Temporary use is defined as that time when a boat is being used on a continuous basis. Boats are not permitted to be left unused for more than one week. Boats are not permitted to be left on the Isles Beach if the Unit Owner/tenant will be gone from the Unit for more than three (3) consecutive days. If it appears to the Board that a boat is being so stored on the Isles Beach, the Board may order it removed at the Owners expense.
- W. An Owner requesting an exception to any of the Isles Beach Use Rules must submit a written detailed request to the Board at least three (3) weeks prior to the effective date. The Board will consider each request on a case-by-case basis and on its own merits as it relates to the intended use of the Isles Beach.

ENFORCEMENT PROCEDURE

Any violation that is an alleged violation of the Association's governing documents, including the CC&Rs, Rules and Regulations, and the Isles Beach Use Rules, will be processed according to the procedures outlined herein.

In the event The Isles Caretaker, Unit Owner, or other resident submits a Violation Report (see Appendix C), or other document with the details of the violation, the Board will act as follows:

- A. The Board will convene to discuss the Violation Report. If the Board determines that there was a violation, the Board may elect to take one, or a combination of, the following actions:
 1. Send a warning letter to the Owner detailing the violation.
 2. Send a violation letter to the Owner detailing the violation and indicating that a monetary fine may be levied. In the event the Board indicates its intent to levy a monetary fine, the Owner may request a formal hearing with the Board, in writing, within 21 calendar days after the date of the violation letter. The request must state the specific reason for the hearing and the desired resolution, i.e., the reason the Owner is contesting the violation. If the Owner fails to request a hearing in the time provided, the fine will be imposed to the Owner's account in accordance with the Fine Schedule.
 3. Refer the matter to legal counsel.
 4. Choose to correct or (cause to be corrected) the violation and assess the Owner for the cost incurred, as provided for in the CC&Rs.
 5. Suspend an Owner's right to use the recreational facilities located within the Common Area and/or to vote on community matters, as provided for in the CC&Rs.

FINE SCHEDULE

- | | | |
|----|---|----------|
| 1. | Violation of any section of the governing documents, other than the violations identified below | |
| | | \$25.00 |
| 2. | Violation of Rules & Regulations regarding the Rental or Leasing of a Unit | \$100.00 |
| 3. | Violation of Private Beach Use Rules | \$100.00 |
| 4. | Violation of Parking Rules | \$100.00 |

All violation fines double if the violation occurs during any of the Holiday Weekends as defined in Section "K" of the Isles Beach Use Rules.

Violation fines will be assessed daily if the violation(s) continues after the Unit Owner is served with a written notice of the violation(s). Repeated violations may be referred to the Association attorney for injunctive relief.

Any imposed, but unpaid fines may be collected in any manner allowed under Arizona law.

APPENDIX A

THE ISLES CONDOMINIUM ASSOCIATION
VIOLATION REPORT

DATE _____

I. PERSON MAKING REPORT: NAME _____
ADDRESS _____
PHONE # _____

II. DESCRIPTION OF VIOLATION (fill in as completely as possible)

DATE: _____ TIME: _____ LOCATION: _____

III. DESCRIPTION OF VIOLATOR:

NAME: _____ PHONE NO: _____

ADDRESS: _____

IV. ADDITIONAL WITNESSES:

NAME: _____

ADDRESS: _____

V. BOARD ACTION TAKEN:

DATE: _____

DESCRIPTION OF ACTION: _____

BOARD APPROVAL SIGNATURE: _____