

Casas Elegantes Homeowners Association

Rules & Regulations

Common Areas

- Members, *renters* and *guests* are not permitted to add, remove or modify any irrigation systems, equipment or plantings in the Common Areas.

Parking & Driving

- Street parking is not permitted *overnight* on either of the streets or in the turn-around circles at the Swan Road end of either street.
- Vehicles must be parked in the two-car garages at each residence, or on the apron in front of the garage and off the street. *It is not permitted to park on any portion of the front yards.*
- Visitor parking is provided in the area across from the pool.
- Storage in the guest parking area of vehicles, recreational vehicles, boats or trailers of any type for a period exceeding 48 hours is not permitted.
- Recreational vehicles, boats or trailers of any type must be stored out of sight within the owners garage.
- The speed limit on HOA property is **15 miles per hour** at all times. *Residents are asked to always drive with caution.*
- Any violation of parking regulations may result in removal by the association at the discretion of the officers and directors of the HOA. The owner of any vehicle or equipment removed will be required to reimburse the association or towing company for the cost of removal and storage.

Pets

- Not more than two (2) dogs or cats may be kept in any one townhouse.
- Pet waste must be *promptly* cleaned up by owners.
- No animal may run free throughout the subdivision and must be kept on a leash whenever it is on the streets.
- Pets are not permitted to create a disturbance by barking or other problems. Any barking dog must be quieted or taken inside by the owner so that neighbors are not disturbed.

Swimming Pool

- The pool area is reserved for members of the association, renters and their guests. Guests **must be accompanied** by a resident of the association.
- *The pool hours are 6am to 10pm, and may not be used outside of those hours.*

- Pool keys are the property of the Association and may not be duplicated. A fee of \$25.00 will be charged for replacement of a lost key. Owners must control pool keys, and ensure they are returned when their tenants move from the subdivision.
- The gate to the pool must be **kept closed and locked at all times**. It is not permitted to wedge the gate to the pool area to keep it open. Pool entry is through the gate only.
- **No animals are permitted within the pool fence at any time**. Anyone caught with an animal in the pool area may be fined.
- Children under fourteen (14) years of age are not permitted in the pool area unless accompanied by an adult resident.
- No running, rough play or unsafe games are permitted in the pool area.
- No food, gum candy or breakable materials such as bottles, glass or china are permitted in the pool area.
- No smoking, vaping or alcoholic beverages are permitted in the pool area.
- All disposable items are to be put in the trash containers.
- *The bathroom is for the use of residents at the pool. Please keep it clean.*
- Pool furniture must remain in the pool area and may not be removed.
- The cost of any property damage will be charged to the homeowner.
- The laws and rules of the Pima County Health Department must be observed.

Townhouses

- Erection of any buildings, exterior building additions or changes to the property, including windows, doors, walls, fencing or painting must be submitted to and approved by the board prior to the commencing of any work.
- Signs, banners, posters or other written notices (with the exception of real estate signs as allowed by law) may not be attached to a town house, or placed in the front yard or be placed anywhere that is visible to the street.
- *Trash and recycling containers must be kept inside garages, or screened so as not be visible from the street.*

**NOTE: Any violation of these rules & Regulations shall be subject to a fine.
Thank you for your cooperation.**

Casas Elegantes Board of Directors
Updated and Adopted January 7, 2020