

RULES and REGULATIONS

March 7, 2016

Pursuant to Article IV of the Bylaws, the Board of Directors may set forth additional rules and regulations, as they deem necessary.

Violation of such rules and regulations shall be grounds for suspension of membership rights, after a written notice and opportunity to be heard is first provided.

The fine procedures are adopted pursuant to Declaration of Restrictions Section 12 g.

After notice and an opportunity to be heard, the Board of Directors of Hillcrest Bay, Inc. may impose reasonable monetary penalties on members for violations of this Declaration, the Bylaws and/or the Rules of the Association.

Annoyance or Nuisance *Declaration of Restrictions Section 9*

Not permitted

- Noise Disturbance - Things that interfere with quiet enjoyment.
- Odors - A distinctive smell, especially an unpleasant one.
- Health/Safety - Unsanitary conditions that attract insects, rodents, and snakes.
- Unsanitary Conditions – Things that are offensive to the eye.

Architectural Permit *Declaration of Restrictions Sections 2, 4, 5 & 6*

- Refer to the Hillcrest Bay Architectural Permit Committee requirements for both Hillcrest Bay and La Paz County.

Assessments *Declaration of Restrictions Section 12 d*

- Unless prior arrangements have been made with the Board of Directors, regular annual assessments and special assessments shall be paid within 30 days from the date of the invoice. A late charge of \$10.00 shall be assessed in the event any invoice is not paid within 30 days after the due date, bearing an interest rate of 20 percent per annum from the due date until paid. Liens, foreclosures, or other legal proceedings may be instituted for unpaid balances and costs after one year or when the past due assessment exceeds \$1200.00. Owners shall be responsible for all fees i.e. clerical, filing fees, collection fees, postage, process serving fees, etc.

Businesses *Declaration of Restrictions Section 3*

- No storefront businesses or businesses that generate traffic by the general public are allowed on any of the properties. This rule is not intended to apply to independent contractors, the self-employed, or employees of others who work from their home.

Camping *Per La Paz County Zoning Ordinances - 2012 Zoning Regulations Appendix A – Residential Zone - TR Transitional Residential – Hillcrest Bay*

- Camping is prohibited on any of the properties pursuant to county ordinance and Declaration of Restrictions Section 9, which prohibits unlawful activity.

Pets/Animals *Declaration of Restrictions Section 8*

- Raising or breeding of animals or keeping of livestock or poultry of any kind is prohibited.
- All pets must be kept on a leash and the owner must properly dispose of their waste.
- No excessively barking dogs.

Preservation *Declaration of Restrictions Section 12 e*

- The owner of any lot shall maintain the premises and the exterior of the improvements situated thereon in a manner satisfactory to the Board of Directors of Hillcrest Bay, Inc.

Signage *Declaration of Restrictions Section 10*

With the exception of one “For Rent” or “For Sale” sign (which shall not exceed 18 x 24 inches in size), no advertising sign, billboard, unsightly objects or nuisances, shall be erected, placed, or permitted to remain on any lot.

Yard/Lot *Declaration of Restrictions Section 9*

- No unlawful, offensive, noxious or immoral activity or condition shall be carried on or maintained upon any lot, nor shall anything be done or permitted thereon which may be or become a nuisance or annoyance to the neighborhood.
- Each lot shall be kept and maintained free from weeds, underbrush or other unsightly growths.
- No equipment, service yards, woodpiles including building materials, or storage piles, nor anything normally described as junk, trash, or rubble shall be kept or maintained on any lot.
- No incinerator or burning of trash or rubbish.
- No hazardous waste.
- No exposed garbage or trash cans. Such containers shall be concealed from view.
- No garbage or other refuse shall be permitted on the premises.
- Satellite dishes, TV antennas that fall in the category of abandoned, old technology shall be removed.
- Nonfunctioning swamp coolers and air conditioners no longer in use shall be removed.
- The maximum height of any shrub or tree not to exceed fifteen feet.

Rental Property *Declaration of Restrictions Section 7*

- An entire residential lot together with the improvements thereon may be rented or leased by the owner thereof to a single family.

Streets/Parking

- Speed Limit of 15 MPH.

Bylaws Article IX (h) - To restrict street parking of vehicles larger than passenger cars and sport utility vehicles (SUV) in order:

- To keep the narrow streets open in the interest of safety.
- To protect the streets from damage.
- To require larger vehicles to park in the mailbox area for a **limited time, not to exceed 72 hours.**

Tanks *Declaration of Restrictions Section 11*

- No elevated tanks of any kind shall be erected.
- Any tanks used in connection with any residences, mobile homes or structures on the lots, including tanks for storage of propane, fuel oil, gasoline, or oil must be kept buried or kept screened by adequate planting or fence to conceal them from neighboring lots and structures.

Trash/Dumpsters Regulations

- Receptacles are for Hillcrest Bay residents only.
- No littering, no trash may be exposed. All articles must be kept within the confines of closed receptacles.

- Gate must be kept closed, except when loading or unloading.
- Contractors must haul their refuse to other dump areas.
- Break down all cartons.
- No large or bulky items such as: couches, lamps, rugs, mattresses, and large appliances, swamp coolers, air conditioners, etc.