

**RED MOUNTAIN VILLAS HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS**

**Welcome to the community of
RED MOUNTAIN VILLAS (RMV)
A 55+ Community**

**A living document, the Board of Directors reserves the right to change,
update and or correct under the authority of section 10.11 of the
Amended Declaration.**

Congratulations! You have chosen a beautiful, well maintained community in which to live.

All residents take pride in our appearance as a community as well as being a safe, friendly place to call home.

If you are a new owner or renter, Red Mountain Villas welcomes you.

As well as being located in an easily accessible neighborhood, we pride ourselves in welcoming everyone, whether you are an owner, renter or winterguest.

Take the time to go to our website www.redmountainvillascoa.com to find out more about our community and its activities, as well as the surrounding neighborhood.

We have social hour every Friday at 3:00pm **everyone** is welcome, you can bring small finger foods to share or not. We have a Potluck at the end of the month when we all bring a dish to share. We have some fantastic cooks here at RMV's.

With Privileges Also Come Responsibilities.

You will find attached the Rules and Regulations that help us live together harmoniously.

Please take a moment to read through these pages and familiarize yourself with their content.

Whether you are a proud owner or a renter, these rules apply to us all.

These Rules and Regulations (R&R's) have been established by the Board of Directors (BOD) and are in conformance with the Covenants, Conditions and Restrictions documents (CC&R's). The purpose is to protect your property and your neighbor's property and to make Red Mountain Villas a pleasant and safe place in which to live. Your compliance with these rules and regulations is essential. We must always be considerate of our neighbors and remember that the rules of good citizenship, morality and sound judgment must prevail at all times.

**ALL OWNERS OR AGENTS MUST ENSURE ALL OCCUPANTS HAVE READ AND
UNDERSTAND THE RULES AND REGULATIONS OF RED MOUNTAIN VILLAS**

It is important that each occupant read this document in its entirety, since it sets forth in complete and detailed form the rights, duties and obligations of each homeowner, renter, guest or other occupant. These Rules and Regulations are designed to supplement and more clearly define many portions of the CC & R's. **Addendums 'A' and 'B' are included and form part of the Rules and Regulations.**

GENERAL RULES

DEFINITIONS

For the purposes of this document the following definitions shall apply:

- £ Agent means any person acting for an owner or occupant of any unit
- £ Occupant means any owner, lessee, renter, resident, invitee or guest of any of the aforementioned
- £ Serviceman means any workman, deliveryman, cleaner, mover, contractor, sub-contractor or any employee of any of the aforementioned
- £ Male or female shall apply to any term used

1. Binding Application

All occupants and servicemen must abide by the CC&R's and Rules and Regulations. Owners are responsible for their own actions and the actions of any occupants and servicemen they have granted access to. Quiet hours are to be observed from 10:00 p.m. to 7:00 a.m. All occupants are entitled to use Red Mountain Villa's facilities but must adhere to all Red Mountain villa's Rules and Regulations and CC&R's.

Approved working hours are 7:00 a.m. to 6:00 p.m. Monday through Friday **and 8:00 a.m. to 1:00 p.m. on Saturday unless an emergency.** There are no restrictions on quiet work such as painting, as long as the work does not interfere with any other unit occupants. **All debris** created by outside contractors and **packing boxes** brought on site by delivery people **must be removed** from the property. **Dumpsters are for use by Red Mountain Villa's occupants for household trash and pet waste only.**

2. Architectural Change Approval

Architectural changes may be done only after receiving written approval from the Board of Directors. See a Board member for appropriate forms. Architectural changes include but are not limited to the following: Patio Ceiling Fans, Patio/Front Entrance Flooring, Doors, Windows, Sun Screens and Dish/Antennas and any changes in common areas including landscaping.

3. Damage to Units and Common Elements

If owners cause damage to any HOA property, their own unit, or another owner's unit, the owner causing the damage is required to pay for all damages. Owners are responsible for damages done by their occupants and servicemen and will therefore be required to pay for any such damages.

4. Storage of Hazardous Substances

Nothing may be kept in any unit or on the property of Red Mountain Villa's which will increase the rate of insurance for its buildings, or the contents thereof, without the prior written consent of the Board of Directors. No occupant shall permit anything to be done or kept in any unit or on the property of Red Mountain Villa's which will result in the cancellation of insurance or which would be a violation of law. Additionally, no occupant or serviceman shall at any time bring into or keep in any unit or on the property of Red Mountain Villa's any flammable, combustible, or explosive fluid, material or chemical substance. (See Addendum "B" under Gas Tanks/BBQ Grills)

5. Patios and Balconies

In an effort to maintain the aesthetics of Red Mountain Villa's, the following rules concerning patios shall apply:

- £ Furniture shall be limited to three pieces on the front porch a table and two chairs. On the back patio furniture shall be of a type accepted as outdoor patio furniture. Consult your Board of Directors should you need clarification. No tablecloths are allowed on the front porch table.

No umbrellas, wind chimes, and bird feeders shall be hung on, or displayed from or on a patio. Nothing can be hung from hooks placed in the patio ceiling. Humming Bird feeders can be hung outside the patio itself. Before items are placed/hung on the patio, written consent of the Board of Directors must be obtained.

- £ Patios may be enclosed or covered with approved material with the prior written consent of the Board of Directors. 8.0 of the CC&R's.
- £ No towels, sheets, blankets, clothing or other personal property, including toys or exercise equipment, shall be hung from or stored on patios. No type of motor or engine or any equipment or device using or capable of using combustible fluids, liquids or other means of propulsion shall be stored on patios. Patios shall be kept free and clear of all rubbish, trash cans, water coolers, bottles and other unsightly materials.
- £ One patio type storage box or cabinet can be used on the back patio.
- £ Electric barbecue cookers may be used and stored on patios but must be unplugged when not in use. Charcoal and gas barbecue cookers are not allowed to be used or stored on patios. (See Addendum "B" under Gas Tanks/BBQ Grills)

6. **Pets**

Pets are allowed as specified in 10.5 of the CC&Rs. Pets are limited to no more than two animals. One dog and one cat or two dogs or two cats and birds are allowed. This includes owner, renter or visitor pets.

The weight of dogs may not exceed twenty-five (25) pounds. All pets must be on a leash, no longer than six (6) feet in length, whenever they are outside a unit. The owner **MUST** retrieve both dog and cat feces immediately. Pets are allowed to play off leash in the "old" shuffle board area, at the west end of the property. They must be attended by their owner/keeper at all times.

Red Mountain Villa's Board of Directors uses the Americans with Disabilities Act (ADA) definition of a service animal: "A dog that has been individually trained to do work or perform tasks for an individual with a disability. Emotional support, therapy, comfort, or companion animals are not considered service animals.

No snakes, lizards, monkeys, mice, rats, large parrots, exotic pets etc. are allowed.

OCCUPANTS VIOLATING THE 'PET RULES "WILL BE FINED.

7. **Storage**

For safety reasons, there shall be no personal property stored or placed outside any unit or in the common areas. Items so stored are subject to removal and disposal without notice and at owner's expense.

Deliveries and pickups such as water, newspapers, etc., may be temporarily left in the entryway to each unit; however, not for a period exceeding 12 hours. If you are away from home you can ask a neighbor the pickup for you.

8. **Trash**

For cleanliness and health reasons, no owner, renter, guest or occupant shall sweep or throw any dirt, substances or objects from the doors, windows or patios. No trash may be stored outside any unit or on patios, walkways or porches. All trash must be disposed of in sealed plastic bags. **Boxes must be disassembled or cut down prior to placing in dumpsters.** One dumpster is located on the property grounds. No trash may be brought in from outside of RMV and placed into the dumpster. The dumpster is intended for the use of RMV's occupants only. No furniture, building material, carpet, electronics, microwaves, or appliances of any kind.

9. **Recycling**

Recycling is available behind Red Mountain Library. Go to:

www.mesaaz.gov/residents/solid-waste-trash-recycling/trash-recycling-for-single-family-homes/blue-recycle-barrel-program (See Addendum "B" under Recycling Information)

10. Parking Areas 23.1 of the CC&R's

- € Park in your assigned parking space. In your garage or driveway.
- € No vehicle repairs (except in emergencies) shall take place on the property.
- € Car washing is not permitted anywhere on the property.
- € Car covers must be of a design that properly fits the contour of the vehicle, be in good condition and be properly attached to the vehicle when used.
- € Parking areas are **NOT** intended to be a storage area.
- € Parking spaces are to be used for their intended purpose only. No personal items may be stored or displayed in any parking spaces.
- € **Visitor parking is primarily for visitors.** Homeowners may park their cars there up to three hours, or up to 12 hours with approval from the board of Directors.
- € If homeowners or renters need long term parking in the Visitor Parking area they are required to pay a \$25.00 monthly fee to the HOA. Ask for a parking form from Snow Properties services. (See Addendum "B" under Parking Permit)
- € Motorcycles are not to be parked on the front walkway or on front porches or patios.
- € Bicycles are not to be left in any parking spaces or outside one's unit.
- € There is no parking allowed in front of one's unit or on the rocks anywhere on RMV's property, other than by landscapers or other vendors as needed for short periods of time. We have drip and other landscaping water systems that are buried very shallow that are broken by cars driving on the rocks.
- € Do not park in neighbor's driveways without written permission.

11. Orange Trees

Oranges are for the use of all homeowners. They are in the common areas so any owner or renter can pick oranges. Many homeowners take pride in caring for the Orange tree in front of their home so if you can let the owner know that you are going to pick some oranges.

Nothing can be hung in the orange trees.

12. Garage Doors

Garage doors and opener repair and maintenance are the responsibility of the homeowners. They must be kept in good operating condition and presentable at all times. The outside color of the garage doors must match the color of the outside paint of the building. **It is the homeowner's responsibility to pay for painting the outside of garage doors.**

13. **Miscellaneous**

- € No occupant shall add, remove, alter, injure, or interfere in any way with the shrubs, trees, grass, or plantings without the written consent of the Board of Directors.
- € No bird feeders or any kind of wind chimes etc. are allowed to be hung in the orange trees.
- € For the safety of pedestrians, no hover boards, tricycles, bikes operated by children, skates, roller-blades or skate boards are allowed on RMV property.
- € Holiday decorations for "Generally Recognized Holidays" which are displayed in good taste are permitted. Electric outlets used for this purpose, may not be a common area outlet. Decorations can be displayed **30 days prior to the Christmas/ Hanukah, Thanksgiving and Easter holiday and are to be removed 15 days after the holiday.**
- € For minor holidays the décor must be removed the day after the holiday.
- € All window coverings visible to the outside must be off-white in color.
- € Do not feed birds, squirrels, rabbits and other wildlife any birdseed, seed cakes, bread, etc. since any kind of food attracts rodents and insects. Humming Birds feeders are allowed.
- € Homeowners should not interfere with contractors/vendors when they are doing their work. Contact a member of the BOD or our Snow Property Services if you have a question.
- € **Do not feed stray cats and dogs.**
- € Water Hoses must be kept rolled up in neat order at all times when not in use. Large hose rollers are not allowed. Use the bowls specifically designed for water hoses.
- € It is **strongly recommended to turn off the main water valve** when occupants are to be away from units for any significant period of time. Valves are located in front of each unit.
- € **Conserve water at all times.** Both inside and outside, water is a very precious commodity. Do not allow water to run down the street when watering plants or orange trees. If you have your hose on watch it closely. Report to a board member if there is a landscaping leak.
- € **Renter information.** The HOA needs to know who is living in our community. Owners must fill out a renter's information form and submit it to the BOD.
- € United States flags of reasonable size may be displayed in the designated place in front of each unit and must be displayed according to the United States Flag

regulations. This includes United States Army, Navy, Air Force, Marine Corp., Coast Guard, POW/MIA flag, Arizona State flag, Arizona Indian Nations flag, and the Gadsden flag (Don't tread on me flag.)

Unit owners are urged to leave keys to their unit with a board member or neighbor for emergency access. If the unit owner elects to leave a key with the property management company, owner must sign a release of liability of the homeowners association, property Management Company, and Board of Directors. In any event, whether access is granted by key or not, owners will always be responsible for any damages to the unit, or any other property in emergency access situations.

14. Barbecue Areas

The gazebo's are for the general use by the occupants. These areas are available on a first come, first served basis. Users will be responsible for keeping the barbecue and picnic areas clean and must supply their own B.B.Q grills, charcoal, lighter supplies and all cooking tools. When coals have cooled they must be placed in **METAL** containers, **NOT** in a plastic container. (See Addendum "B" under Recycling Information)

15. Enforcement

There is a monthly "walk around" to ensure compliance with the Rules and Regulations (R&R's) as well as the Covenants, Conditions and Restrictions documents (CC&R's). Any unit in violation of any of the R&R's or CC&R's will be notified, normally by a "door hanger" notice, depending upon the seriousness of the violation. There will be a stated period of time in which to correct the violation. If the unit is not brought into compliance the owner, renter, guest or occupant will be given a written notice of intent to fine and a further stated period of time in which to correct the violation will be given. Failure to correct the violation will result in monetary fines being levied. Homeowners have the right to appeal notices of violations.

Occupants are urged to notify property management, Snow Property Services, by telephone at 480-635-1133, by email at compliance@snowaz.com, or in writing at 4135 S. Power Rd. #122, Mesa, AZ 85212 of any visible violations.

Violations of Rules and Regulations may result in exclusion from RMV'S Facilities.

€ Violations of Rules and Regulations may result in a fine or fines being assessed by the Board of Directors. Owners will receive a notice and be given opportunity to correct the violation. Depending upon the severity of the violation fines in the minimum amount of twenty five dollars (\$25.00) and increasing amounts in increments of twenty five (\$25.00) thereafter may be assessed until the violation is corrected.

16. CITY OF MESA CRIME FREE MULTI-HOUSING PROGRAM (In Progress). You will be notified.

17. Restricted Access

Only persons authorized by the HOA Board of Directors may gain access to the roof of any Red Mountain Villa's building, pump room or any other area designated by the Board as being restricted.

18. Approvals

**The Board of Directors reserves to right to change, update and or correct
under the authority of section 10.11 of the Amended Declaration.**

Approved by Board of Directors
May 4, 2017

ADDENDUM "A"

RULES FOR THE USE OF SWIMMING POOL/SPA AND ADJACENT AREAS

€ **Pool gates must be kept locked at all times when not in use.**

€ Pool hours are 8AM to 10PM.

€ No lifeguard is provided. Swimming is done at your own risk.

€ Children under 14 years of age must be accompanied and supervised by an adult (age 18 or above) who is an occupant. For health reasons children under age 10 are **absolutely not** allowed to enter the hot tub.

€ Body lotions and oils must be removed before entering the pool or hot tub. No soap is allowed in the pool or hot tub.

€ **County law** requires small children to wear **regulation swim diapers** in the pool.

€ **What are the usage restrictions for a pool or spa?**

€ A number of usage restrictions exist for pools or spas. Some typical usage restrictions include:

- Observe all safety regulations.
- No drinks, candy, tobacco, popcorn, gum, alcohol, or food of any kind shall be permitted in the pool or within ten (10) feet of a public bathing place or within four feet of a semipublic bathing place. Food or drink is allowed in the pool enclosure, but not in the pool or in walkways, provided that only plastic or paper serving utensils, cups and dishes are used.
- No glass is allowed within the pool enclosure.
- Shower and use the toilet before entering the pool.
- Keep gate(s) closed . do not prop open.
- Persons with sore or inflamed eyes, colds, nasal or ear discharges, boils or other acute or obvious skin or body infections, or cuts shall be excluded from the pool.
- **Incontinent, wear tight fitting rubber or plastic pants or a swim diaper**
- Animals are not allowed in the pool enclosure unless they are service animals.

Additional usage restrictions are detailed in the Maricopa County Environmental Health Code Chapter VI, Section 1.

[Maricopa County Environmental Health Code](#)

€ **No glassware or ceramics** are allowed in pool area.

€ Removal of pool area furniture is not allowed without Board of Directors approval. Pool and hot tub covers, umbrellas, chairs, tables and lounges must be placed back where you found them, Do not move or unplug refrigerator for any reason.

€ Private use of the pool is not allowed unless reserved in advance.

€ Management has the right to close the pool at any time for any reason.

€ Only proper bathing suits are allowed in the pool and hot tub.

€ Single person floats are allowed in the pool. Noodles may be used year-round. Swimmers have precedence over those using floats or noodles. Floats, noodles, mattress floats and pool toys are not to be stored in the pool area at any time. No rafts or lounge chairs are allowed in the pool.

- £ Radios, stereos and similar devices may not be played in the pool area except when these devices are used with earphones or at socials and potlucks.
- £ No horseplay, running, jumping, diving, or throwing of balls or other objects is allowed.
- £ Pool lounges cannot be saved with towels or other items for persons not at the pool. The towels or other items will be removed.
- £ No water squirting devices are allowed in the pool area. Personal misting bottles are permitted.
- £ The entire fenced in area of the pool is a **NON SMOKING AREA.**
- £ Additional rules are posted in the pool area.
- £ Any person(s) violating 'Pool Rules' may be denied access to the pool area.

ADDENDUM 'B'

- ✓ OWNER/RENTERS INFORMATION FORM
- ✓ ARCHITECTURAL PERMISSION FORM
- ✓ PARKING PERMIT
- ✓ BBQ GRILL GAS TANKS INFORMATION
- ✓ RECYCLING INFORMATION

