

# LA CASA CAFETAL HOMEOWNERS ASSOCIATION

Red Mountain Management Co.

P.O. Box 30730

Mesa, AZ 85275

## RULES & REGULATIONS

April 2017

The board of directors has sought to minimize our association rules and regulations as we trust our residents will use courtesy and respect towards others as a guide in our condominium living environment. You are asked to please abide by these Rules and Regulations as they are intended for the benefit of all. They have been carefully considered by the board for safety reasons and to provide for uniformity and consistency within the complex to maintain an appealing appearance of our property. Please try and work out any neighborly issues in an amiable manner before approaching the Board or management company for resolution.

The authority for these Rules & Regulations is granted from the Declaration of Horizontal Property Regime as amended. The authority for the levying of fines is conferred by the Association Bylaws, as amended. The Board of Director(s) will rule on complaints.

### PARKING/VEHICLES

For all purposes, herein, the term resident refers to an owner or registered renter of a La Casa Cafetal condo unit, and their guests. Guests residing with a resident on a temporary basis are considered visitors. All unnumbered, covered or uncovered parking stalls shall be considered visitor parking and will be stenciled as such as each parking lot is repaved.

1. Each UNIT is assigned one designated, numbered and covered parking stall. The vehicle associated with that unit **must** park in that designated stall. **One** additional vehicle per unit is allowed and is to be parked in a visitor stall while the vehicle owner(s) is present (see #2).
2. Any condo unit with an assigned parking stall in the B/D parking lot (Saguaro) having two vehicles associated with that unit, must park the 2<sup>nd</sup> vehicle in a visitor stall in the parking lot behind the "A" building from November 1<sup>st</sup> through April 30<sup>th</sup>. During this period, that 2<sup>nd</sup> vehicle is NOT to be moved over to the B/D lot during the day other than to briefly load or unload.
3. Use of another unit's assigned space is PROHIBITED without the permission of that unit's owner.
4. Vehicle washing by hose; oil change or other repairs requiring disassembly or noise are prohibited.
5. With the exception of loading/unloading, commercial or recreational vehicles and/or trailers are PROHIBITED on premises without board approval and then for a maximum stay of two weeks only.
6. The three (3) visitor stalls between the entry gates for buildings B&D (Saguaro Access) are RESERVED for contractor/vendor/visitor parking only. A **two-hour restriction** is in place for all visitors using these stalls and overnight parking is prohibited. Residents may use these stalls for unloading/loading and only.
7. The circular drive (La Montana access) is for the exclusive use of emergency vehicles and contractor/vendor parking while on premises.
8. **All vehicles parked on the premises must be in drivable condition, be registered to an owner, renter or visitor (while on premises), be currently registered and have liability insurance coverage. Upon request by the board of directors or the management company, proof of ownership, registration and insurance coverage must be provided. Vehicles not meeting these requirements must be removed from the property or they will be removed at the owner's expense.**
9. **Vehicles that are or appear to be in an inoperable/drivable condition are not to be "stored" on the premises. Any vehicle that leaks fuel, oil other fluids must be removed from the property immediately and repaired before being allowed to return. Placement of absorbent material, trays or catch pans are not to be used and any damage resulting from a vehicle leaking fluids will be billed to that unit's owner.**

## SWIMMING POOL

1. The pool is for the exclusive use of the residents and their guests. The resident(s) must be on premise when their guests are using the pool.
2. There is no lifeguard on Duty at any time.
3. Swimwear (regardless of age) is required in the pool.
4. Diapered children are not permitted in the pool area WITHOUT swim diapers.
5. For SAFETY PURPOSES, the pool cover MUST be rolled completely back when any person is in the water.
6. Please DO NOT leave personal items, swim aids, etc. in pool area.
7. No smoking is allowed in the enclosed pool area.
8. The pool needs to be covered nightly by the last user(s).
9. Posted Pool hours are 7:00 AM until 10:00 PM.
10. See further Maricopa County Health Department pool rules as posted in pool area.

## LAUNDRY ROOM

1. These facilities are for the exclusive use of the residents and their guests. After using please ensure the door is locked.
2. It is the responsibility of users to leave the facility in a neat and orderly condition including emptying lint traps and wiping clean the washer(s) and dryer(s)
3. DO NOT USE DYE IN MACHINES!

## PATIOS/TERRACES/BALCONIES

1. Are NOT to be used as storage areas.
2. No clothing (swim suits, towels, etc.) is to be hung on railings or gates. Item's (swim suits, towels, etc.) are allowed to be hung within the patio area.

**COMMON AREA(S)** are defined as any of the property outside of the footprint of the residential building(s), including but not limited to the swimming pool, grass, granite/stone, parking lots.

1. Community Common Areas are **NOT** to be used for **storage of personal items**.

NOTE: There is a bike rack within the gated area located to the right of the laundry/storage room. Bikes are to be LOCKED to the bike rack and NOT to step railings, patio railing, etc.

## MISCELLANEOUS

1. Sidewalks, driveways, passages, common areas should not be obstructed so as to hinder normal use.
2. Standard real estate For Sale and/or Rent signs are the ONLY advertisements/signs allowed within the owner's property.
3. ALL gates MUST be kept closed and latched unless in continuous use for loading/unloading.
4. Any alterations, improvements or decorative treatment of the building exterior (sun shades, doors, windows, painting, etc.) must have prior approval of the Board of Directors.
5. Pets are NOT allowed by owners, tenants or visitors at any time. Hummingbird feeders are the only bird feeders/houses allowed. No other pet/stray/wild life feeders or feeding of any kind are allowed.
6. GARAGE SALE. There is an Annual Spring Complex Sale. Individual sales are PROHIBITED on the premise.
7. The Storage/Work Room, across from the Laundry, is NOT for resident storage. Temporary storage of personal items MUST be approved by the Board of Directors. UNAPPROVED items left in the storage room will be sold at the Annual Complex Spring Sale or donated, as the Board deems fit.

### 1. SPECIAL NOTICE – BARBEQUE GRILLS

ELECTRIC GRILLS ARE STRONGLY ENCOURAGED - CHARCOAL GRILLS ARE PROHIBITED

The Town of Fountain Hills Fire Safety Regulations prohibit open flame cooking devices shall on balconies or within 10 feet of combustible construction. See Fountain Hills Fire Safety Regulation: 308.1.4.1

