

## SANDCASTLE IMPROVEMENT ASSOCIATION

### RULES AND REGULATIONS AMENDED January 12, 2000

- 1 POOL: Rules for conduct in and around the pool are posted on the door of the pool pump room. The following regulations however, should also be adhered to: Children under 14 in the pool area must be supervised at all times; pets, leashed or otherwise, are not allowed in the pool area; loud noise, such as high-volume radios and horseplay are not permitted. Radios may be brought to the pool area if earphones are used. Foreign matter, including suntan oil, glass, rocks; sticks, etc. are not permitted.

A resident should accompany guests.

THE GATE MUST BE LOCKED AT ALL TIMES EXCEPT WHEN SOMEONE IS PASSING THROUGH. THIS IS AN IMPORTANT SAFETY MEASURE TO PREVENT DROWNING OR INJURY IN THE POOL AND IS REQUIRED BY THE MARICOPA COUNTY HEALTH DEPARTMENT-SAFETY DIVISION.

- 2 FISHING: A resident must accompany guests in order to fish on the premises. All debris and dead fish must be removed from your fishing site when finished. Regulations concerning fishing at the Lakes may be obtained from the Beach & Tennis Club.
- 3 SKATING: Skateboarding, roller-skating, roller-blading or bicycle riding is strictly prohibited within the complex. Bicycles may not be locked up in the common area.
- 4 LITTERING: Littering on the grounds is not permitted. This creates additional work for the maintenance crew and additional costs to the homeowners.
- 5 PETS: There is a city ordinance against pets running free, they must be leashed and under control at all times. All residents are required to clean up their animal's waste IMMEDIATELY. Persistent barking will not be tolerated.
- 6 PARKING: ONE VEHICLE PER SPACE. There is no storage or extra motorcycle parking allowed in the space allotted to a car. Park in the space allocated to the corresponding condo number or your vehicle may be towed without further notice. AT NO TIME should you have more than two vehicles in the parking area. THE EAST AND WEST EXITS MUST

SANDCASTLE RULES AND REGULATIONS  
PAGE 2

BE USED FOR EXIT ONLY. ALL INCOMING TRAFFIC MUST USE THE CENTER ENTRANCE.

Large campers, trailers, or boats are not permitted in the parking area.

CARS PARKED IN THE "NO PARKING" AREAS DESIGNATED BY SIGNS MAY BE TOWED AT THE OWNER'S EXPENSE. THERE IS NO PARKING ON THE PREMIES FOR GUESTS. PLEASE INFORM YOUR GUESTS TO PARK ON THE STREET.

7. COMMON WALLS: Any wall that separates one unit from another shall not be used by the owner for the purpose of attaching or storage of anything which is recreational or which produces noise or sound.
8. DECORATING AND UPKEEP: No reflective materials shall be placed in the windows or other surfaces, which can be seen from the buildings. No signs shall be placed in windows or on the exterior of the unit. The owner is responsible for his own yard and patio area and must maintain weeds and general tidiness at all times.
9. AUTO CARE: WORKING ON AUTOS AND WASHING OF VEHICLES AND/OR OTHER VEHICLES IS STRICTLY PROHIBITED ON SANDCASTLE PROPERTY.
10. AWNINGS: Torn or frayed awnings must be replaced at the owner's expense. If the owner does not wish to purchase a new one, the framework must be removed immediately upon taking the old awning down. Surface repairs must be made if the framework is removed.
11. STAIRWELLS: Stairwells and walkways are not to be used for storage of any kind. Anything left on the common area is subject to removal and the owner is subject to fines.
12. PATIOS: All patios shall remain clear of litter and debris. No clotheslines are permitted. Due to potential liabilities of fire and bodily injury, the storage and use of charcoal or gas grills under patio covers is prohibited and must be strictly enforced per our insurance carrier.
13. LEASED/RENTED UNITS: Owners are ultimately responsible for their tenants and are subject to violations and fines imposed due to their tenants' inability to observe the rules, covenants and

SANDCASTLE RULES AND REGULATIONS  
PAGE 3

restrictions. Tenants are representatives of the owners. Owners should consider an additional damage deposit when renting units as owners will be held responsible for damage caused by tenants to the common areas during move in, move out or while a resident upon the property. This includes driving on sidewalks, and leaving boxes and unwanted items outside the trash receptacles.

14. DUMPING: ABSOLUTELY NO DUMPING outside the trash receptacles will be permitted. If an unwanted item will not fit in the trashcan it must be removed from the premises by the owner/tenant. A \$100.00 fine will be imposed to anyone violating this rule.
15. DRIVING ON SIDEWALKS: The double sidewalks running through the property are in place for emergency vehicle use and for the purpose of walking. ANYONE driving on these surfaces without the express written consent of the Board of Directors will be fined and responsible for all subsequent damage to the property.
16. CABLE/SATELLITE INSTALLATION: A licensed professional must do any and all cable OR satellite installation. All cable must be strung as inconspicuously as possible and painted the same color as the buildings. Nothing may be attached to the tile portions of the roof. Any homeowner/tenant installing such devices is responsible for damages caused by the contractor.

These rules are designed for the protection and desired quality of living of all residents as well as the Association. Violation of these rules and or the CC&R's within a calendar year are subject to a warning letter specifying the infraction and allotted time for compliance. Subsequent violations will be subject to fines and could result in legal action.

# **Sandcastle Improvement Association**

## **VIOLATION POLICY**

- 1st Notice**            A warning letter will be sent to homeowner allowing one week to comply. If a homeowner contests the violation, a written dispute must be received within 7 days of the date of the notice. Homeowner must attend a hearing before the Board of Directors at their next regular meeting or the violation will stand.
- 2nd Notice**            A strong warning letter will be sent to homeowner allowing one week to comply and the notice will indicate that a third notice will carry a fine of \$100.00.
- 3rd Notice**            A letter will be sent to homeowner indicating a fine of \$100.00 that is due and payable immediately with one week to comply or an additional \$100.00 will be charged weekly thereafter and the Board of Directors may elect to have water service shut off to individual units until compliance is rendered.

Violations of the CC&R's & Rules and Regulations are effective for one year from the date of the first violation letter. Homeowners that do not pay the fine levied against their account are subject to a lien on their property and legal action to collect the debt including all legal fees.