

# CASA REAL HOMEOWNER'S ASSOCIATION RULES AND REGULATIONS

WHEREAS, the Restated Declaration of Covenants, Conditions and Restrictions (the CC&Rs") applicable to Casa Real, establishes various restrictions on the use of property and responsibilities of the Association to enforce such restrictions, which includes the implied power to adopt reasonable Rules and Regulations to guide the Board of Directors in its exercise of the Association's enforcement obligations; and

WHEREAS, the Association's Board of Directors wishes to adopt such Rules and Regulations, the violation of which may be subject to enforcement in accordance with Enforcement Policies and Procedures as may be adopted by the Board of Directors and Arizona Law.

NOW THEREFORE, LET IT BE HEREBY RESOLVED that the following Rules and Regulations were approved and adopted by the Association's Board of Directors at a duly held Board Meeting on May 16, 2023, which shall supersede and replace all previous Rules and Regulations adopted by the Board, and shall become effective as of May 22, 2023.

**CASA REAL HOMEOWNERS ASSOCIATION, an  
Arizona non-profit corporation**

DocuSigned by:  
*Diana Pennie*  
By: \_\_\_\_\_  
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[NAME]  
Its: President

ATTEST:  
DocuSigned by:  
*Jane L. Holmes*  
By: \_\_\_\_\_  
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[NAME]  
Its: Secretary

# CASA REAL HOMEOWNER'S ASSOCIATION RULES AND REGULATIONS

| <b>Subject</b>                            | <b>Contents</b> | <b>Page</b> |
|---|-----------------|-------------|
| Nuisances: Noise, Unsightly Objects ..... |                 | 3           |
| Vehicles and Parking .....                |                 | 3           |
| Pools and Tennis .....                    |                 | 3           |
| Maintenance of the Lots .....             |                 | 4           |
| Yards .....                               |                 | 4           |
| Common Area .....                         |                 | 4           |
| Pets .....                                |                 | 4           |
| Signs & Flags .....                       |                 | 4           |
| Trash .....                               |                 | 4           |
| Leasing and Guests .....                  |                 | 5           |

## CASA REAL HOMEOWNER'S ASSOCIATION RULES AND REGULATIONS

### **Nuisances: Noise, Unsightly Objects**

1. Holiday Decorations/Lights: Homeowners may place outside decorations on their lot 30 days prior to any generally recognized holiday. All decorations must be removed within 30 days after any Holiday. Exceptions are possible by approval of the Board.
2. Vehicles shall not be allowed to fall into a state of disrepair such that the vehicle becomes unsightly to other residents.
3. Pest control and pest caused damage on a Lot, including but not limited to termites, bees, woodpeckers, and ground squirrels, are the responsibility of the Owner. This includes any repairs for structural damage resulting from pest infestation.

### **Vehicles and Parking**

1. No parking on any Common, landscaped, or undeveloped areas. This includes the east side of the Pantano wall, the area between the Pantano wall and Casa Real residences, and on the gravel area between the sidewalk and the street of any lot.
2. Owner/resident/guests to move such a vehicle at the request of the Association to facilitate maintenance of areas of Association responsibility.
3. No portion of any vehicle parked or stopped on a driveway shall extend over or into the sidewalk area and shall not impede or obstruct in any way the movement, path, or free access of any person on the sidewalk.
4. Vehicles cannot be parked in the street or on any Lot that would obstruct access to another Lot or other portions of the premises to Owners, residents, or emergency vehicles, except for on an emergency basis or a temporary basis for loading, unloading, etc. not to exceed 4 (four) hours. Any exceptions must be pre-approved by the Board.

### **Pool and Tennis**

1. The hours of operation for the facilities are from 7:00 AM to 10:00 PM. Both pools and tennis courts are open year-round. The Hawthorne pool is not heated during the winter months.
2. Residents are responsible for assuring that all facilities are used in a safe, considerate, and friendly manner.
3. No private parties are permitted. Pool to remain open and available to all residents.
4. Pools, tennis courts and immediate surrounding areas are to be used for their designated purposes.
5. No children under the age of fifteen (15) are permitted to use these facilities without direct adult supervision. Supervising adults are directly responsible for the children's safety.
6. Residents/tenants must always accompany their guests at pools and tennis courts.
7. No glass containers are permitted.
8. No alcoholic beverages are allowed.
9. No overnight parking is permitted in the pool/tennis court parking lots.
10. Pets are prohibited in the pool or tennis court enclosures.
11. No one is permitted in the pool during an electrical storm.
12. Pool enclosure gates must always remain CLOSED.

## CASA REAL HOMEOWNER'S ASSOCIATION RULES AND REGULATIONS

### **Maintenance of the Lots**

1. Lot Owner is responsible only for maintenance and repairs in the private areas of the Lot, within walled yards, enclosed patio areas and dwelling interiors.
2. Debris from back yards shall not be thrown into the Common Area. The Common Area may not be used as a dumping ground.

### **Yards**

1. Clotheslines, or any other personal items located on the patio areas shall be screened so that they are not visible to any other Lot.

### **Common Areas**

1. No planting of any vegetation, removal of existing vegetation or trimming of vegetation is permitted without prior written approval from the Board of Directors.
2. No placement of any personal items is permitted in any portion of the Common Areas.

### **Pets**

1. In accordance with the Pima County Ordinances, all dogs must be kept on leashes when outside the boundaries of any Lot or on any Common Area.
2. Residents are required to immediately and hygienically dispose of any animal waste in any Common Area.

### **Signs and Flags**

1. Permanent signs, flags, decorations, improvements are prohibited in any Common Area.
2. Real Estate Signs must be removed within two (2) weeks after the close of escrow.
3. Real Estate Open House signs may be placed within Casa Real Common Areas during the scheduled Open House. Once the Open House is over, the signs must be removed.

### **Trash**

1. Any garbage, trash or debris which does not fit into the trash/recycle containers must be kept out of view of neighboring Lots and from the street.
2. Trash/Recycle bins may be put out as early as the night before the pick-up date and must be retrieved and stowed away by the end of the pick-up day. Trash cans must not be placed close to the lamp posts to avoid the truck damaging the post during pick up. Trash is currently every Thursday and recycle days are currently every other Thursday.

## CASA REAL HOMEOWNER'S ASSOCIATION RULES AND REGULATIONS

### **Leasing and Guests**

1. The leasing or rental of a Lot, for the purposes of this Section, is not considered a business.
2. Owners may lease their Lots for single-family residential purposes.
3. The tenants of the Lot must adhere to all provisions of the CC&RS and these Rules.
4. The Owner is responsible for the actions and behavior of his tenants or lessees and is responsible for any monetary sanctions imposed against the tenant or lessee.
5. It is recommended that all leases and subleases shall be written and provide that any breach of the CC&Rs or these Rules constitutes a material breach of the lease.
6. Owner shall provide the Association with the name of the Lessee and such other information as the Board of Directors may reasonably require. Short-term rentals are excluded. (Rental Form is attached at the end of these Rules).
7. Owner is required to provide their tenants or lessees with copies of the CC&Rs and these Rules. In the event an Owner fails to provide these documents, the Association may do so and add the costs of the copies to the Owner's assessment account.
8. Each Owner is responsible for the actions of his or her agents, tenants, guests, invitees, or licensees, and is responsible for their compliance with The Declaration of Covenants, Conditions and Restrictions (the "CC&Rs") and these Rules.
9. If one of the above listed persons causes damage to the Common Areas or any area of Association responsibility, or if the Owner fails to ensure compliance with the CC&Rs and these Rules by these persons, the Board has the right to act against the Owner, as if the Owner was the person not in compliance or had caused the damage.