

# CASA BONITA HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

## POOL AND SPA RULES

1. Pool and spa hours are from 6:00 a.m. to 10:00 p.m.
2. Residents and their guests shall conduct themselves in such a manner as to not disturb the quiet enjoyment of the other residents and guests at all times.
3. The Association does not have maintenance people, so it is important to clean up after yourself. All items in the pool area must be taken away and disposed of properly (i.e. soda cans, papers, cigarette butts, diapers, etc).
4. It is prohibited to jump into the pool from chairs or walls, to consume alcohol in the pool area or to bring glass objects or containers into the pool area.
5. Individuals fourteen and younger are prohibited from entering the spa water.
6. No swimming is allowed in street clothes (NO EXCEPTIONS). T-shirts and cutoffs are not permitted.
7. Fold the pool umbrella down when not in use. If you put the umbrella up, put it down. Put all lounges and chairs back in the designated area.
8. Keep the gates closed and locked at all times.
9. If you find an article that may have been left in/around the pool area and no one is there, turn the article over to a Board member.
10. The pool and spa are for the use of the RESIDENTS of the complex only. All other persons are considered guests and MUST be accompanied by a resident while using the pool or spa. Out of town guests may be allowed to use the pool and spa unescorted if approved by the Board of Directors.
11. Residents using oil-based products must shower before entering the pool.
12. Swimming with young children who require the use of diapers requires the use of cloth diapers that are secured with leak proof plastic pants, or an infant swimsuit must be worn by the child to cover the diaper and prevent leakage.

## **POOL AND SPA RULES - CONTINUED**

13. No running in the pool area.
14. No diving allowed.
15. It is prohibited to have children under the age of 18 at the pool unless accompanied by an adult - which means someone who is eighteen years of age or older.
16. No food is allowed in the pool area.
17. All pool parties must be approved in advance by the Board of Directors.
18. Extended exposure to hot water may be detrimental to the health of elderly persons, persons with health problems (such as heart conditions, diabetes, or low/high blood pressure), small children, or pregnant women. As exposure limitations vary from person to person, it is recommended that the user consult with a physician before using a spa.
19. Do not use the spa while under the influence of alcohol, narcotics, or other drugs that cause sleepiness, drowsiness, or raise/lower blood pressure.
20. Check spa temperature before use. Maximum safe temperature is 104 F.
21. Overexposure may cause nausea, dizziness, and fainting. Avoid spending more than 15 minutes in the spa at any one time.

**UNIT OWNERS ARE RESPONSIBLE FOR THEIR GUESTS AND  
LANDLORDS ARE RESPONSIBLE FOR THEIR TENANTS AND GUESTS**

## **COMMON AREAS**

1. The larger mailboxes to the right of the regular mailboxes are for the oversized deliveries. Should you receive a large package, the postal person will leave one of the keys from these mailboxes in your unit box. Do not remove these keys from the larger mailboxes as some deliveries may be delayed.
2. No one is to park in any space other than their own except with written permission of the unit owner. A copy must also be provided to the Community Association Manager.
3. Head in parking only.

## COMMON AREAS - CONTINUED

4. Dispose of cigarette butts in a proper manner. Do not throw butts on any common area sidewalks, driveways, or landscaped areas.
5. Put all garbage and trash in bags. DO NOT dump without bags. Place all trash and garbage inside the dumpster.
6. All pets must be kept under leash and controlled at all times.
7. All patios must be kept in a safe, sound and sanitary condition. Store all personal property in the storage area provided within your unit.
8. All unit walls are thin. It is up to every unit owner to keep the noise level down. Turn down your TV, stereo and VCR so your neighbors can enjoy their "space".
9. Speed limit is 15 MPH.
10. No rollerblading, skateboarding or bike riding is permitted at any time on the driveways, parking areas, or in the pool area. Please remember that pedestrians have the right of way on sidewalks.
11. The visitor parking is very limited on the west side (only four spaces). Tell your guest(s) to park in the visitor area provided nearest your assigned covered parking space.

## GENERAL RULES

1. To conserve water, only hoses with shut-off nozzles may be used to wash cars.
2. Major repairs to vehicles cannot be performed on the premises.
3. No business can be conducted from your unit.
4. Keep household noises to a minimum. Pima County statutes list quiet hours as 10:00 p.m. to 6:00 a.m.
5. No items are to be placed or hung from or over balconies/patio fences that would detract from the outside appearance of the unit, i.e. laundry, towels or shoes.
6. "For Sale" or "For Rent" signs of any nature are to be placed in the front of the Association, as close to Speedway Blvd. as possible. No "For Sale" or "For Rent" signs of any nature are to be placed outside of individual units or in any windows.

## GENERAL RULES - CONTINUED

7. Maximum height of any pet shall be 15" from the front shoulder in the standing position to the ground.
8. No RV's or motor homes are permitted on site, except to load or unload.

Rules and Regulations of any homeowners association should be in effect to protect the safety and well being of its residents, as well as to protect property values under the Articles of Incorporation, CC&R's, By Laws and Rules and Regulations. Many associations and landlords have similar rules regarding activities around swimming pools. Casa Bonita's rules, changes and additions do not seem excessive nor do they discriminate against children - they merely curb potentially destructive or dangerous behavior.