

LAS SOLANAS HOMEOWNER'S ASSOCIATION RULES AND REGULATIONS

We welcome you to Las Solanas. We are happy to have you as a member of the association. We are striving to make this a pleasant, friendly and happy neighborhood. This can be accomplished with your help and cooperation.

The \$125 monthly association fees are due by the first of each month, and late on the 10th day. The following services are provided by the monthly fee:

- The pool is open May to October and a portion of the fee is used for pool maintenance
- Landscape Maintenance of the common area is provided. This does not include your atrium or patio. Homeowners should not plant in the common area. This will be conducted by the landscapers, with the Board's approval.
- Exterior Pest Control service will be performed the 4th Thursday of the month. Please place the door knocker on the door if you would like the interior of your home/patio sprayed.
- Fire & Liability insurance will be provided for the common areas, pool and limited personal for your home.
- A reserve fund is set up to paint the exterior of the buildings, carports, street paving and other capital expenses that may arise.
- There is a community box located on Camino Las Solanas that you may use for your convenience for payments or correspondence of any suggestions or complaints.

Garbage and water are not included in your association fees. City of Tucson may be reached to arrange this service at (520) 791-3242. Garbage collection and recycling are every Thursday. Please place your bins at the curb on the morning of pick up and be sure to retrieve that evening. Please do not place your bins in your atrium.

Awnings, Ramadas & Additions- We request that if you are contemplating adding awnings or ramadas on our patio, or atrium, that you will keep them in line with existing materials/construction currently used in Las Solanas. This would include white awnings and brown ramadas. This will keep the appearance of our community as uniform as possible. YOU MUST SUBMIT SPECIFICATIONS AND PLANS TO THE BOARD OF DIRECTORS for their approval **BEFORE** any changes are made if using any other materials or color schemes.

Street Parking- We ask that you observe the posted signs for the street parking and speed limits. Please use your numbered parking space. There are three uncovered parking lots that may also be used. Only two cars per household are allowed. One designated/numbered spot and one uncovered per household. No long term storage of vehicles is permitted, no mobile home, trailers, jet skis etc are allowed. No Parking or driving on sidewalks or yards is permitted. Please remember that no car washing or car repairs are permitted.

Pets- Please remember all dogs must be walked on a leash per city law. Clean up after your pets please. Be sensitive to your neighbor's by keeping your patios clean and make sure there is no excessive barking. **NO DOGS ALLOWED IN THE POOL AREA.**

Reminder- Please keep your front atrium neat and clean. Also, it is your responsibility to change the light bulb in the sidewalk lighting. You will be charged if the HOA is required to do this. NO unsightly **personal property** may be stored in the common areas. This includes the garbage/recycling cans. Please keep these items within your patio. You may use a hose but please keep it neatly stored.

Annual association meeting- will be held in September. A notice will be sent to you. Monthly Board meetings are held at Eastside City Hall at 6 pm. Please submit any agenda items 24 hours in advance. You are welcome to attend all of these meetings.

Management Company- Sandy Lane....Bidegain Realty(520) 886-9877 8755 E Broadway Blvd, Tucson, AZ 85710

LAS SOLANAS
BLOCK I POOL
RULES AND REGULATIONS

1. THIS POOL AREA IS ONLY AVAILABLE TO HOME OWNERS AND RESIDENT RENTERS.

2. EACH ELIGIBLE ASSOCIATION MEMBER AND RESIDENT RENTER IS PERMITTED ONLY TWO GUESTS AT ANY ONE TIME.

3. ALL CHILDREN MUST BE ACCOMPANIED BY A MEMBER ADULT AND KEPT UNDER CONTROL.

4. NO RUNNING OR HORSEPLAY IS PERMITTED.

5. NO LARGE "FLOATS" CAN BE USED UNLESS NO MORE THAN TWO PEOPLE ARE USING THE POOL.

6. NO GLASS ALLOWED IN THE POOL AREA.

7. ABSOLUTELY NO ALCOHOLIC BEVERAGES ARE TO BE SERVED IN THE POOL AREA.

THESE RULES AND REGULATIONS ARE TO BE POSTED AND ADHERED TO. THEY ARE NECESSARY FOR COMPLIANCE TO OUR INSURANCE LIABILITY AND TUCSON CITY AND COUNTY ORDINANCES OF SAFETY.

LAS SOLANAS HOME OWNERS ASSOCIATION BLOCK 1

Pool Regulations June 2007

1. **NO ALCOHOL OR GLASS
CONTAINERS!!**
2. Residents must accompany their guests while in the pool area. Only 2 guests per unit.
3. Pool Hours 8:00a.m. to 10:00p.m.
4. No Running or Horseplay
5. No Diving
6. All children under 14 must be accompanied by an adult.
7. Pool equipment such as skimmers and life rings are for emergency use only!
8. Clean up after yourself.