

CASA BONITA HOMEOWNERS ASSOCIATION
RULES & REGULATIONS
Adopted August 9, 2023
Amended December 10, 2025

POOL AND SPA RULES

1. Pool and spa hours are from 6:00 am to 10:00 pm.
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 (14) years of age or 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. Put all lounges and chairs back in the designated areas.
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 to be 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 a Swim Diaper with leak guard protection or cloth diapers with leak proof plastic pants.
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 (18) 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 a physician before using the spa.
19. Do not use the spa while under the influence of alcohol, narcotics, or other drugs that cause sleepiness, drowsiness, or raise blood pressure.
20. Check spa temperature before use. The 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 THEIR GUESTS.

COMMON AREAS

1. The larger mailboxes to the right of the regular mailboxes are for 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 be provided to the community association manager.
3. Head in parking only.
4. **All vehicles parked in the parking lot, including the covered parking, must have current plates and be operable to drive on the city streets.**
5. Dispose of cigarette butts in a proper manner. Do not throw on any common area sidewalks, driveways, or landscape areas.
6. Put all garbage and trash in bags, DO NOT dump without bags. Place all trash and garbage inside the dumpsters. **DO NOT LEAVE LARGE ITEMS OUTSIDE THE DUMPSTERS, AS THE GARBAGE TRUCKS WILL NOT PICK THEM UP. PLEASE DISPOSE OF THEM PROPERLY.**

7. All pets must be always kept under leash and control at all times, **this includes dogs and cats.**
8. All patios must be kept in a safe and sound sanitary condition. Store all personal property in the storage area provided within your unit.

COMMON AREAS - CONTINUED

9. All units' walls are thin. It is up to every unit owner to keep the noise level down. Turn down your TV, stereo, **and other devices**, so your neighbor can enjoy their "space".
10. Speed limit is 5 MPH.
11. 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.
12. The visitor parking is very limited on the west side (only four spaces). Tell your guest(s) to park in the visitor parking 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 are from 10:00 pm to 6:00 am.
5. No items are to be placed or hung from balconies/patio fences that would detract from the outside appearance of the unit. (i.e. – tarps, sunshades, laundry, towels, or shoes). **Personal items or plants stored in the common areas (by patio fences, walkways, and fronts of units, need to be approved by the board.**
6. **Nothing should be hung or attached on the exterior walls of the unit without written permission from the board.**
7. "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 signs of any nature are to be placed outside the individual units or in any windows.**

8. Maximum height of any pet shall be 15" from the front shoulder in the standing position to the ground.
9. No RV's or motor homes are permitted on site, **except for loading and unloading and should be removed within 48 hours.**

Rules and Regulations of any homeowner's association should be in effect to protect the safety and well-being of its residents, as well as to protect the property values under the Articles of Incorporation, CC&R's, By Laws. 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.