

LAKE PARK VILLAS HOMEOWNERS ASSOCIATION

C/O VISION COMMUNITY MANAGEMENT
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RULES AND REGULATIONS REVISED AND EFFECTIVE 4/2016

Owners are required to provide Tenants with a current copy of the Lake Park Villas HOA Rules and Regulations.

GENERAL

1. All homeowners are responsible to know, abide by, and enforce the Lakes Community Association and Lake Park Villas Rules and Regulations, Covenants, Conditions, and Restrictions (CC&R's), By-Laws, and Articles of Incorporation. The Owner(s) will be held accountable for the actions and compliance of their tenants, guests, licensee's, agents, and/or household members to all Rules and Regulations.
2. Any exterior alterations, changes or improvements require prior written approval of the Lake Park Villas HOA Architectural Committee. This includes, but is not limited to, patio walls, gates and covers; landscaping, painting, windows, doors, awnings, satellite dishes etc. *Submittal of architectural variance forms is required prior to commencement of any work—exceptions will be made for emergency repairs. The appropriate application form is available from Vision Community Management.*
3. To protect peace and quiet on LPVHOA premises, **NO** loud or disruptive noise due to televisions, stereos, musical instruments, motor vehicles, tools or machines, skateboards, roller blades, barking dogs, rowdy behavior, loud voices, or other disruptive behavior or annoying sounds will be permitted.
4. Any damage, destruction, or vandalism of common area property within LPVHOA by an owner, family member, their guest, their tenants, licensees or agents will be charged to the owner in the amount necessary for replacement or repair.
5. Any violation of provisions of Lake Park Villas HOA, CC&'s, Bylaws, or Rules and Regulations are subject to a fine. Vandalism or damage to association property will include the cost of replacement materials and/or repair costs. Fines to be determined by the Board of Directors. See fine policy for additional details.

POOL

6. Use of the pool is restricted to owners/tenants and their guests. Guests must be accompanied by owner/tenant at all times. Please use the pool at your own risk. **NO Lifeguard is on duty!**
7. **Children under the age of 14 MUST** be accompanied and supervised at all times by an adult 18 or older.
8. People with infectious diseases or intoxicated people are NOT allowed in the pool area.

9. Enter and exit the pool through the locked gates with a key at all times.
10. No pets, glass containers, bicycles, tricycles, skateboards, or alcoholic beverages are allowed in the pool area.
11. Everyone must shower before entering the pool to remove lotion and oils.
12. No running, excessive splashing, horseplay, spitting, loud and/or obscene language is allowed.
13. NO throwing of foreign matter or debris into or around the pool.

Non-compliance to any one of the above rules may result in the withdrawal of pool privileges. Repeat violations will result in fines.

PREMISES

14. Dogs must be leashed and under direct control at all times. The grass area on the south side of Southshore Drive is to be used to walk or exercise your dog. Owners are responsible for the care and clean-up of their pets. **Pick up your dogs or cats feces.** All our residents, especially children, have a right to a clean outdoor environment.
15. *Satellite dishes installed on a roof are to be done in a method which **does not penetrate the roof surface. Satellite dishes are to be installed so as not to be visible from the ground, only on the roof of C, D & E Units. Cables attached to the building are to be installed in a professional manner.** Any damage to the roof caused by you or your technician will be repaired by the association and billed to the owners' account.*
16. NO people, equipment, or objects of any kind are permitted on the roofs, except for authorized service or maintenance personnel and properly installed satellite dishes.
17. Internal window coverings must present an acceptable exterior appearance. *NO foil or sheets are permitted for window coverings. Peeling, cracked, damaged sun film, blinds or screens must be removed, repaired, or replaced.*
18. All rubbish and debris is to be placed inside the dumpsters, with larger items broken down to fit inside. Trash is not to be left on top, behind, to the side, or in front of the dumpster areas. Normal trash pick-up days by the City of Tempe are Tuesdays and Fridays.
19. No skateboards, bicycles, motorized scooters, roller blades, Segways or hoverboards are permitted on the sidewalks. Personal items such as Potted Plants, Barbeques, etc. are not allowed on lawn or other Common Areas.

VEHICLES

20. Washing cars on the property is **strictly prohibited**.
21. The speed limit on the LPVHOA premises is 10 MPH.
22. All parked vehicles must have current registration and be in operating condition. All vehicles out of compliance will be towed at the owner's expense.
23. No parking allowed behind garages, in driveways, at the end of walkways, fire lanes, or in any area not designated for parking. Guest parking is available in spaces marked "visitor" or on Southshore and Driftwood Drives. **Parked vehicles blocking overhead garage doors or in fire lanes are subject to immediate towing without notification.**
24. **Vehicles parked in another resident's assigned parking space, without permission, or in a visitor parking space are subject to towing at the owner's expense.**
25. **Commercial vehicles, trailers, and recreation vehicles must be parked within a garage or on Southshore or Driftwood. Commercial vehicles making deliveries or providing services, on a temporary basis are exempted. Non-commercial pickup trucks are permitted.**
26. **Vehicles in violation of above regulations are subject to towing at owner's expense. A notice of violation will be posted on vehicles allowing 48 hours to comply with regulations. Requests to the towing company can only be issued by an authorized agent or the management company.**