

Casa Bella II
Homeowner's Association
Rules and Regulations
Revised September 2021



Casa Bella II Homeowners Association
16545 East Gunsight Drive
Fountain Hills, Arizona 85268

Revised September 2021

Rules and Regulations

Attention all owners and residents and guests

It is the responsibility of all homeowners in Casa Bella II to be familiar with and abide by these rules and regulations. It is each homeowner's responsibility to inform tenants and guests, as well as rental agencies handling a Casa Bella II property, of these Rules and Regulations.

ANIMALS

Absolutely no animals are allowed in the community, except in the event the Association is required to provide a reasonable accommodation pursuant to the Fair Housing Act. In such case, a REASONABLE ACCOMMODATION REQUEST MEDICAL SUPPORT FORM must be filled out and presented to the Board for their approval before an animal can be brought onto the Casa Bella II property. Even with Board approval, The Animal Accommodation Policy must be followed.

ARCHITECTURAL

Absolutely no additions, modifications or changes may be made to the exterior of the unit/building without Board approval. Examples include, but are not limited to, satellite dishes, front doors, security and screen doors, patio covers, shade screens, and windows. When in doubt please contact the management company.

BBQ GRILLS

1. Barbequing is not allowed on the patios or balconies.
2. Community grills are located in the Common Area.
3. Community grills are available for use between 8 am and 9 pm.
4. Sunbathing is not permitted in the community grills/common area.
5. Individual chairs may not be brought into the community grills/common area.
6. The BBQ grill must be cleaned after each use, by the person who used the grill.

CLOTHING

Any owner, tenant, guest, or invitee must be completely dressed at any and all times, while on Casa Bella II property, unless in the swimming pool/ hot tub area. Appropriate clothing for the pool/hot tub area is discussed in #13 under **SWIMMING POOL**.

CONTACT INFORMATION

1. The Management Company and the HOA Secretary are to have the name and contact information for any adults occupying the unit.
2. The Management Company and the HOA Secretary are to have the time period of any lease agreement, including the beginning and end dates of the tenancy.

3. The Management Company and the HOA Secretary are to have a description of the resident's vehicle, as well as its license plate number.

GARBAGE

1. Garbage collection is provided by the Association.
2. Garbage must be in tied plastic bags before throwing it into the dumpster.
3. Please do not overfill the dumpsters. If one is full, please utilize the second dumpster.
4. All boxes must be broken down.
5. No furniture, bulk items, appliances or other large items shall be placed in or around the dumpsters.
6. Do not place car fluids, mercury light bulbs, batteries, or other hazardous materials in the dumpster.
7. No scavenging or digging in dumpsters is permitted.

LANDSCAPING

The Association is responsible for maintaining all landscaping on the property. Please do not plant, remove or alter any of the landscaping or drip lines. Please report any issues to Management.

MAILBOXES

1. The Association is responsible for the mailbox parcel as a whole but is not responsible for the individually assigned boxes.
2. The Association does not have mailbox keys.
3. Lost keys or new locks are the owner's responsibility and may be obtained from the post office or a qualified locksmith.

NOISE RESTRICTIONS

After 10:00 pm, loud noises (loud music, automobile and motorcycle engines carelessly being revved) are not permitted. People coming onto the property, after 10:00 pm, must visit inside the condos and are not permitted to gather in the common area. **Please think of your neighbors!**

NON-MOTORIZED VEHICLES

1. Motorized scooters are not allowed on any part of our complex. This is also a Town of Fountain Hills ordinance.
2. Skateboarding, roller blading or bicycling is not allowed in the complex, due to hazard risks to both parties.
3. Bikes must be stored in the provided bicycle racks located at the southwest and southeast corners of the Project. Bikes may not be stored in the front of the Unit or on the patio or balcony of the Unit.

PARKING SPACES

1. The owner is responsible for cleanup and repair of any damage to their assigned parking space, whether caused by them or their tenant.
2. By Fire Code, carports must be kept clear of all articles other than vehicles or cycles.
3. Vehicles or cycles are to be kept in your assigned places.
4. According to the CC&R and Exhibit A, the owner may not assign/reassign or give permission to, any other owner or tenant the right to use their assigned parking space.

PATIO AND BALCONIES

1. No clotheslines are to be placed on the patio or balcony of a Unit.
2. No clothing, towels or other items are to be draped over railings, walls, fences or furniture.
3. Only typical outdoor furniture and typical outdoor decoration are allowed on the patio.

4. Patios and balconies may not be used for storage. No bicycles, fitness equipment, indoor furniture, ladders, or the like are allowed to be stored on the patio or balcony.
5. No lights are allowed on the patio, except for the electrical light beside the door, except for the two weeks before and after Christmas, unless requested and approved by Board.
6. No signs, flags or advertising devices of any nature including, without limitation, political, informational or directional signs or devices shall be erected or maintained on any part of the Project, except as may be necessary to temporarily caution or warn of danger.

POOL KEYS

For owners who have rental Units, it will be the owner's responsibility to furnish a pool key to the tenant. There is a \$25 charge to the owner to replace or obtain an additional key.

RENTAL UNITS

1. All Rules and Regulations are to be followed by the Owner's and their tenants, guests, and invitees.
2. Owner's are responsible for any violations of these Rules or the Associations Governing Documents, including those committed by the Owner's tenants, guests or invitees, and may be assessed a fine in accordance with the Association's Enforcement Policy. The Owner has the right to address the Board of Directors concerning these fines.
3. All renters must give their name and daytime and nighttime phone numbers in case of an emergency, when management would need to reach them. If not given, a fine of \$15.00 will be assessed to the owner's account.
4. The owner of a Unit will give his renters a copy of the Rules and Regulations. If the owner does not have a copy, he will be provided one by the Management Company, at the owner's expense or he may download a copy from the management company's website.
5. In the event damage to the common elements of the complex is caused by a renter, the owner of said Unit will be held responsible for the monetary cost of repair.

SATELLITE DISHES

1. All residents are required to contact the Management Company before installing a satellite dish. There are certain guidelines to follow, and an architectural form must be submitted to and approved by the Board prior to the install.
2. A satellite dish is not permitted to be installed on the walls of a building, patio or balcony walls or fencing. The dish may be installed on the roof.
3. Cables must be attached to the building and painted to match the color at the point of attachment.
4. Residents are responsible for removing the dish when the service is terminated.

SMOKING

ABSOLUTELY NO SMOKING IS PERMITTED WITHIN ANY COMMON AREA OF THE PROPERTY AT ANY TIME.

Common areas include, but are not limited to, grounds, pool area, pathways, exterior entry ways, patios and balconies, stairways, parking areas, grill area, and dumpster areas.

SWIMMING POOL

Rules for the pool must be strictly adhered to. Fines will be administered, if one is observed violating them.

1. No glass of any kind (bottles, drinking glasses) in the entire pool area.
2. Only **bottled water, no personal drink containers**, may be taken into the pool area. Absolutely **No** drink may be taken into the pool or the hot tub.
3. **NO LIFEGUARD ON DUTY.**
4. All guests must be accompanied by an owner or tenant of Casa Bella II. Each owner or tenant may have at most two guests in the pool area at any given time.
5. All persons who are not able to proficiently swim must be accompanied by a person who is proficient in swimming.
6. Anyone under the age of 18 must be accompanied by an adult.

7. **ALWAYS WATCH CHILDREN AROUND WATER.**
8. No parties or gatherings are permitted in any part of the common area, which includes the pool area.
9. **No radios or other sound devices are permitted in the pool area.**
10. **POOL HOURS 8 am – 9 pm.**
11. **NO ANIMALS AT ANYTIME IN THE POOL AREA, AS PER THE MARICOPA COUNTY HEALTH CODE.**
12. No skateboards or bikes in the pool area. If riding a bike to the pool area, please lock it up outside of pool area.
13. Proper swimming attire must be worn in pool. No cut offs or frayed material, because this clogs the pool motor.
NO DIAPERS EXCEPT SWIMMING DIAPERS UNDER SWIMMING SUITS.
14. No one with an infectious disease is allowed in the pool, due to the spread of infectious disease.
15. Keep gates locked at all times, to prevent small children from getting into the pool area un-chaperoned.
16. No loud or offensive language will be tolerated. Always be considerate of others in the pool area , as well those who live at the edges of the pool deck.
17. Violations of these rules could result in the facility being cited by the county and possibly being shut down. **Your pool privileges may be revoked and you could receive fines for any infractions of the above rules, or for any vandalism.**

VEHICLES

1. No major car repairs are to be done in the parking lot or in the parking spaces.
2. Each Unit is allowed two parking spaces, one that is assigned and covered and one that is not assigned, to be used on a first come first serve basis. Side A of the Unit will use the assigned and covered space and side B of the Unit will use the unassigned space. Please be considerate of your neighbors.
3. Park in your assigned location and do not park your vehicle across more than one space.
4. Only one vehicle may be parked at any given time in any parking space.
5. No vehicle may be stored on Casa Bells II property.
6. All vehicles have to be registered and with current tags. Expired registration is deemed an inoperable vehicle by MVD and may be towed at the owner's expense.
7. There will not be any commercial vehicles (except for repairs to Units), trailers, RV's, boats, motor homes, campers, and/or ATV's parked on premises.
8. Any resident with more than the allotted number of vehicles, vehicles with expired registration, vehicles which are inoperable (flat tires and the like), vehicles improperly parked and/or trailers parked in the community are subject to towing, without notice and at the vehicle owner's expense.
9. The Association is not responsible for vehicles that are towed. Owners will need to contact the tow company directly for impound costs and location of the impound yard. Proper identification and ownership may be required to retrieve the vehicle.
10. Vehicles that make excessive noise will not be tolerated.
11. No dumping of car fluids is allowed in the dumpster.
12. Damages caused to the asphalt from vehicle fluids is the owner's responsibility.

WATER USAGE

1. The washing of vehicles is not permitted in the community.
2. Please do not hose down the sidewalks, driveways or roadways.

WINDOW COVERINGS

1. Window coverings inside any unit must be uniform in color and physical appearance, as seen from the outside. Any window blind replacement must be a honeycomb blind or a two-inch horizontal blind. The patio sliding door must have a honeycomb blind or a vertical blind on it. All window coverings must be of a uniform neutral color (crème preferred), as seen from the outside. If in doubt ask management.
2. All coverings must be in good condition.

3. No signs or other items shall be placed on the exterior or interior of the window glass.
4. All window screens must be kept in a neat, presentable appearance. Ripped or torn screens must be removed and/or replaced. Replacement screen material shall be black nylon or black metal.

IMPORTANT PHONE NUMBERS

Emergencies (Police, Fire, Ambulance)	911
Sheriff's Department Non-Emergency	(602) 876-1011
Animal Control	(602) 506-7387
Poison Control Hotline	(800) 222-1222
Snake Removal	(480) 945-6311
Vision Community Management	(480) 759-4945
16625 S Desert Foothills Pkwy	(480) 759-8683 Fax
Phoenix, AZ 85048	
VisionCommunityManagement.com	