

**LA MONTANA CROSSING
CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC.**

RULES & REGULATIONS

ANIMALS:

1. All pets must be on leashes at all times when outside in common areas.
2. All residents (owners or tenants) must clean up after their pets.
3. Pets are limited to 2 (two) per unit with a maximum weight of 25 pounds each.
4. No feeding of the birds is allowed. No seed feeders or hummingbird feeders.

BALCONY, PATIO, PORCHES:

1. Patios, balconies and second floor landings are not to be used for storage.
2. No clothes, sheets, blankets, swim suits, or laundry of any kind are to be hung outside.
3. Patios and balconies are to be kept free of litter and debris.
4. Charcoal and gas grills are not allowed to be used on balconies or within 10 feet of a building.
5. No type of stroller, cart, bicycle is permitted on the landings or to be stored on the common ground.
6. Only a table of no larger than 20 inches in circumference and 2 small chairs, a small plant may be kept in front of your door or on your landing.

GARBAGE:

1. All garbage must be placed in tied bags.
2. All boxes and cartons must be broken down.
3. Do not place garbage on the ground. It will not be picked up by the disposal company.
4. Gates must be closed at all times.

LOSS PREVENTION:

1. Turn main water valve off when your unit will be vacant for more than 14 days.
2. Have your unit inspected once a month when the unit is vacant more than 30 days.

PARKING:

1. Do not park in spaces marked for loading or unloading or any space marked with yellow lines.
2. Vehicles must be parked between the white parking space lines.
3. No repair work, oil change, or washing of vehicles allowed in any parking lot.
4. No trailers, boats or recreational vehicles are allowed to be parked in the parking lot.
5. There are no assigned spaces for parking in the complex.

NOISE:

Be mindful of how noise in the common area, including barking dogs, affects your neighbors. Quiet hours shall be defined as being from 10:00 pm to 7:00 am. During those hours persons shall be required to hold activities to a sound level that will not interfere with other residents rights to quiet times. No usage of the pool, grill or common area are permitted during the quiet hours.

POOL & SPA AREA:

1. Follow all the posted rules in the pool area.
2. Keep the pool gate closed and latched at all times.
3. Pool hours are 9:00 am to 10:00 pm. Anyone in the pool after hours will be fined and or pool privileges can be suspended.
4. Common room event usage can be used by appointment only and with the approval of the Property Manager.
5. If you use the common room you need to make sure that it is clean and all trash removed prior to returning the key to the Property Manager.

6. The common patio and grill area is limited to 10 people at one time. For gatherings in the common patio or grill area, parties of 10 people require scheduling with the Property Manager.

SKATEBOARDS, ROLLER SKATES, BICYCLES:

1. Skateboarding, roller skating, roller blading and biking are not allowed in parking lots, common areas or on any sidewalk.

USING THE COMMON AREA/ GRILL

1. Refilling the propane tank is the responsibility of those individuals who use the grill. The management company will reimburse the cost with a receipt but they are not responsible for having the propane replenished.
2. Grill use is limited to the hours of 9:00 am to 10:00 pm.
3. No owner shall be allowed to change or modify the common area without the prior written approval from the Board of Directors.

RENTAL OF UNITS

1. It is recommended that unit owners comply with ARS 33-1902 requiring owners to register their units as a rental property with Maricopa County.
2. Unit owners will provide the Property Manager with a copy of the rental occupancy form and a copy of the lease agreement upon occupancy of a new tenant.
3. Owners will include the following provision in all leases on their property:
“**Crime-Free Provision: Tenant, occupants, family, guest, invitees, or other persons under the Tenant's control shall not engage in or facilitate: (1) any acts involving imminent or actual serious property damage as defined by law; (2) any criminal activity, including drug related criminal activity, any act of violence or threats of violence, other illegal activity, including prostitution, criminal street gang activity, threatening or intimidating, unlawful discharge of firearms, assault; (3) jeopardize the health and safety and welfare of tenants, Landlord, Landlord's Representatives, agents or others. VIOLATION OF THIS PROVISION SHALL CONSTITUTE A MATERIAL AND IRREPARABLE VIOLATION OF THIS AGREEMENT AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE TENANCY.**”

Owners are responsible for the actions of their guests and tenants.

If you have questions, contact the Association's management company at 480-759-4945 or email to LaMontanaCrossing@WeAreVision.com.