

## **RULES AND REGULATIONS FOR CONDOMINIUM ASSOCIATION**

### **PARCEL 8, PHASE 1 AND 2**

#### **OWNERS, RENTERS AND VISITORS**

**REVISED APRIL 2014**

**Please make sure your renters and visitors are aware of the following Rules and Regulations.**

\*Fountain of the Sun is set by the City of Mesa Ordinance as an Age Specific Overlay Area, which means at least one person living in a residence must be at least 55 years of age. It is not legal to rent or allow people to live in any home or condo if they are under that stated age if there is not a person of 55 years or older residing in the residence.

\*Children under the age of 18 are not allowed to live in Fountain of the Sun. Children may visit for a period up to 90 days per year, providing an adult 55 years or older is residing in the home during the child or children's visit.

\*A violation of this ordinance (11-3-9.5) is a Class 1 misdemeanor with a maximum fine of \$2,500 and imprisonment in the City jail for not to exceed six (6) months for each day that the violation continues.

#### **SWIMMING POOL:**

Children 13 and under are allowed in either pool and must have adult supervision on the compound area at all times

You are not allowed to have lotions or oils in the swimming pool

Drinks or food must be on the tables and no glass containers are allowed- use plastic or cans

#### **PATIOS:**

Patios and carports are common property, but items on the patio are the owners and are to be taken care of by the owner at his expense, except in the ground plantings will be trimmed by the maintenance employees.

#### **FRUIT TREES:**

The Association fruit trees are for the people of all 50 condos and should not be used and abused by a few or picked and taken care of by the owner at his expense. All trees on or off the patios belong to the Association.

#### **GAS GRILLS:**

The Grills are for the use of all occupants. Please clean up and turn off the grill when finished

The overhead light is for the grill user's convenience and should be turned off when you leave the area

### **DOGS AND CATS:**

1. There is a leash regulation in effect throughout FOS and Mesa City Ordinance, Title , Chapter 4, Section 7, states that when dogs are off your property they must be on a leash not over 6 feet in length
2. All residents are responsible for picking up their dog droppings immediately
3. There is a limit of one pet per household. Only one dog per homeowner is allowed and they have to be less than forty pounds
4. Any animal causing or creating a nuisance or disturbance shall be permanently removed from the Condominium Property upon three (3) days written notice from the Board.
5. Stray cats and skinks are trapped and taken to Animal Control. Make sure your pet is not allowed out alone where it might be taken.
6. Pets are not allowed inside the pool fenced area.

### **PARKING:**

Parking is available for homeowners, guests, or renters:

Homeowners or renters of individual units have one HOA designated space within a carport at their unit address.

The only available guest parking is at the North end of South Desert Palm and the East end of Parkview Drive.

Do not park on the rocks

### **INOPERABLE VEHICLES OR CURRENTLY UNREGISTERED VEHICLES:**

Inoperable vehicles cannot be parked on the roads or common area or designated parking spaces at Condominiums for more than 30 days. A thirty (30) day notice will be given, requesting that the owner move the vehicle. If the vehicle is not removed after 30 days, it may be towed. The owner will be responsible for the towing bill.