

DATE: August 5, 2019

To: PVV Owners

From: PVV Board of Directors

This is an important communication of items associated with your property at Paradise View Villas. We encourage you to review all of the enclosed documents thoroughly.

1. One page document entitled **“PVV HELPFUL REMINDERS”** --- this document is FYI only. Copies will be posted in various locations in the community (e.g., elevators, pool area, etc.). This document is intended to provide a QUICK and EASY reminder to everyone on the PVV property as to the key Rules that must be followed.
2. A complete copy of the **RULES AND REGULATIONS for PVV** as revised, for your files and reference. These revised rules are effective immediately so it is important you take time to read and be familiar with the content of this document. Additionally, it is recommended you maintain a copy of this document in your unit as a reference for all renters and guests.
3. Two page document entitled **“Paradise View Villas – RECAP/REMINDER OF RULES AND REGULATIONS (7/2019)”** --- this document provides a MORE DETAILED explanation of the key Rules. As stated above, YOU, AS AN OWNER, ARE ENCOURAGED TO PROVIDE A COPY OF THIS DOCUMENT to EVERY renter and guest using your unit. Additionally, you are encouraged to copy this document and place it in your unit for review and reference by all renters and guests.

As noted in the **“PVV HELPFUL REMINDERS”**, any questions or concerns regarding these materials should be directed to the property manager (Vision Community Management) at 480-759-4945. Please note calls from renters/guests to the management company will only be accepted in the event of a property emergency (e.g., major water leak or structural issue, major pool issue, etc.). All other renter/guest contact must be directed to you as the property owner. Only owners, have authority to contact management directly. Finally, --- NO CONTACT SHOULD EVER OCCUR DIRECTLY WITH A BOARD MEMBER ONSITE REGARDING A PVV ISSUE.

Your cooperation in abiding by the Rules and Regulations is greatly appreciated. Let’s all work together to maintain PVV as a first-class community. Thank you.

Sincerely,

PVV Board of Directors

PVV HELPFUL REMINDERS

We all want Paradise View Villas to be **G-R-E-A-T** so **PLEASE ABIDE BY THE FOLLOWING:**

- Keep your DOG on a LEASH.
- CLEAN UP after your pets and NO PETS IN POOL AREA.
- Keep all gates CLOSED AND LOCKED.
- Use ONLY PVV dumpsters (near flagpoles and outside area on west side of townhomes).
- Electric BBQ's only on patios. Gas BBQ's are available at north end of pool for general use.
- Do NOT store personal property on patios or balconies; ONLY traditional patio furniture allowed.
- Park in your ASSIGNED SPOT ~~only~~. NO resident parking EVER in VISITOR spots.
- AVOID excessive noise in and around units after 10 p.m.

Questions or concerns should be directed to the property management Vision Community Management (480-759-4945) or ParadiseViewVillas@WeAreVision.com

Calls to VCM from Renters/guests will only be accepted in the event of an EMERGENCY. All other renter/guest contact must be directed to the unit owner. **NO CONTACT SHOULD EVER OCCUR DIRECTLY WITH A PVV BOARD MEMBER ONSITE!**

THANKS for helping make the experience of living at PVV enjoyable for everyone. Your cooperation is truly appreciated.

Paradise View Villas

RECAP/REMINDER OF RULES AND REGULATIONS (7/2019)

All owners of Paradise View Villas (PVV) are bound by a Declaration of Covenants, Conditions and Restrictions (CC&R's) and a separate set of Rules and Regulations. PVV owners need to be familiar with both documents as they are responsible for the actions of any renters or guests.

Owners are encouraged to provide a COPY OF THIS DOCUMENT, ALONG WITH THE PVV "RULES AND REGULATIONS," TO ALL RENTERS. This should occur each time a new renter or guest uses an owner's unit. Additionally, owners are encouraged to print and maintain a copy of this document in their unit for all guests and renters to access.

Fines are assessed to a unit owner when a violation occurs, EVEN IF THE SAME VIOLATION RESULTS FROM MULTIPLE TENANTS. **AGAIN, UNIT OWNERS ARE RESPONSIBLE FOR ALL ACTIONS OF THEIR TENANTS!!!** Perhaps most importantly, all owners and tenants need to take ownership in the objective of making PVV the best possible property it can be.

While this document is not a substitute for a full review of the CC&R's and the Rules and Regulations, the following is a **SUMMARY** of some of the more frequently encountered issues (and historical violations of same):

1. DOGS : Dogs must be on a leash at all times while in the common area and as required by City of Scottsdale ordinance #1826, Section 4-108. No pets are allowed in the pool area. **ANY DOG NOT ON A LEASH IN A COMMON AREA IS A VIOLATION AND SUBJECT TO A FINE.**

2. DOG WASTE: Any person walking a dog is responsible for **immediately** cleaning up after the dog per City Code #1972, Section 4-18. Carrying a bag or device for clean-up is evidence of intention to comply with the ordinance. There is no designated "pet area" within the PVV property boundaries, but there are significant grass and rock areas offsite of the property, particularly around the canal and walking paths. **ANY PERSON OBSERVED NOT CLEANING UP AFTER A DOG IS IN VIOLATION OF THE RULES AND SUBJECT TO A FINE.**

3. GATES: A key is required to enter and exit the pool area. Gates are to be closed and locked **AT ALL TIMES**. **BRACING A GATE OPEN, LEAVING A GATE OPEN, OR BREAKING THE CLOSING MECHANISM WHICH CONTROLS THE GATE CLOSURE, IS A VIOLATION AND SUBJECT TO A FINE.**

4. DUMPSTERS: PVV community dumpsters are available for all garbage and trash. There are two (2) dumpsters for PVV property, both clearly marked for PVV usage. One is located at the southwest end of the townhomes and the other on the northeast end near condominium building 8 (building closest to The Silverado Club). A gate key for exit/re-entry to the property is required to access the dumpsters, as both are located outside the gated area of the community. Garbage and trash must be appropriately contained and placed inside the metal dumpsters.

Items cannot be left outside of the metal dumpsters, even if placed within the dumpster enclosure area. Additionally, garbage and trash cannot be stored or left standing outside any residence. **DETERMINATION OF OWNERSHIP OF ANY GARBAGE OR TRASH LEFT OUTSIDE THE PVV DUMPSTERS OR ENCLOSURES WILL SUBJECT THE UNIT OWNER TO PENALTY.**

5. GRILLS: In accordance with Scottsdale City Ordinance, Gas or charcoal barbeque grills are prohibited on balconies or within ten (10) feet of a building. **Any unit found violating this rule will be fined.** Electric barbeques are allowed only if a flame is not allowed to develop. **PVV HAS TWO GAS BARBEQUES FOR RESIDENTS TO USE LOCATED OUTSIDE THE SWIMMING POOL ENCLOSURE ON THE NORTH SIDE BY THE CABANA.**

6. STORAGE: No personal property may be stored on balconies or patios. Traditional patio furniture is the only item permitted in these areas (e.g., patio tables and chairs, lounge chairs, permitted electric grills, etc.). No personal property may be placed at the front entrance to a townhome or condominium. Bicycles may not be stored on balconies or patios; bicycle racks are available outside each condominium building for homeowner use (PVV is not responsible for any loss or damage to bicycles kept in the bicycle racks). **NON-PERMITTED PERSONAL PROPERTY STORED ON A BALCONY OR IN A PATIO CONSTITUTES A VIOLATION AND IS SUBJECT TO A FINE.**

7. PARKING: Residents of Units #1001 through #3016 have been assigned one covered parking space for a vehicle. Owner vehicles must be kept in **their assigned** spot. Residents with multiple vehicles must use the non-reserved spaces along the south wall of the community for a second vehicle or guests. Residents or guests parked in another units assigned space will be towed immediately at the vehicle owner's expense. Parking spaces marked as "Visitor" in the condominium areas are provided for "short-term visitors only" and should not be used by residents. Parking in handicapped spaces is strictly prohibited other than for vehicles clearly displaying a valid handicap sticker. **VEHICLES IMPROPERLY PARKED IN VISITOR OR HANDICAP PARKING SPOTS ARE IN VIOLATION AND SUBJECT TO BEING TOWED WITHOUT WARNING AND FINED. (NOTE: illegal parking in a marked handicap spot is subject to a considerable City of Scottsdale fine over and above the fine for violation of PVV rules).**

8. NOISE AND DISTURBANCES: Excessive noise in and around units is strictly prohibited after 10 p.m. **Please** respect the right of your neighbor and others to relax and fully enjoy their unit.

**PARADISE VIEW VILLAS CONDOMINIUM
HOMEOWNERS ASSOCIATION**

RULES AND REGULATIONS

(Revised June 2019)

Please provide this document on to any new owners or renters. All residents and your guests are responsible for abiding by the rules and regulations to avoid any fines and other enforcement actions, and keeping Paradise View Villas a first-class premier community.

PARADISE VIEW VILLAS CONDOMINIUM HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

(Revised June 2019)

In accordance with Article 3, Section 3.3.1(i) and Article 6, Section 6.3 of the Declaration of Covenants, Conditions and Restrictions, as amended ("Declaration") for Paradise View Villas Condominium Homeowners Association (hereinafter referred to as "PVV" or the "Association"); Article 3, Section 3.10.1(7) and Section 3.10.2(2) of the Bylaws, the PVV Board of Directors (the "Board"), hereby adopts the following Rules and Regulations ("Rules"). All owners are responsible for complying with the Rules as may be amended from time to time and are responsible for ensuring that their guests and tenants also comply with the Rules, for the benefit of all homeowners. Owners and their guests and tenants are also responsible for abiding by the Declaration, Bylaws, and all other operative legal documents governing PVV ("Governing Documents").

If you have any questions, please contact the Management Company. Your cooperation is appreciated.

Enforcement of the rules and regulations is generally the responsibility of the Board. However, the Board may delegate its authority to the Management Company. Violations or questions should be promptly brought to the attention of the Management Company. The Board will impose penalties for violations of the Governing Documents and pursue other enforcement action it deems appropriate.

The Board is committed to maintaining PVV as a first-class premier community for all of its residents. Your cooperation in complying with these Rules and other Governing Documents will greatly assist their efforts.

From time to time the, the Rules may be amended. It is your responsibility to maintain any and all updates and revisions provided with your copy of the Rules. **IT IS ALSO THE HOMEOWNER'S RESPONSIBILITY TO PROVIDE A COPY OF THE RULES TO THE NEXT OWNER SHOULD YOU SELL YOUR UNIT. EACH OWNER WHO RENTS THEIR UNIT MUST GIVE A COPY OF THE RULES TO THEIR TENANTS AND ARE REQUESTED TO DISPLAY A SUMMARIZED VERSION OF THE RULES AND REGULATIONS IN A PROMINENT POSITION INSIDE THE UNIT.**

PARADISE VIEW VILLAS CONDOMINIUM HOMEOWNERS ASSOCIATION

FINE SCHEDULE FOR VIOLATIONS

To view the current policy, adopted May 2022, please log onto www.WeAreVision.com/PAR.

CONTENT OF NOTICES: Consistent with Arizona law as may be amended, any notice will state the process the Owner must follow to request an appeal/hearing to contest the notice, and will also give notice of the Owner's right to petition for an administrative hearing with the Arizona Department of Real Estate pursuant to A.R.S. Section 32-2199.01.

FINES: No fine shall be imposed without first providing a notice of the violation from the Association to the Owner describing the violation and stating that failure to correct the violation within a specified period of time or ***another recurrence of the same violation within twelve (12) months*** of the original violation shall make the Owner ***subject to imposition of a fine***. Failure to pay any fine may subject the Owner to the same potential penalties and enforcement as failure to pay any assessments under Article 7 of the Declaration as permitted by Arizona law.

SUPPLEMENTAL FINE POLICIES: The Board of Directors may adopt supplemental fine policies to address specific violations in the community (i.e. parking, rentals, architectural violations, etc.). If a supplemental fine policy is not adopted, this general fine policy and schedule shall control.

The Board has adopted this policy for violations in an effort to maintain PVV as a first-class neighborhood in which to reside. To view the full policy, please log on to the website.

PARADISE VIEW VILLAS CONDOMINIUM HOMEOWNERS ASSOCIATION

1. GENERAL COMMUNITY GUIDELINES

A. Entry Gate:

- a) Access to homeowners is by remote control clickers and pin numbers. In no event shall any guest be admitted except for the express purpose of such guests going immediately and directly to the residence whose owner/tenant has authorized entry onto the property.
- b) Under no circumstances is a "pin" number to be posted at the entry roster box.

B. No obnoxious or offensive activity or language shall be carried on in any unit or in the common or limited common areas or facilities, nor shall anything be done therein, either willfully or negligently, which may be or become any annoyance or nuisance to the other owners or occupants.

C. Nothing shall be done in any unit or in, on, or to the common areas and facilities that may impair the structural integrity or which would structurally change any building.

D. No clothing, sheets, blankets, laundry or other articles shall be hung out or exposed on any part of the common or limited common areas (including but not limited to clotheslines, drying racks etc). The limited common areas shall be kept free and clear of rubbish, debris, and other unsightly materials. Storage and trash containers shall be strictly in accordance with rules and regulations.

E. Trash Receptacles:

- a) Two community dumpsters are located outside the southwest gate and the northeast entry gate.

FURNITURE AND/OR CONSTRUCTION MATERIALS ARE PROHIBITED FROM BEING PLACED IN THE DUMPSTERS

- b) Upon determining ownership of any garbage or trash left outside around the dumpsters or enclosures, the owner will be subject to a monetary penalty.
- c) Under no circumstances can trash be stored in the walkways or in patio/balcony areas. Trash must be put in a secured bag or container and placed inside the community metal dumpsters.

F. Ceilings and floor areas of the balconies and patio areas are to be maintained by the owners. Balconies and patios shall be kept neat and clean at all times and are not to be storage or collection areas.

G. Bicycles, wagons, wading pools, toys, baby and child equipment, and any other such play equipment shall not be stored on and must be removed from the parking, common, and limited common areas. Such items shall not be stored on balconies or patio areas so as to be visible from the outside.

- H. Nothing shall be altered or constructed on or removed from the common areas except as otherwise provided in the declaration and except upon written consent of the Board of Directors.
- I. No doghouse, clothesline, tent, storage shed, temporary or permanent outbuilding, shall be permitted on balconies or inside patio areas.
- J. All units shall be used **EXCLUSIVELY** for residential use.
- K. For safety reasons, scooters, skateboards, and other wheeled vehicles are prohibited from being operated on the sidewalks and roadway areas.
- L. All maintenance or improvements to a unit or limited common element allocated to a unit are the responsibility of the homeowner. The Board reserves the right to maintain or remove any improvements added by any owner that were not approved or that are not up to the standard of the community, as determined by the Board. Costs for maintenance or removal will be charged to the homeowner and legal action taken if the costs are not paid in a timely manner.
- M. **Garage doors** must be kept closed. It is permitted to leave the door open no more than twelve (12) inches for ventilation.
- N. **Elevators** are for pedestrians only. Observe the weight limit as posted in the elevators.
- O. **Use:** Balconies and patios are restricted to traditional patio furniture and are not intended for storage of personal property. No personal property may be placed at the entrance to a townhome or condominium.
- P. **Insurance:** PVV maintains insurance for the condominium project in accordance with the Declaration. . Owners are encouraged to have insurance covering their unit, personal property and personal liability coverage. Owners should consult with their own agents for proper coverage.

2. LANDSCAPING

- A. No trees, shrubs or flowers may be planted in the common areas of the community. Landscapers will replace dead trees, shrubs or flowers in the common areas at the discretion of the Board. It is advisable to notify the Management Company of any problem or concern in these areas.
- B. All landscaping placed in individual backyard patios is the responsibility of the homeowner and must be kept in a clean and manicured fashion that compliments the landscaping in the community. Vines that attach to the building are not permitted. Potted plants on balconies must not drain onto or off the balcony. Appropriate size vegetation for balcony or patio is required. All private patio owners are responsible for any irrigation system inside their patio and it may not be hooked into the Association's watering system.
- C. Owners are responsible for any damage to community maintained property as a result of the overgrowth of trees or plants under their control, especially patios.
- D. Decorative pots in patio/balcony areas should be tasteful and attractively arranged. Dead plants and their containers shall be removed promptly.
- E. Birdfeeders are not permitted anywhere in the community with the **exception** of **hummingbird** feeders.
- F. **Owners are responsible for not letting their pets urinate on the bushes, trees and plants in the community. (See the pet rules for penalties).**
- G. Residents and their guests shall not walk through the landscaped areas of the community. The community has paved sidewalks for access to buildings.
- H. Owners may not take it upon themselves to spray any kind of vegetation killer anywhere in the community, as the spraying of such may damage vegetation that should not be damaged. Any such damage is the responsibility of the owner.

3. **PET POLICIES**

- A. No animal other than common household pets are permitted in a unit and no pet may be allowed to become a nuisance. Each household is allowed a maximum of two (2) pets per Section 4.7 of the Declaration.
- B. Owners are responsible for cleaning any tracking made by pets in the elevators.
- C. Pet owners are responsible for any property damage, injury and disturbance their pet may cause or inflict.
- D. No pet shall be permitted to bark, howl, or make other loud noises for such a time as to disturb the neighbors' rest or peaceful enjoyment of their unit or common area.
- E. Owners are responsible for the immediate **REMOVAL** of the wastes of their animal(s) from the common areas or limited common areas **AS THEY OCCUR**. Owners walking their pet **MUST** have a **VISIBLE** means of removing wastes. Patios and balconies must be feces free at all times.
- F. **UNDER NO CIRCUMSTANCES ARE PETS PERMITTED TO DEFICATE OR URINATE ON BALCONIES, LANDSCAPING, BUILDINGS, GARAGES, OR WITHIN THE DUMPSTER ENCLOSURE.**
- G. **PROPERTY OWNERS** who **LEASE** their property **must provide a copy** of these **pet policies to their tenants**.
- H. Each pet must be on a visible, hand-held leash at all times while in the common area and as required by City of Scottsdale Ordinance #1826, Section 4-108. The leash shall not to exceed 10 feet in length, and be under the control of its owner at all times.
- I. No pet will be **staked on a leash, chain, or similar item** on any part of the Association property area, including limited common areas, patios, or balconies, or left **UNATTENDED** for an extended period of time. **For example**, no dog may be **UNATTENDED** overnight.
- J. Cats must not roam freely and "trespass" on other resident's property, i.e. cars, patios, flower gardens, etc. Pet owners are responsible for damage.
- K. State and local county ordinances may be enforced independent of the Rules.
- L. All complaints must be made in writing and signed. The Board will use its best efforts to investigate each complaint received by the Management Company.
- M. **All pets must be registered with the Management Company. See attached form to be completed and submitted to the Management Company.**
- N. **A PET REGISTRATION FORM MUST BE ON FILE IF YOU HAVE A PET.**

**PARADISE VIEW VILLAS CONDOMINIUM HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS**

**ANIMAL REGISTRATION
PERTAINS TO ALL ANIMALS**

IF YOU HAVE A PET(S) THIS FORM MUST BE ON FILE FOR YOUR UNIT

Name of Owner: _____

Address: _____

Telephone: _____

Name/Gender of Animal: _____

Breed of Pet: _____

Color: _____

Weight: _____

Tag Number: _____

Particular Characteristics about the animal:

**Homeowners please return to Management Company
Management Company Copy to Board**

I have read and will follow the pet rules in effect for the community.

Homeowner Signature: _____ Date: _____

Lessee Signature: _____ Date: _____

4. ARCHITECTURAL POLICIES

a) Architectural Control:

The Declaration controls the architectural integrity of Paradise View Villas. No changes to the exterior structure or appearance of any unit are permitted without prior review and approval of the Board of Directors. Except for patio furniture, these restrictions include, but are not limited to: changes to the color and finish of any visible exterior walls, replacement of garage doors, replacement of front doors, installation of any awning or gates, use of any reflective material in windows, the placement of any structure in a patio courtyard, roof or elsewhere, which is visible from the streets or from another dwelling unit. Security doors (units 7615 to 7645 only) must be the approved style and color. Window coverings must be a manufactured product permanently installed. Any proposed changes must be submitted to the Board of Directors for review and disposition.

b) ARCHITECTURAL CHANGES

An owner desiring to make a change or improvement to any common or limited common area must obtain prior, written approval from the Board in accordance with Section 4.4 of the Declaration. The procedure for this is as follows:

- i. Submit to the Board, through the Management Company, a complete description of the improvement, with a drawing, photographs or catalog picture or specification as appropriate attached to a completed improvement application form.
- ii. The Board will review the application at its next regularly scheduled meeting. The application may be approved, disapproved, or deferred pending additional alternative recommendations for the improvement.
- iii. The owner will receive a written notice of the Board's action.
- iv. The owner must inform the Management Company of the improvement and its value.
- v. The owner is responsible for maintenance, repair, and/or replacement of any change or improvement he or she makes.
- vi. At the discretion of the Board, unauthorized changes or improvements must be moved and the area restored to its original condition: the expense to be borne by the homeowner.
- vii. The Board realizes the applications for improvements will be made that may not fall within the established guidelines. The Board will remain flexible in its actions, but all applications will be evaluated on:
 - The harmony of external design and location in relation to surrounding units in the community.
 - The potential for future maintenance problems or expenditures which the installation or change might cause the Association.

The purpose of requiring Board approval is not to discourage improvements but to limit them to those that enhance the value and conform to the overall aesthetic appearance of the community. This control should be looked upon as a protection of your investment, not as a nuisance. The Board and Association members are generally in favor of improvements and hope that owners will want to personalize their homes inside since it will ultimately add value to the entire community.

5. DELINQUENT HOA FEES

To view the current policy, adopted May 2022, please log onto www.WeAreVision.com/PAR.

Statements with the late fees and other charges will be sent to owners and payment of all delinquent amounts will be due immediately. If the account is turned over to the Association's legal counsel for collections, statements will no longer be sent and a payoff will need to be obtained from the Association's law firm.

6. ADDITIONAL RULES AND REGULATIONS

- A. Please help keep walkways, stairs, and other common areas clean by picking up trash, fliers, newspapers, etc. that get left around.
- B. Please inform your guests to not throw their trash onto the parking lot or in the landscaped areas. **This includes cigarette butts.**
- C. No fliers/advertisement bulletins should be posted on the doors or above the mailboxes in any common area or limited common area, **except** those posted by the Management Company, the Board, or vendors who have been contracted to do work in the community.
- D. There shall be no parking or storage of baby or child equipment, bicycles, wagons, toys, vehicles, or furniture on any part of the common areas or limited common areas of the community. Additionally, playing in these areas is also prohibited.
- E. The only place residents may store personal possessions is in their garage or inside their unit. **NOTHING** is to be stored in the common areas or limited common areas which is visible from other units or any other area of the community.
- F. If a homeowner/tenant is identified as being the party causing the necessity of cleaning or repairing a common area, the expense to repair, or clean will be passed to that homeowner.

7. **Miscellaneous:**

- A. **Moving vans:** Owners are responsible for any damage to carports or common areas.
- B. **Personal Property Sales:** Garage, yard, estate, patio or sales of any type are not allowed at any time.
- C. **Bicycle Racks:** Racks are available for homeowner's use. PVV is **NOT** responsible for any loss or damage to the bicycle or equipment attached thereto. Bicycles must be in operable condition and may not be permanently stored in the racks. **Storage of bicycles on the patio/balcony areas is prohibited.**

THIS SUMMARY OF RULES AND REGULATIONS IS NOT INTENDED TO COVER ALL SITUATIONS OR OCCURRENCES.

8. **Barbeques:**

The City of Scottsdale does **not allow** gas or charcoal barbecues on balconies or use of a barbecue less than ten (10) feet from a building. Electric barbecues are only acceptable if a flame is not allowed to develop.

Paradise View Villas has two gas barbecues for homeowner and guest use. They are located outside the swimming pool enclosure. As a courtesy to other owners clean the grill and properly dispose of any related cooking debris before you leave. Turn off the grill when your cooking is completed.

PARADISE VIEW VILLAS CONDOMINIUM HOMEOWNERS ASSOCIATION
POOL/SPA RULES AND REGULATIONS

THE STAFF, MANAGEMENT OR BOARD ARE NOT RESPONSIBLE FOR ANY ACCIDENTS OR MISHAPS

9. Pool/Spa Rules:

The pool, spa, and related facilities located in the common area are reserved for the exclusive use of the owners, their tenants and guests. Owners are responsible for enforcement of all rules. The basic pool rules are posted in the pool area. The following Rules apply at all times:

- A.** Gates are to be closed and locked AT ALL TIMES. If they are found held open by authorities the pool permit will be revoked and the pool shut down!
- B.** WARNING – NO LIFEGUARD ON DUTY.
- C.** All person’s visit/use the pool and spa at their own risk. Association and Management are not responsible for accidents or injuries.
- D.** NO GLASS items of any type are allowed in pool area.
- E.** No pets are allowed in the pool area.
- F.** No unnecessary loud noise permitted at any time. Use earphones to listen to your personal music.
- G.** For safety purposes, inexperience swimmers must be accompanied and supervised by an experienced swimmer at all times..
- H.** The Board and Management reserve the right to close the pool at any time.
- I.** The pool is closed from 10:00 PM until 6:00 AM. Monday through Thursday and 11:00 PM until 6:00 AM Friday through Sunday.
- J.** No running or diving allowed. No unsafe practices.
- K.** Pool toys allowed only to the extent that safety is not jeopardized. Toys may not be left in pool area.
- L.** Clean cabana counter, sink, tables, and chairs and remove all food residue after use.

NOTE: In fairness to all, the pool cannot be reserved for private parties.
PARADISE VIEW VILLAS CONDOMINIUM HOMEOWNERS ASSOCIATION

10. SELLING OR LEASING YOUR UNIT

In an effort to keep the ownership records of PVV current, once the decision is made to sell or lease your unit, you are requested to fill out the attached Notification of Intent to Sell or Intent to Lease form and return it to the Management Company.

SELLING YOUR UNIT

- The person selling their unit is responsible for giving the new buyer the following:
 1. Copy of the Declarations and By-Laws of the community
 2. Copy of the Rules and Regulations
 3. The number of the unit's assigned parking space
 4. The unit's Pool/Gate key
 5. The unit's Mailbox key
 6. The Management Company's name, address, and phone number
 7. Refer to signage rules

LEASING YOUR UNIT

- The homeowner leasing their unit is responsible for the following:
 1. Providing the Board with your (homeowner) contact information
 2. Providing the Board with completed Tenant Registration Form.
 3. Providing the Board with a signed Pet Agreement (if applicable)
 4. Giving the tenant the number of the unit's assigned parking space and provide directive that a second vehicle must be parked in an unassigned parking space along the south wall
 5. Understanding that you, the Homeowner, are responsible for any act of violation committed by your tenant
 6. Understanding that any fine imposed on your unit from your tenant's actions is ultimately your responsibility.

Your compliance with these procedures is needed so that the Association may run effectively.

PARADISE VIEW VILLAS CONDOMINIUM HOMEOWNERS ASSOCIATION

NOTIFICATION OF INTENT TO SELL

Name: _____

Address: _____ Unit No. _____

Telephone _____ Alternate No. _____

Sell by Owner: _____

Sell by Broker: _____

Listing Broker information: _____

Signage rules reviewed with broker Yes _____ No _____

NO LOCKBOXES PERMITTED ON RAILINGS. These must be placed on door handle only.

Owner Signature: _____ Date: _____

11. Vehicles and Parking Regulations

Parking Regulations:

- A. Each multi-story homeowner or renter/lessee (unit 1001 to unit 3016) is entitled to one covered parking space. Each unit is "assigned" a numbered space (1 through 48). The unit resident must use their assigned space before guest/overflow parking is utilized along the south perimeter wall. **Any vehicle parked in the designated space of another unit owner is subject to tow WITHOUT WARNING.**
- B. **Guests of residents** are required to park in: (a) resident's assigned parking space: (b) in a designated "visitor" space: or (c) in an unreserved space along the southern perimeter wall. The designated **"visitor spaces" are for short-term parking of three (3) hours or less and not for use of full-time residents or extended stay guests.** Owners are responsible for the enforcement of rules with their tenants/guests.
- C. The term "vehicle" shall include, without limitation, automobiles, motorcycles, pick-up trucks, SUVs, and vans, used for primary transportation. Non-pickup trucks, recreational vehicles, buses, motor homes, boats, sand buggies, campers, trailers, and similar vehicles may only be parked in PVV for loading and unloading one day before and one day following use.
- D. No motor vehicle shall be operated on the property so as to create a loud or annoying noise or otherwise be a nuisance, as determined by the Board.
- E. No boats, all-terrain vehicles, camping trailers, truck caps, trailers or recreational vehicles will be permitted to park or be stored in any part of the Condominium, including in garages, on streets, driveways, common property, or limited common areas.
- F. No commercial vehicles are allowed to be parked on Association property except as required for immediate service to an owner or allowed by law. "Commercial vehicle" shall be defined as any vehicle that meets any one or more of the following criteria: any type of signage design or lettering for advertising, vehicle classed by manufacturer's rating exceeding one ton, commercial utility racks located on the vehicle or work equipment stored on the vehicle that is visible from outside the vehicle.
- G. No inoperable vehicles are permitted to remain on the streets, parking areas, or driveways within the community.
- H. No vehicles are to be repaired (including oil changes) constructed or reconstructed on any PVV property, including assigned parking spaces.
- I. **No vehicles can be stored in an unreserved parking space along the south wall. Any vehicle left in an unreserved parking space unmoved longer than three (3) weeks shall be considered "stored" and will be towed at owner's expense, with NO WARNING.**
- J. All vehicles are required to obey the posted speed limit, STOP signs and No Parking signs.
- K. Townhome residents and guests (7615 to 7645 E Indian Bend) parking is limited to their garage and driveways.