

## **LA MONTANA CROSSING HOA 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 weight limit of 40 pounds per pet.**
- 4. No feeding of birds is allowed. No seed feeders or hummingbird feeders are allowed.**

### **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, unless these can be stored out of site. Scooters used during rehabilitation or that enable ongoing mobility may be kept on patios.**

### **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.**
- 5. Owners are responsible for ensuring that tenants and vendors abide by these rules as well.**

### **PREVENTION RECOMMENDATIONS**

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

### **PARKING**

- 1. Do not park in spaces marked for loading or unloading, or in 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. Trailers, boats or recreational vehicles are not allowed to be parked in the parking lot, except for loading or unloading and not to exceed 48 hours. Exception is made for owners/tenants who are moving in or moving out and using rental trucks or rental boxes.
5. There are no assigned spaces for parking in the complex.
6. Any car parked in the same spot for more than 15 days without movement shall be considered a stored car and will be towed from the parking lot after appropriate notice/warnings.
7. Owners/tenants may not store any vehicle in the parking lot.

#### **NOISE**

1. Be mindful of how noise in the common area, including barking dogs, affects your neighbors.
2. 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.

#### **POOL & SPA AREA**

1. Follow all the posted rules in the pool area.
2. Keep the pool gate closed and latched at all times.

#### **COMMON ROOM**

1. Common room event usage can be used by owners and guests and must be reserved in advance. Reservation form can be found under documents on the Vision portal.
2. When using the indoor or outdoor common room, patio and BBQ areas, you must ensure they are cleaned and all trash is removed. Guests must park offsite (may not use the parking lot unless they are owner/tenant).

#### **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. No owner shall be allowed to change or modify the common area without the prior written approval from the Board of Directors.

## **SKATEBOARDS, ROLLER SKATES, BICYCLES**

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

## **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 any questions, please contact a board member.**