

# **Velda Rose Gardens - Countryside Property Owners Association**

## **Rules and Regulations for Community Areas 2019**

### **1. Purpose**

1-1. Pursuant to Paragraph 17 of the Declaration of Restrictions (“Declaration”), the Board of Directors of the Velda Rose Gardens-Countryside Property Owners Association (“Association”) adopts the following Rules & Regulations to regarding the use and operation of the Community Areas (“Community Facilities”), which include the Clubhouse, Pool, recreational amenities, parking areas and laundry facilities.

1-2. When an owner sells or transfers property in Velda Rose Gardens/Countryside to another owner there is a disclosure fee/transfer fee of \$400 dollars. This amount is paid by the new owners

that purchased or transferred said property. In the event that property in VRGCS, is transferred without a Title Co. handling the transfer the new owners is still required to pay a transfer fee of \$400.

### **2. Governing Bodies**

2-1. The Association is subject to and governed by applicable, Federal, State, County and City laws and ordinances, in addition to the Declaration, Articles of Incorporation and By-Laws.

### **3. General Use of Common Facilities**

3-1. Owners and permanent residents will be issued a name tag.

3-2. The Common Facilities are primarily for the use of Association residents and their invited guests. No resident shall be permitted to use the Common Facilities while their assessment account is more than 10 days delinquent.

3-3. Each Owner and resident shall be responsible for the conduct of any tenant or guest and shall be responsible for any damage caused to the Common Facilities. Users of the Common Facilities shall not conduct themselves in any manner that causes a nuisance or disturbance to other residents or users. Owners and residents shall inform their guests of these Rules and Regulations before they use the Common Facilities. Guests under 18 years of age must be accompanied by a responsible adult.

3-4. The Association and its directors, officers and agents shall not be responsible for any damages, death or injury to persons or property arising out of or related to anyone using the Common Facilities. Persons using the Common Facilities do so at their own risk.

### **4. Use of Clubhouse**

4-1. The Clubhouse may only be used, upon availability and application by Owners or permanent residents of the Association.

4-2. Persons desiring to use the Clubhouse shall submit a written request to the Social Director together with a \$200.00 refundable deposit and a separate non-refundable processing and use fee in the amount of \$50.00. The \$200.00 deposit will be refunded if the kitchen and hall are cleaned after use to the satisfaction of the Social Director.

4.2.1 There will be no charge for the use of the club house for a memorial for the passing of an owner.

4-3. The Clubhouse will be available for private parties on a first-come, first-served basis, except for regularly scheduled Association activities or special events.

4-4. Kitchen facilities and equipment (i.e., coffee makers, serving dishes, table cloths) can be used by the applicant who requested permission to use the Clubhouse.

4-5. Applicant must furnish disposable items, such as paper goods and all food. After use of Clubhouse all items mentioned must be removed from the Clubhouse.

4-6. The Clubhouse and its facilities are owned by the Association and property owners and permanent residents cannot be locked out of the Common Facilities. It is, however, neither necessary nor required that all property owners and permanent residents be invited to private parties.

4-7. No pets are allowed in the Clubhouse

4-8. The club house will be closed from 11:00 PM until 6:00 AM each day except for emergencies or authorized functions or personnel.

## **5. Use of Pool Room**

5-1. No one under 18 years of age will be allowed to use the pool table unless the Owner or permanent resident is present.

5-2. No food or beverages are allowed in the Pool Room.

## **6. Use of Swimming Pool**

6-1. Children under the age of 18 must be accompanied by an adult Owner or permanent resident when in the pool or pool area.

6-2. Guests 18 years old or over must be accompanied by a Lot Owner or permanent resident.

6-3. Everyone must shower before entering the pool and after applying lotions.

6-4. No glass containers are permitted in the pool area.

6-5. Soft rafts and foam tubes are permitted in the pool.

6-6. For safety reasons, no one under 14 years of age permitted in the Jacuzzi Pool.

6-7. Use of the Jacuzzi Pool shall be at the user's sole risk. Users of the Jacuzzi Pool shall be solely responsible for determining a safe amount of time to use the Jacuzzi Pool.

6-8. The Association and its directors, officers and agents shall not be responsible for any theft, loss, damages, death or injury to persons or property arising out of or related to anyone using the pool area.

6-9. No pets are allowed in the swimming pool area.

6-10 Proper swimming attire must be worn at all times.

6-12. The Pool and Spa will only be open when temperature outdoors reaches 70 degrees by 12 PM each day. Otherwise the pool and spa is closed. There is an exception to this rule during Christmas from December 20 one year to January 1 the beginning of the new year. The pool and spa will be open when the temperature reaches 65 degrees anytime during the day. If this happens the pool and spa will be open from 1 PM to 4 PM.

6-13. When the pool and spa are covered they are closed. It is against Maricopa County Laws to enter into the pool or spa when it is covered.

6-14. When it is determined that the daytime high temperature in Mesa will not be above seventy (70) degrees for 5 days or more the boilers will be turned off when it is determined that three days from now the daytime high temperature in Mesa will be above seventy (70) degrees for at least three (3) days or longer the boilers will be turned on.

**REMINDER: PLAY IT SAFE – DO NOT SWIM ALONE!!! THERE IS NO LIFEGUARD ON DUTY. IN CASE OF AN EMERGENCY, USE PHONE IN POOL SHED TO CALL 911.**

## **7. Use of the Shuffleboard Court**

7-1. Shuffleboard equipment is in the shed located near the Shuffleboard court. This shed is unlocked and equipment can be used by permanent residents and guests.

7-2. No children under the age of 16 will be allowed to use the Shuffleboard courts or equipment without a responsible adult.

7-3. The Courts are to be cleaned before and after use and all equipment put away.

7-4. No walking or running on the playing surface of the Shuffleboard courts.

7-5. No glass containers will be permitted in the Shuffleboard area.

7-6. Only adults are permitted to apply wax and clean playing surfaces.

7-7. No pets are allowed in the Shuffleboard area.

## **8. Common Grounds Parking**

8-1. There will be NO parking overnight unless approved in writing by the Board in advance.

8-2. NO parking hours are from 10pm to 6am.

8-3. Any vehicle parked in the Associations common parking lot in violation shall be subject to being towed away at the vehicle owner's expense. The Association shall not be liable for any loss or damage to any vehicle towed for a violation of these rules.

## **9. Key Program and Rules and Restrictions**

9-1. Although it is not mandatory to obtain a key (i.e., if Owners do not want to use the Common Facilities), it is the responsibility of all Owners desiring to use such facilities to request a key from Velda Rose Gardens-Countryside Office or by mail with a check in the amount of \$15.00 for each deposit key. This key will be used for the Association's Common Facilities. Owners must meet key rules and restrictions. Owners must be in good standing (i.e., current on their dues and assessments, and not be in violation of any of the Association's governing documents) to request a key. Only Owners may request a key. **Renters/Tenants must request a key from their landlord and may not obtain the key directly from the Association.**

9-2 All owners shall be limited to two (2) deposit keys per lot owned in Velda Rose Gardens Countryside. This is the maximum amount of deposit keys a lot owner may have for each lot at any giving time.

9-3. The \$15.00 key deposit shall be refundable upon return of the key. Lost keys will cost \$30.00 to replace with no refund.

9-4. Owners requesting a key must have their 55+ survey sheet and be current with their dues.

9-5 . In order to prevent multiple keys from being outstanding, Owners who transfer ownership of their lot prior to turning in their keys will be subject to a \$50.00 fee, plus forfeit their key deposit. The Association will notify the title company about the \$50.00 fee.

## **10. Landscaping**

10.1. Weeds, wild flowers and flowers cannot grow wildly, randomly or indiscriminately upon owner's lot as determined by the VRGCS Board and Membership.

10.2. Failure to comply with first notice 10.1 after 15 days a second notice will be sent to said lot owner. In the second notice it will give the lot owner an additional 15 days grace period to come into compliance. If the lot owner does not come into compliance, there will be a \$15.00 per day monetary penalty added to their lot dues. The \$15.00 per day penalty will stay enforce until the lot owner comes into compliance with VRGCS Governing Documents