

PALM LAKES VILLAGE INC.
RULES AND REGULATIONS
RESTATED AUGUST 2017

PALM LAKES VILLAGE INC. is an adult community, containing 363 mobile homes. It was organized in 1971 as a Homeowner's Association, maintained for the benefit, comfort and safety of all residents. One occupant of each residence must be at least 55 year of age and no one under the age of 19 is allowed to permanently reside in Palm Lakes Village, Inc. Each resident owns a proportionate share of the common areas. Since the common areas are for the benefit of all, certain restrictions and rules must be adhered to by each resident.

The four governing documents of Palm Lakes Village Inc. are:

-Articles of Incorporation:

-Declaration of Covenants Conditions and Restrictions (CC&R's)

-By-Laws –

-Rules and Regulations

It is important and necessary that each resident become familiar with each of these documents, as they contain the conditions and requirements under which we must all abide. They have been prepared to maintain and improve the quality of life in Palm Lakes Village, Inc. as well as preserving the quality and the values of the individual homes.

- I. CONSTRUCTION & HOME IMPROVEMENTS: Prior to commencing ANY construction or improvements (including painting), a permit must be approved by the Board of Directors. The required form may be obtained in the Clubhouse, Palm Lakes Village Inc. office.
- II. COMMON FACILITIES- CLUBHOUSE: The Clubhouse is available for the use and convenience of each resident. Clubhouse hours are from 5:00 a.m. to 10:00 p.m. The Palm Lakes Village, Inc. office hours are from 8:30 a.m. to 10:00 a.m. Monday - Friday. Residents may rent the Clubhouse facilities for special occasions. A request form may be obtained from the Clubhouse Director. Please observe the posted rules in the Clubhouse when using the facility.
- III. USE OF RECREATIONAL FACILITIES: The swimming pool, tennis Court, miniature golf, shuffleboard, pool table, library and exercise equipment room is for the use and enjoyment of each resident. Please observe the posted rules in the respective facility.
- IV. RECREATIONAL VEHICLES: RVS may be parked in carport spaces adjacent to the home if it conforms to the CC&R's (refer to article) VIII, N. There is a compound provided for residents

only at a rental fee of \$25 per month, on a space available basis. Rental forms are available in the Clubhouse office.

- V. SPEEDING: The speed limit in Palm Lakes Village is 15 MPH. All residents are required to observe this restriction and are requested to advise their guests and visitors to abide by this rule as well. PLEASE-PLEASE respect this restriction, as our streets serve as our sidewalks, as well.

- VI. VEHICLE PARKING: All personal vehicles must be parked on a concrete driveway. Overnight parking is prohibited on all streets and cul-de-sacs. Parking at any time is prohibited on streets designated as a fire lane, where the curb is painted red. The clubhouse parking lot is available for overnight guest parking. A parking permit must be obtained from the Clubhouse office and displayed on the dash of the vehicle. No vehicle is allowed to remain on the Clubhouse parking lot longer than 96 hours without an extended written permit. The penalty for a violation is \$50.00. No overnight sleeping is allowed in any vehicle and PLV, Inc. assumes no responsibility, whatsoever, for the security or damage of any vehicle left on the common property, whether authorized or not.

- VII. GUEST/VISITORS: Guests of residents using the common areas are required to display a guest badge. Guests under the age of 19 must be accompanied by the resident when using any of the facilities. Badges are available in the Clubhouse office. No guest under the age of 19 may stay in PLV for more than 7 days during any month without the consent of the Board of Directors and in no event shall a stay exceed 30 days.

- VIII. PETS: Pets must be contained on a hand-held leash when on the common property and all streets. It is the owner's specific responsibility to clean up after their pet. Pets are to be kept off of private properties. If a pet creates a reported nuisance, the Board of Directors may require the owner to correct the nuisance or remove the animal.

- IX. REFUSE/RECYCLE CANS: Refuse and recycle cans provided by the City of Phoenix shall be stored no closer to the street than the exterior walls of the home. Said cans should be placed at the curb the evening before collection day, and shall remain there no longer than 24 hours.

- X. CODE OF CONDUCT: It is the policy of the Association to create and maintain an environment free of harassment. The Association will not tolerate hostility or favoritism toward an individual based on race, color, creed, gender, sexual orientation, national origin or age. The Association will not condone such behavior by or from any Member, Resident, Guest, Invitee, or Board Member, or staff personnel including contactors. (Reinstated May, 2015)

- XI. RENTING PROPERTY: No lot (including the living unit thereon) shall be rented or leased. See Article III, D of the CC&R's.
- XII. BADGES: Name badges are provided to each resident. In the event it is lost, an additional badge may be obtained for a nominal charge through the Clubhouse office. While not a specific requirement, it is strongly recommended that each resident wear their badge at all social functions, such as Clubhouse breakfasts and dinners and to all meetings. This will be especially helpful to newcomers to assist them to get acquainted with their Palm Lakes Village neighbors. Your cooperation is urged and appreciated.
- XIII. ACCESS CARDS: New residents will receive (2) full access cards per lot at no charge, if they have not received cards from the previous owner. These full access cards are for the resident/owner use only. Use by non-residents will be subject to cancellation. Additional cards for gate access only may be purchased. The PLV Board of Directors reserves the right to refuse or grant additional cards according to individual circumstances. New residents/owners need to register cards received from the previous owner, or those cards will be cancelled.
- XII. REPORTING VIOLATIONS: Any member of Palm Lakes Village may report any observed Violation of the CC&R's, or these Rules and Regulations. Forms to report any violation are available in the Clubhouse.
- XIV. NUISANCE VIOLATION: To constitute a nuisance, the activity must be such that it causes an unreasonable disturbance or annoyance, is unreasonably injurious to health, be indecent, or be unreasonably detrimental to persons or property. If a nuisance is indicated, YOU MUST Call the police first; then fill out a complaint in the PLV office.
No obnoxious or offensive activities shall be carried on/in any property in the Common area, Nor shall anything be done therein which may be or become an annoyance or nuisance to other owners. A public nuisance is a condition that interferes with the health or well-being of the community. The Board of Directors, in its sole discretion shall have the right to determine the existence of any nuisance. The Board of Directors may impose additional discretionary fines to enforce these regulations.
BEHAVIOUR AND /OR ACTIVITIES ON THE PART OF RESIDENTS THAT REQUIRE THIR-PARTY INTERVENTION MAY RESULT IN ADDITIONAL FINES IMPOSED BY THE BOARD OF DIRECTORS.