

**RULES AND REGULATIONS  
OF  
COUNTRY ROADS RV VILLAGE  
PROPERTY OWNERS  
ASSOCIATION, INC.**



**5707 E. 32<sup>ND</sup> STREET  
SUITE # 1127  
YUMA, ARIZONA 85365**

**AMENDED 01/18/10**

**(These Rules and Regulations supersede all former Rules and Regulations and Lot Development Guidelines)**

**Revision update 04/15/97, 12/14/98, 12/17/98, 03/09/99, 02/12/02, 05/10/05, 03/16/07, 11/11/08,  
03/09/09**

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## NOTICES

**1). AGE 55 SENIOR PARK  
COUNTRY ROADS IS AN AGE 55 AND OVER HOMEOWNER COMMUNITY.  
PROOF OF AGE IS REQUIRED.**

### **2). EXCEPTION**

**The “AGE 55 SENIOR CITIZEN PARK EXCEPTION TO THE BAN ON  
DISCRIMINATION AGAINST FAMILIES” is defined as follows: A park will be exempt  
from the ban against discrimination against families if it meets all of the following criteria  
(per 42 U.S.C. #307 (b) (2) (C)**

**A). It is intended and operated for occupancy by at least one-person 55 years of age or  
older per space.**

**B). The park provides significant facilities and services specifically designed to meet the  
physical or social needs of older persons, and**

**C). A minimum 80% of the spaces are occupied by at least one person who is 55 years of  
age, or older, as specified in the C.C. & R’s Article X11.**

### **3). REVISED RULES AND REGULATIONS**

**Some lot improvements that were completed before March 25<sup>th</sup>, 1992 do not comply with  
present rules. These improvements may be considered for a variance, if they do not  
violate Country Roads C.C. & R’s, nor any County, City, State or Federal Laws. And they  
meet other criteria as determined by the Board of Directors. Forms are available from the  
Association Office for various requests.**

## **SECTION I- DEFINITIONS**

**The following definitions are to be used within the confines of Section II “Rules and Regulations”.**

### **1). GUEST/VISITOR**

**A person entertained in one’s PARK RESIDENCE for a period no longer than thirty- (30) days, after which they become a resident and must register as one. (Revised 03/16/07)**

### **2). PET**

**A domesticated animal kept for pleasure rather than utility.**

### **3). NUISANCE**

**An event that is annoying, unpleasant or obnoxious.**

### **4). CARPORT**

**An open sided vehicle shelter sometimes formed by extension of a roof from the side of the building.**

### **5). MANAGEMENT**

**As used herein refer to the Board of Directors or General Manager, depending on availability.**

### **6). SOLICITATION**

**Any uninvited offer to sell or request to contribute except for approved Country Roads activities.**

### **7). OCCUPANT**

**A registered renter, lessee or owner physically on his lot.**

### **8). UNSIGHTLY**

**Visually unpleasant as determined by the Board of Directors. (Revised 03/16/07)**

### **9). CHILDREN Any individual under eighteen (18) years of age.**

**10). RECREATIONAL VEHICLE**

**A). Motor homes, fifth wheel or travel trailers are defined as having waste-holding tanks, fresh water tanks and dual power (12dcv and 110 acv).**

**B). Park Models are defined as having no tip outs, a maximum of 399 and a minimum of 320 square feet. The maximum width of a Park Model is twelve (12) feet and maximum height of fifteen (15) feet. No roof mounted air conditioners or evaporator coolers (these items may be installed at the side or rear if aesthetically acceptable). No roof mounted turbo fans; trailer tongue and hitch must be removed and stored. (Revised 11/11/08)**

**C). Manufactured Homes are defined as homes built offsite. Manufactured Homes must meet all City, County, State and Country Roads set backs. The maximum height is 15 feet. The maximum length and width will be determined by the size of the lot and the City, County and Country Roads Set back requirements. No roof mounted air conditioners or evaporator coolers (these items may be installed at the side or rear if aesthetically acceptable). No roof mounted turbo fans; trailer tongue and hitch must be removed and stored. (Revised 11/11/08)**

**11). COUNTRY ROADS**

**The physical property entitled “Country Roads RV Village Property Owners Association, Inc.”**

**12). ASSOCIATION**

**The corporation entitled “Country Roads RV Village Property Owners Association, Inc.” (Homeowners Association).**

**13). DECLARATION**

**The Declaration of Covenants, Conditions and Restrictions (C. C. & Rs) for Country Roads RV Village, as amended and restated from time to time.**

**SECTION II- RULES AND REGULATIONS**

**(C.C. and R. Article V Section 3)**

**The Rules and Regulations have been revised and adopted in order to facilitate orderly development in Country Roads. These rules, whether or not recorded, shall have the same force and effect as if they were set forth in the Declarations and Restrictions for the community and in the same manner as the provisions of the Declarations.**

**PART1. DESIGN GUIDELIINES**

**(C.C. & R Article IV Section 1 paragraph A, D and J)**

**The purpose of the Design Guidelines is to provide lot owners with minimum rules, procedures and architectural standards to enable them to achieve their desired level of individual lot improvement, while maintaining the quality development originally planned for Country Roads.**

1). Lots are to be used for RVs, Park Models and Manufactured Homes, single and doublewide. Permanent and semi-permanent structures may be erected on lots within the community only in accordance with the provisions contained in the recorded Declaration of Covenant, Conditions and Restrictions for the community. Such structures must also comply with the City of Yuma Ordinances, Arizona State Statutes and Country Roads Rules and Regulations. (Revised 03/16/07)

## **A. ARCHITECTURAL CONTROL COMMITTEE**

### **Authority**

2). The Board of Directors, on behalf of the Homeowners Association, appoints The Architectural committee. This committee will review, approve or disapprove all plans for lot construction or alterations by owners, including landscaping and placing of vegetation.

3). No exterior improvements to lots, including permanent planting, concrete work, wall building or shed installation, shall be performed without prior approval of the Architectural Control Committee (ACC). It is the responsibility of the lot owner to see that all work is performed in accordance with City of Yuma Building Codes.

### **Petitions**

4). Petitions and variances from these Rules and Regulations that pertain to construction, lot alteration by property owners, or occupancy, to include anything not covered by rule, must be submitted to the Architectural Committee for review and recommendations to the Board of Directors for final approval or rejection. (Revised 05/10/05)

### **Procedure**

5). Plot plans must be approved by at least two (2) property-owner members of the Architectural Committee. Approved signatures of paid employees are prohibited. Between April 1<sup>st</sup> and November 1<sup>st</sup>, when the committee does not meet on a regular basis, plot plans must be submitted to the business office and then to the architectural Committee by mail. During these months the committee could require thirty- (30) days to act on plans. (Revised 03/16/07)

6). The Architectural Committee will establish appropriate inspection procedures to insure that completed improvements were performed in accordance with an approved lot improvement plan. Upon completion of the improvement (s), the lot owner is required to notify the Architectural Committee and request a final inspection. Final Inspection Forms are issued with your building Permit and approved Plan; Improvements are not approved until final inspection. Lot owner must have an approved lot improvement plan on hand at the time of inspections, including final inspections. (Revised 03/16/07)

7). All work area clean up must be completed within sixty-(60) days of work commencement unless otherwise approved by the Architectural Committee. If work is not begun within one (1) year from approval date, then the plan must be resubmitted. (Revised 03/16/07)

**Fee**

8). A nominal fee (set by Management) may be required for processing lot improvement plans. Approval by the Architectural Committee covers lot improvement only. The Architectural Committee assumes no responsibility for determining lot boundaries, but will assist in their location if requested by the homeowner. (Revised 01/18/10)

**B. RESPONSIBILITY****Contractors**

9). For your protection, contractors performing any work within Country Roads should be currently Arizona Licensed and bonded for a least \$10,000.00. Contractors should carry liability insurance for at least \$100,000.00 and should have proof of Workers Compensation Insurance. (Revised 12/14/99)

**Lot Owners**

10). The City of Yuma requires building permits for any kind of alteration to any existing structure. That includes, but is not limited to, the installation of awnings, Arizona rooms, decks, carports, screen rooms, steps and stucco of any building. If that concrete patio becomes the floor of an added room, it is the responsibility of the lot owner to obtain any necessary City/State permits as required for lot alterations. Approved Country Roads plot plans are required in all cases. (Revised 04/08/08, )

11). Country Roads Homeowners Association has no control over, or responsibility for, any person or contractor hired by a homeowner. Lot owners are responsible for action (s) of their contractors and/or their employees, including damages, infringement and/or clean up of street or adjacent property prior to leaving the work site each day. (Revised 01/18/10)

12). When any filling, grading, excavating, adding gravel, planting or construction work is in progress on any homeowners lot, the lot owner will be responsible to see that the street is clear of any oil, fuel, grease, dirt, gravel, debris, equipment or building materials left, caused or spilled by the construction activity, before the workers leave the site each day. Lot owner is responsible to insure that any damage or spillage on adjacent lots, or any damage to utilities, will be cleaned up and/or repaired immediately and, in all cases, accomplished the same day the damage or spillage occurs.

**Work Hours**

13). The homeowner will not engage in, nor allow, any construction work to be performed on his lot between the hours of 6:00 p.m. and 7:00 a.m., and no construction work at all on Sundays or legal holidays. Summer hours may be set at management discretion. (Revised 03/16/07)

**C. SETBACKS, EASEMENTS AND RESTRICTIONS**

(CC &R Article IV Section 1 paragraph B, M, N and T)

**SETBACKS**

Park models, Manufactured Homes and RV's

**14. City, County of Yuma and Country Roads require front and rear setbacks of ten(10) feet and side setbacks of seven(7) feet. Plus a nine (9) feet by twenty (20) feet designated parking space. Corner lots require a side street setback of ten feet. All setbacks are from property lines. Most property lines begin approximately four (4') feet from the curb on 40 foot wide roadways, and five feet six inches (5'-6") from the curb on 50 foot wide roadways. It is the lot owner's responsibility to locate property line stakes for determining property setbacks. All setbacks are measured from the outer most perimeter of the RV, Park Model, or Manufactured Home, which includes any protrusion such as alcoves, bay windows, trim etc. These measurements apply in the placing of an RV on the lot, except the rear setback can be reduced for forty five (45) foot long RV's. All measurements taken with slide outs extended. No permanent structures may be placed in the area forward of the front property line, this area may be used for landscaping, but it it's the owners responsibility to maintain and is subject to easement removal, at the owners expense, if necessary. (Revised 04/08/08, 01/18/10)**

## **EASEMENTS**

### **Utility**

**15. (a) There is a blanket utility easement which permits utility companies and park maintenance to enter any lot for the purpose of repairing or servicing their equipment. Lot development planning must include attention to the utility repair needs; therefore, walls, concrete slabs planters, etc., must be placed at least three (3) feet inside the rear property line. (Revised 12/14/98)**

**15. (b) Corner lots may pave the rear three (3) feet of their lot beginning at the curb and extending no more than twenty five (25) feet from the curb. If access to the utilities is required, then removal of the concrete will be at the owner's expense.**

## **DRAINAGE, FOOTINGS, AND CONCRETE LAYOUT**

**16. Each lot has a ten (10) foot water easement across the rear of the lot as required by the City and County. No concrete work shall be placed within the three (3) feet of the rear property line except for corner lots (see paragraph 16). All footings where erosion is possible must be excavated a minimum of nine (9) inches below original natural grade. All wall footings must be excavated a minimum of nine (9) inches below the original natural grade. All concrete flat work edges shall be deepened on a forty- five (45)-degree angle, a minimum of four (4) inches below the bottom of the form.**

**No dirt, gravel or other material shall be added or filled within the rear three (3) feet of the property line. This area must be used as a flood waterway drainage area. All drainage in the rear thirty (30) feet of the lot must be sloped towards the rear of the lot, so water will flow off the lot towards the rear drainage area. Lots must be graded so water does not drain off the sides onto adjacent lots. If any waterway is blocked in any way, it will be corrected at the expense of the lot owner who caused the blockage as per CC&R Article V Section 1 paragraph T entitled "Drainage Easement".**

**(Revised 03/16/07)**

### **Zoning**

**17). Country Roads is zoned for Park Models, Manufactured Homes and RV's. Park Models are limited to a maximum area of 399 square feet. Manufactured Homes must meet the City of Yuma Building Codes and setbacks & Country Roads Rules and Regulations. Lot owners must select units that comply with these limitations. (Revised 03/16/07)**

### **Antenna**

**18). Except as provided for in Federal Laws, visible antennas for the reception or transmission of television or radio signals are limited to standard RV factory installations or vertical whip types that can not rotate, do not have any guy wires and are mounted entirely on the RV. No equipment that interferes with television or radio reception may be operated. (Revised 12/14/98)**

## **RESTRICTIONS**

**Height of RV's, Park Models and Manufactured Homes. (Revised 03/16/07)**

**19). RV's, Park Models and Manufactured Homes must be installed so as to have a total height of not more than fifteen (15) feet from the ground level. (Revised 11/11/08)**

### **Hot Tubs**

**20). Hot tubs on individual lots are prohibited.**

### **SIGNS**

**21). No sign of any kind will be erected or maintained on any lot, except those approved in writing by the Board of Directors. However, a name plaque may be placed on the lot. It must be placed at least six (6) feet back from the curb apron.**

## **D. LOTS LANDSCAPING DESIGN AND CONSTRUCTION**

**(CC & R Article IV Section 1 paragraph C, F, and I)**

### **LANDSCAPE DESIGN**

#### **Plants**

**22). The Declaration states that; "Upon purchase of a lot, each owner may design landscape for the lot using plants that are on the approved plant list (see supplement, "Approved Planting List"). The owner shall thereafter maintain and repair such landscape design. Ownership of the lot also includes any trees on the lot at the time of purchase. Absolutely no lawns, of any kind, are allowed on any lot. Only approved plantings for Country Roads shall be allowed.**

### **Trees and Shrubs**

**23). Trees and shrubs planted on the lots must be varieties that are on the approved list (See “Approved Planting list”). The purpose of controls on vegetation is to avoid problems associated with large trees or shrubs, or those that have a tendency to create messes for other lot owners and to conserve water. Fruit trees are not allowed within the perimeter walls of Country Roads. All plantings must be approved by a plot plan submitted to the Architectural Control Committee. (Revised 03/16/07)**

### **Irrigation**

**24). The Country Roads developer installed the irrigation system with the intent to water trees until the lots were sold. Therefore, upon purchase of a lot, if the owner wishes to landscape and maintain his property, it becomes his responsibility to install a timer and maintain his own irrigation system.**

**The Association is not responsible for watering or maintaining of plants or trees on individual lots.**

## **LOT DESIGN**

### **Parking Spaces**

**25). Each lot must provide two (2) parking spaces for vehicles, one of which must be a minimum of 9’x 20’. All new construction on the lot requires that the parking surface be covered by concrete or brick paving stones or a formed and poured concrete slab, and must run parallel to the side property line, except on corner lots. Corner lots may provide parking at the rear of the lot, which makes parking accessible from the side street. No obstructions may be placed in the parking area. Driveway gates blocking primary parking spaces are prohibited. Parking spaces must be noted on all plot plans.**

**(Revised 12/14/98, 05/10/05, 03/16/07, 01/18/10)**

### **Utility Service**

**26). The property owner, upon purchase of a lot, owns and therefore becomes responsible for maintenance and repair of all above ground utilities of that property. This includes the electrical pedestal, which in some instances may need upgrading (at the owners expense), and hose bibs and sewer drops. Utility services lines or wires must be contained in conduit, installed and maintained underground or concealed in or under buildings.**

**(Revised 03/16/07)**

### **Block Walls and Fences**

**27). Slump stone, brick, or block with stucco on both sides, are the only walls allowed. Wrought Iron is the only fence material allowed. The walls/fences must not exceed thirty-six (36) inches in height, measured from the enclosed filled area. All walls/fences must be placed wholly within the lot property lines, unless an easement is obtained from the adjoining property owner and a copy of the recorded document submitted with the lot improvement plans.**

**Easement forms are available in the Association Office. Walls must be off white, light gray, tan or cream colors. All wall/fences footings must be excavated a minimum of nine (9) inches below natural grade. No Mexican brick may be used for any purpose. (Revised 03/16/07)**

### Privacy Screen

28). One (1) lattice type privacy screen, with a maximum size of sixty-four (64) square feet is permitted, providing it is placed at least three (3) feet inside the rear property line and not further than thirteen (13) feet from the rear property line. Lattices on corner lots must be placed so they do not restrict visibility at street intersection. The screen may not exceed sixty-four (64) square feet however; it may be placed to form an ell. A four (4) foot by sixteen (16) foot screen, or a two (2) foot by thirty-two (32) foot screen may be mounted on a three (3) foot wall. The maximum height, including the wall, is limited to seven (7) feet. The lattice must be painted or stained off white or a color to compliment existing walls or structures on the lot.

### Patio Canopy and Gazebos

29a). One (1) Patio Canopy may be temporarily installed on a lot. The canopy must meet the following specifications: (a) it must be self-supporting, (b) free standing structure with lightweight metal supports, anchored into the ground or cement. (c) Shade material comprised of FIRE RESISTANT Nylon Polyester sunscreen or approved fabric by the Architectural Control Committee. (d) The sunscreen is to be color coordinated with the RV, PARK MODEL AND MANUFACTURED HOME. (e) Maximum size is twelve (12) feet by Twelve (12) feet and minimum size is six (6) feet by six (6) feet, with a maximum height of nine (9) feet four (4) inches, One hundred twelve (112) inches total. (f) The canopy must be located at least eighteen (18) feet from the front curb. Side panels are permitted on four sides of the Patio Canopy. **A PLOT PLAN MUST BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE AND BE APPROVED BEFORE INSTALLATION.** (Revised 03/16/07)

### Car Shade Canopy

29b). One (1) car shade canopy may be temporarily installed on a lot in the designated parking area only. There are two (2) approved designs, gabled roof or shed roof. Car shade must meet the following specifications: (a) it must be self supporting and anchored in concrete. (b) Maximum size is ten (10) feet by twenty (20) feet. The gabled style must peak in the center and not to exceed one hundred and two (102) inches at the peak. (d) Shed style may extend to height above the highest window on the structure, not exceeding the eave height, and the lower horizontal brace not to exceed seven (7) feet. Both types must have metal frames that are one (1) inch minimum and two (2) inches maximum in diameter (galvanized pipe recommended). (f) Cover fabric must be fire resistant nylon. Polyester sun screen, color coordinated to the building. (g) one (1) side panel allowed to a thirty (30) inch ground clearance. The upper triangular area may be enclosed with the same material. All fabrics to be kept tight and free of unsightly wrinkles. (h) The canopy may not extend beyond either the front or rear of building. (i) on corner lots, a gabled canopy may be installed in the designated parking area in the rear of the lot. It must meet the required side street setback. The rear easement area cannot be used. A plot plan must be submitted. All car shade canopies must be approved BEFORE installation.

(Revised 04/08/08, 01/18/10)

## Gazebos

(OCTAGON TYPE) (REVISED 03/16/07)

**29c). An octagon shaped structure not to exceed ten (10) feet in diameter. Eaves are not to exceed eight (8) inches. Total height is not to exceed ten (10) feet (120 inches). The structure must be anchored to a concrete slab or a wood platform. The structure must be located at least eighteen (18) feet from the front curb and at least three (3) feet from any side or rear property line. A three (3) foot separation must be maintained from any permanent structure. A plot plan must be submitted to the Architectural Control Committee and be approved before installation. (Revised 03/16/07)**

## Satellite Dish

**30). Small satellite dish antennas, not to exceed thirty six (36) inches in diameter, may be installed on a lot, shed, Park Model or Manufactured Home , provided they are installed so as to be aesthetically acceptable. The dish must be installed so that it is entirely below the apex of the roofline of the structure to which the dish is being attached. Satellite dishes shall not be mounted in front of a Park Model or Manufactured Home, nor secured to the front of said Park Model, Manufactured Home or RV. Additionally, dishes may not be situated closer than fourteen (14) feet from the front property lines. Ground or pedestal mounted dishes are acceptable provided they meet the above regulations. Prior to installation, a proposal must be submitted to the Architectural Control Committee for review. (Revised 03/16/07)**

## E. TRAVEL TRAILERS

(This includes all APPROVED living units other than Park models and Manufactured Home, i.e., Motor Homes, Fifth Wheel Trailers, "Pull trailers" and "Park Model Trailers") (CC &R's Article I Section 27 and Article IV Section paragraph A, D and G). (Revised 03/16/07)

### Installation

**31). MOTOR HOMES, FIFTH WHEEL TRAILERS, PULL TRAILERS ARE NOT TO BE PERMANENTLY INSTALLED. (Revised 05/10/05)**

### Skirting

**32). Temporary approved snap on skirting (beige or neutral in color) will be allowed on motor homes, fifth wheel trailers or pull trailers. (Revised 03/16/07)**

### Evaporative Cooler

**33). Evaporative coolers are not allowed on motor homes, fifth wheel trailers, or pull trailers. (Revised 03/16/07)**

## PARK MODEL & MANUFACTURED HOME ADDITIONS

(REVISED 03/01/07)

(Awnings, Decks and Arizona Rooms)

(C.C. &R Article 1 Section 27 and Article IV Section 1 paragraph A, D, and G.)

## **PARK MODELS & MANUFACTURED HOMES**

### **Requirements**

**34). Park Models and Manufactured Homes may be permanently installed only if they meet following requirements: (a) they may not have roof mounted air conditioners or evaporative coolers. Evaporative coolers must not be visible from the street (these items must be installed so as to be aesthetically acceptable). The Park Model tongue/hitch must be removed. (Revised 03/16/07)**

### **Installation**

**35). Park Models and Manufactured Homes must be installed in such a manner as to conform to the City of Yuma, Arizona State Codes and Country Roads Rules and Regulations. State licensed mobile installers should install units that are installed at ground level. Sewer trap and cleanouts are to be installed (at ground level) when hooked up. Sewer line is to be concealed and underground. (Revised 03/16/07)**

### **Skirting**

**36). Park Models, Manufactured Homes and Additions must be skirted within thirty- (30) days of installation and the skirting must compliment the materials of the Unit. (Revised 03/16/07)**

## **ADDITIONS**

### **Requirements**

**37a). An Arizona room/sun deck and/or screen room combination, or any portion thereof, must be attached to the patio side of the Park Model. Any portion of the structure is limited to a maximum of twelve (12) feet and a minimum of eight (8) feet in width. The roof may be one (1) foot wider than the structure, provided the setback requirements are met. All additions must be constructed of materials and colors, which compliment the Unit. Truss/rafter roofs may go to the peak of the park Model, but not to exceed a maximum height of fifteen (15) feet and may be one (1) foot wider than the structure. A continuous roof is defined as a roof on a single plane and made of the same material throughout. (Revised 11/11/08)**

**37b). Roof top patios will not be allowed in Country Roads. (Note: Any existing roof top patios are automatically grandfathered in.)**

### **Requirements (cont.)**

**38). A gable may interrupt the single plane, provided it is of the same material as the rest of the roof. The roof may start at the peak or the eave of the park model, but not a combination thereof. The eave line need not be continuous, but may vary from eight (8) feet to thirteen (13) feet from the park model and may have an overhang not to exceed one (1) foot. In the case where the full-length roof would violate the minimum clearance required between the roof and a shed, the roof length may be reduced, provided the shed is located on the rear setback line. The reduced length shall not exceed that required to provide the minimum clearance between the shed and the roof. (Revised 03/16/07)**

### **Arizona Room**

**39). An Arizona Room is limited to a maximum of twelve (12) feet and a minimum of eight (8) feet in width. An Arizona Room must have a minimum length of fourteen (14) feet and a maximum length not longer than the Park Model. (Revised 03/16/07)**

### **Raised Decks**

**40a). Raised Decks must be attached to the unit and are limited to a maximum of twelve (12) feet and a minimum of eight (8) feet in width. They must have a minimum length of fourteen (14) feet, and a maximum length same as the Park Model. (Revised 03/16/07)**

**40b). Raised decks are allowed at the rear of the Park Model and Manufactured Home and must have railings and skirting to match the Unit. The rear deck must not be wider than the Park Model OR Manufactured Home/Arizona Room/Sundeck combination and maximum of twelve (12) feet deep, provided it does not extend into the rear set back of ten(10) feet and not closer than three(3) feet to the shed. Rear decks shall not be covered nor enclosed. (Revised 03/16/07)**

### **Patio Awning**

**41a). A Patio Awning must be attached to the Park Model or Manufactured Home on the patio side only. A patio awning is limited to a maximum of thirteen (13) feet and a minimum of eight (8) feet in width. A patio awning requires installation of awning support members, which must be appropriately anchored into the ground, or to a deck, in accordance with the City of Yuma Building Codes and Standards. When a deck supports a patio awning a minimum setback of seven (7) feet is required. When the Patio awning is NOT supported by a deck a minimum setback of three (3) feet is required. The patio awnings may have an overhang not to exceed one (1) foot provided the overhang does not extend into the required set back area. Uncovered decorative extensions may extend one (1) foot into the set back area. (Revised 01/18/10)**

### **Rear Area Patio Awning**

**41b). The area to the rear of a unit may be covered by a Pergola Design Awning with the following restrictions: The covered area may not exceed 200 square feet (if design is larger than 200 square feet then a City of Yuma building permit must accompany the application submitted to the ACC). The cover may not be attached to any structure on the lot. The vertical uprights must be metal and anchored in concrete (a form inspection is required prior to concrete pour). The upright supports must maintain the three-foot (3') set back requirements from the property lines. All of the other building materials in the awning must be of Alumawood quality. The canopy may not extend beyond the sides of the unit however; a decorative extension may extend no more than one foot (12") to the rear of the canopy. The surface area of the unit must be included in the calculations for the 50%lot coverage rule.**

### **Carport Awning Extensions**

**42a).** A carport awning extension, defined as a vehicle shelter open on three sides, may be attached to the Park Model, Manufactured Home, patio awning or Arizona room/sun deck and /or screen room combination awning (which are separately defined under “patio awning” and “requirements” above). The carport awning may not extend and the support members may not be placed closer than three (3) feet from the property line and not closer than ten (10)feet from the side street property line on corner lots. Separate carport awning supports are required and must be anchored into the ground in accordance with City of Yuma building codes and standards. The carport awning must be a minimum of nine (9) feet in width and the combined awnings must not exceed a total of twenty two (22) feet. A side panel comprised of fire resistant nylon/polyester fabric is permitted with a minimum of thirty (30) inches clearance from the ground. End panels are permitted. *Revised (03/16/07)*

### **Window Awnings**

**42b).** (Defined as awnings used to shade a window) on Park Models, Manufactured Homes and Arizona Rooms must not exceed fifty four (54) inches from hinge point to lower edge, and must not protrude from the structure more than thirty-six (36) inches and shall be attached at top of covered window. The only acceptable awnings are the metal louvered or pergola type. Homeowners are required to submit a window awning plan to the architectural Committee. *(Revised 04/08/08)*

### **Back Side Carport Awnings**

**43).** A carport awning may be placed on the backside (non-patio side) of the Park Model or Manufactured Home provided: (a) The owner purchases the lot directly adjacent to the carport and combines both lots into one (1) tax parcel at the Yuma Country Assessors Office (proof of such action will be required by the Architectural Committee), or (b) there is at least seventeen (17) feet between the Park Model/ Manufactured Home and the non-patio side property line (and it is not a corner lot). *(Revised 03/16/07)*

### **Back Side Carport Awnings (cont.)**

**44).** The carport awning on the non-patio side must be a maximum of twelve (12) feet and a minimum of nine (9) feet in width. A carport awning requires installation of awning support members, which must be appropriately anchored into the ground in accordance with the City of Yuma Building Codes and Standards and must be set back a least seven (7) feet from the property line, (ten (10) feet for corner lots). All additions must be constructed of materials and colors, which compliment the Park Model/Manufactured Home. Carports awning height may not exceed the height of the side eaves of the Park Model or Manufactured Home. *(Revised 03/16/07)*

### **Removal**

**45).** All of the above additions/improvements must be removed, at owner’s expense, prior to the removal of the unit. If owner fails to remove the improvements, the Association has the right to remove said improvements at the owner’s expense.

## **STORAGE SHEDS (C.C. & R Article IV Section 1 paragraph D)**

### **GENERAL REQUIREMENTS**

**46). A Lot Improvement Plan form must be submitted to and approved by the ACC Committee prior to the start of any shed construction. One (1) shed may be installed on any size lot. Sheds are to be constructed of wood or steel framing and anchored to a concrete slab a minimum of three and one half (3 ½ in.) thick. Each side of the shed shall have installed, a minimum of two (2) anchors approved for attaching the bottom plate to the concrete slab. The side wall shall be plumb and shall not exceed eight (8) feet ninety six (96in.) in height when measured from the floor to the top of the upper plate. Sheds may be sided with generally accepted siding material however no metal siding is allowed. Exterior paint color must complement that of the major structure on the lot. The placement of the shed shall not block egress routes from dwelling and must be at least three (3) feet from dwellings and property lines. City of Yuma building permits are required whenever electrical or plumbing facilities are installed or modified in the shed. (Revised 03/08/09)**

**47). A shed must be set back from the property lines at least three (3) feet from the side and three (3) feet from the rear. Corner lots have a ten (10) foot set back on the side street plus the easement, which is, four (4) feet to five (5) feet six (6) inches. Sheds closer than six (6) feet from the principle building must be “fire walled” with five eights (5/8) inch type 1 drywall and may not be closer than three (3) feet to the principle building. Sheds closer than three (3) feet to the principle building are required to meet the principle building set backs of ten (10) feet from the rear and seven (7) feet from the side. NOTE: Electrical and plumbing, installation in a shed, require a City of Yuma Permit and inspection.**

**(Revised1/18/10)**

### **Shed Size**

**48). The overall exterior measurements of the shed shall not exceed one hundred twenty (120) square feet and any one side shall not exceed fifteen (15) feet in length. Existing sheds may be rebuilt to allowable sizes providing the finish siding is consistent on all sides of the shed and a Lot Improvement Plan is approved by the ACC Committee. (Revised 03/08/09)**

### **Shed Roof**

**49). Sheds roofs must be gabled and shall not exceed 120 inches (10ft.) in height when measured from the bottom of the sill plate (floor) to the highest point on the finished peak of the gable. Flat or shed type roofs are not allowed. Roof perimeter overhangs shall not exceed six (6) inches when measured horizontally from the siding of the shed to the outside of the fascia. Roofs vents may not exceed twenty (20) inches in height when measured from the highest point of the roof opening for the vent. (Revised 03/08/09)**

## **PART 2. LOT OCCUPANCY AND USE**

(C. C. & R. Article IV Section 1 paragraph A, E, G, H, K, L, O, P and Q)

### **A. RV LIMITATIONS**

#### **Number of RVs**

**50). Only one (1) RV may be parked or maintained on any lot at any one time, except that one (1) additional unit may be parked on a lot for a maximum of three (3) days for the purpose of loading or unloading by the lot occupant. No additional RV may be stored on any lot. No additional RV may be used as temporary or permanent living quarters at any time on any lot.**

#### **Exceptions**

**51). Any vehicle (other than an RV) that will fit in a nine (9) foot by twenty (20) foot parking space may be allowed on the lot, unless used for living purposes. Management has the right to approve or disapprove. The only exception is for a vehicle that: (a) is the sole means of transportation (as approved by the General Manager), (b) can be parked within a nine (9) foot by twenty (20) foot space, and (c) is not used for living nor connected to any utility service. (This is not intended to allow the parking of larger Class C or Class A motor homes on a lot).**

#### **Decorum**

**52). No unsightly RVs, Park Models, Manufactured Homes or other structures will be allowed. RVs must be self-contained. No slide in campers may be dismounted from the pickup bed on a lot. Storage of disabled vehicles on lots is prohibited. (Revised 03/16/07)**

**53). Parking on the street is not permitted, except in marked parking spaces in the common area for day visitors only. Parking is permitted for a maximum of three (3) days on the street to up and down load RVs by occupant only. Disassembling of vehicles is prohibited. Conserve water when washing vehicles and patios, etc. Do not wash dirt and debris out into the street. (Revised 03/16/07)**

### **B. PETS**

#### **Registration**

**54). Pet owners must register all animals at the Association Office and show proof of rabies shot, as required by County and State law. (Note: Arizona law requires that a dog be licensed after thirty (30) days in the state).**

#### **Restrictions**

**55). No animals, other than a reasonable number, considered to be two (2) of generally recognized house or yard pets, shall be maintained on an lot covered by the Restated Declaration and then only if they are kept, bred or raised thereon solely as domestic pets and not for commercial purpose. No animal shall be allowed to make an unreasonable amount of noise or to become a nuisance. Owners must pick up after their animals. No**

structure for the care, housing or confinement of any animal shall be maintained anywhere on a lot, except behind the primary living unit so as not to be visible from a public or private street. Animals are not allowed in the following areas of the park: any resident's lot, unless permission is given by the resident, the common areas in and around the main complex, the greenbelt areas of our park, the satellite pool areas and the maintenance yard. Upon the written request of any owner, the Board shall conclusively determine, in its sole and absolute discretion, whether, for the purpose of this Subsection, a particular animal is a generally recognized house or yard pet, or a nuisance or whether the number of animals on any such property is reasonable. Any decision rendered by the Board shall be enforceable as other restrictions contained herein. (See C.C. & R's) Article IV Section 1 paragraph O (Revised 05/10/05)

#### **Containment**

56). All pets must be kept on a leash or otherwise confined when not within the RV or Park Model, Park Model Alternative or Double Wide where the owner resides. The owner or an authorized adult, when not on the owner's lot, must accompany all pets with a leash no longer than 6 feet or have the pet contained in a vehicle. In no instance shall a pet be leashed, restrained or otherwise confined to a portion of lot in such a way as to allow the pet, because of the leash length of the manner of restraint or confinement, to travel off the lot without the accompaniment by their owner or an authorized adult.

#### **Liability**

57). The owner or person having a pet in Country Roads shall take all responsibility and liability from any incident caused by their pet. If Management gets involved for any reason, the pet owner or person who brings the pet into Country Roads shall pay all costs, including legal fees and court costs, plus any interest, etc. This expense, if not paid to the Association, will be placed upon the lot owner with a lien. (Revised 03/16/07)

#### **Violations**

58a). Any violation of the above Pet Rules and Regulations constitutes a breach of the Country Roads RV Village Rules and Regulations. Such violations shall be subject to a fine or expulsion of the particular animal(s) depending on the severity and/or continuation of the violation. The Country Roads Board of Directors shall be the final judge regarding the severity of the violation and subsequent fines or expulsions.

58b). A resident whose animal(s) is the subject of a violation shall be entitled to a hearing before the Board of Directors prior to the Board's final decision.

### **C. LAUNDRY**

#### **Outdoor Drying**

59). Outside clothes line or other outside facilities for drying or airing clothes shall not be erected, placed or maintained on any portion of the property, except as provided in the common area by the Association.

## **D. STORAGE**

### **Patio**

**60). Tables, chairs, benches, bicycles, electric carts, potted plants and barbecue equipment may be placed on patios, but other personal property, when not in use, shall not be permitted to remain where it can be seen by other residents.**

### **Vehicles**

**61). Trailers, (boat, motorcycles, car, dune buggy, cargo, utility, etc.) may not be stored on any lot. Car tow-dollies shall be stored under the rear of the RV or removed to a storage lot. Country Roads has no area designated for storage. No storage will be allowed in the maintenance area.**

## **E. NUISANCE**

### **Nuisance and Sanitation**

**62). No nuisance shall be allowed within Country Roads nor any use or practice which is a source of unreasonable annoyance to other residents, or which interferes with the peaceful possession and proper use of the property by other residents. Each lot shall be kept in a clean and sanitary condition and weeds, rubbish, or garbage shall not be allowed to exist, as per C.C. & R. Article IV Section I paragraph P, entitled “Nuisances”. The Board of Directors shall be the final judge of any nuisance causing undue annoyance to other residents. (Revised 05/10/05)**

### **Weeds**

**63). The Association shall have the right to control weeds, grass, trees, and shrubs on individual lots if not taken care of by the owner. The cost of such action shall be levied against the subject lot by special assessment. (Revised 12/14/98)**

### **Enterprise**

**64). There shall be no commercial enterprise conducted within Country Roads without written permission from the Board of Directors.**

## **F. LANDSCAPE MAINTENANCE**

### **Responsibility**

**65). The Board of Directors may, from time to time, enter into agreement and contracts to provide maintenance of all or portions of the landscaping on the individual lots within Country Roads. Costs incurred for clean up of individual lots will be billed to the owner.**

### **Purpose**

**66). The maintenance of the above lots shall be for the purpose of controlling insects infestation and/or for the purpose of maintaining the original tree plantings for the**

aesthetic value of Country Roads. Costs for such maintenance shall be included in the operating expenses of the Association and levied as part of the regular assessment of the Association.

## **G. RENTALS**

### **Liability**

67). When the owner rents his property to another, he is responsible for informing the renter of all Rules and Regulations of Country Roads. Should such Rules and Regulations be violated, the General Manager shall require the owner to remedy the violation. Failure to do so shall cause the Manager to remedy this violation, and if costs are incurred, the owner of said lot should be liable for all costs incurred.

### **Forfeiture of Rights**

68). Any owner who rents, leases, or causes their lot to be occupied, rented or leased to another, shall forfeit the right to use the common area within Country Roads, including recreation facilities, and their owners rights at events during the period of time the lot is occupied, rented or leased. Such rights are not forfeited as to other lots owned by the owner, but not occupied, rented or leased by persons other than the owner.

## **PART 3. GENERAL ITEMS**

(C.C. & R. Article IV Section 1 paragraph R, U and V: and Section 2)

### **A. LOT SALES**

#### **Owners Identification**

69). Property owners who purchase their lot from a prior owner (resale) will be issued badges after registration has been completed and the \$500.00 registration fee has been paid (See "Transfer Fee" below). The selling owner is required to notify the Association Office of any change in lot ownership, to surrender all Country Roads badges issued to that lot and to remove the Country Roads windshield stickers from their vehicles (if they no longer own a lot in Country Roads). (Revised 02/12/02)

#### **Transfer Fees**

70). Upon sale of your lot, a \$500.00 transfer fee is required to cover administration costs and shall be paid within thirty (30) days after transfer. If the fee is not paid within the thirty (30) days, then an additional fee of \$200.00 shall also be due as defined by Resolution #5 passed by the Board of Directors. You are also required to turn in your name badges and remove your car stickers. (Revised 02/12/02)

#### **Advertising**

71). A bulletin board for posting "FOR SALE" or "FOR RENT" notices is provided for property owners on the North wall near the Lapidary/Silversmith room. This board is operated and maintained by the owners and not by the Association. Owners must post their names and contact information. A bulletin board for "General Notices" is located near the Fitness Room. Before posting, all "Notices", must be approved by the Activities Office. (Revised 05/10/05)

## B. CAR PASSES

72). Permanent car passes and a valid year sticker will be issued to Country Roads property owners only after, (a) escrow closing, (b) the property owner provides the Association with proof of age that is acceptable under the 55 plus rules, and (c) registration is complete. (Revised 03/16/07)

73). Car passes will be placed on the lower left side of the windshield (driver's side). These passes will be controlled and issued by the Association. New date stickers will be issued each year. Entrance to Country Roads may be refused if the vehicle does not bear a valid car pass. (Revised 03/16/07)

## C. RESIDENTS, GUESTS AND VISITORS

### 74a). Registered Residents

1. A registered resident is defined as a person who either owns a lot within the park or a tenant who has entered into a rental agreement with an owner.
2. The lot owner shall be responsible for ensuring the tenant has a working understanding of the Country Roads Rules and Regulations and shall be responsible for all actions of his tenant(s) while they reside at Country Roads.
3. Once the lot owner rents their lot, the owner passes the privileges, associated with the lot, for the use of the common areas and facilities to the renter as outlined in the Rules and Regulations Forfeiture of Rights, number 68.

### GUEST

### 74b) Guests and Visitors

A guest is defined as a person who is a friend of the family or kin of the registered residents and who is staying with the registered resident for less than 30 days.

1. A guest shall be issued a green guest badge. Such badge information shall include the date of last day of their stay (Maximum of 30 days), the guest's name, the registered name and lot number.
2. A maximum of 4 guest badges shall be issued for any given period.
3. The guest shall be required to wear the above badge whenever they are off the resident's lot and on common property.
4. The guest shall have use of the common areas with the same restrictions as any resident. As long as they are older than 18 years of age they can frequent The common areas with or without the company of the registered resident.
5. The resident shall be responsible ensuring the guest(s) has a working Understanding of the Country Roads Rules and Regulations and shall be Responsible for all actions of his guest(s) while they reside at Country Roads.
6. A guest who fails to comply with the Country Roads RV Village Rules and Regulations shall have their guest privilege revoked and be restricted to the registered resident's lot or be expelled from the park. The Board of Directors shall have the final decision in this matter.

## VISITOR

**A visitor is defined as a person who is a friend or kin of the registered resident but who is staying outside the park.**

- 1. Visitor may visit a registered owner and remain on their lot without a visitor's badge.**
- 2. Should a registered resident like to take their visitor off their lot to use the resort's facilities, the registered resident shall apply at the Association Office, in advance for a visitor badge.**
- 3. A visitor shall be issued an orange day badge. The day badge information shall include the day's date, the name of the visitor the name of the registered resident and lot number and a note that the registered resident inviting the visitor must accompany them at all times when the visitor is on common property within the park.**
- 4. The visitor shall be accompanied at all times by the registered resident regardless whether the visitor is on or off the registered resident's lot.**
- 5. The visitor shall be required to wear the above badge whenever they are off the resident's lot and on common property.**
- 6. The resident shall be responsible ensuring the visitor(s) has a working understanding of the Country Roads Rules and Regulations and shall be responsible for all actions of his visitor(s) while they reside at Country Roads.**
- 7. A registered resident and their visitor who fails to comply with the Country Roads RV Village Rules and Regulations shall have their visitor's privilege revoked and the visitor shall be expelled from the park forthwith. The Board shall have the right to restrict a registered resident from obtaining any further visitor's badges.**
- 8. The Board of Directors shall have the final decision on this matter.**

## CHILDREN

**74c). Common areas and facilities (as defined by the C.C. & R's) used by children visitors, individuals under eighteen (18) years of age, is limited to designated holiday times and requires adult supervision. Regular holiday visitation times are: (1) Thanksgiving week, Sunday before to Sunday after (October- Canadian, November- United States), (2) Christmas, Sunday before until January 2<sup>nd</sup> or first Sunday in January. (3) Easter vacation, week before and week after, and (4) Summer vacation June, July and August. The south pool is the designated pool for children. This does not preclude residents having children visit on their property. (Revised 03/16/07)**

**74d). Only licensed operators will be allowed to drive vehicles within the Resort. (Revised 04/07/98)**

**D. DECORUM**

75). The period between the hours of 10:00 p.m. to 7:00 a.m. shall be considered quiet time and all residents shall maintain a low noise level.

76). Smoking is not allowed in the satellite areas, Maintenance shop, recycling areas and all areas in the main complex, other than those areas designated as smoking areas by the general manager. These designated areas shall be at least fifteen (15) feet from any doorway and shall not be in the pool area. (Revised 03/16/07)

77). No owner or renter shall turn on or off, or make any adjustments to the Country Roads irrigation, electrical, or electronic systems, including thermostats or pool equipment. Only paid employees, a person with written permission or a person so designated, by management, will be allowed to do so.

78). An identification badge must be worn at all times where the public can see it while present at any recreation facility or common area.

79). Speed limit within the park is ten (10) miles per hour. Traffic control will be enforced by security including stop signs and use of turn signals. Bicycles and golf cars must obey rules of the road. Bicycles and carts used after dark must have appropriate lighting. Neither bicycles, tricycles, golf carts nor other motorized vehicles are permitted in the main courtyard area, satellite pool areas or in the greenbelt (retention) areas.

**E. MISCELLANEOUS**

80). Due to insurance and Country Roads Association policies, “NOTHING OWNED OR UNDER THE CONTROL OF COUNTRY ROADS ASSOCIATION SHALL BE LOANED TO ANY INDIVIDUAL”. This includes Association Vehicles, unless specifically authorized by General Management.

81). Regular assessment billings shall be issued by the 20<sup>th</sup> of the month prior to end of the calendar year. Dues shall be paid (and are due by the 1<sup>st</sup> of the month) when due or be subject to a late charge. Late charges are to be set by the Board of Directors.

**SECTION III ENFORCEMENT**

(See C.C. & R. Articles VII and XIII)

**PART 1. ENFORCEMENT OF THESE PROVISIONS**

**A. AUTHORITY**

**82). The Association shall have the right, after thirty (30) days notice to an owner, to repair or remedy any condition, which the Association, acting through the Board of Directors, determines, in its discretion, is in violation of any provisions of these rules. When the Association deems a condition immediately dangerous to persons or property, no prior notice shall be required before the Association can act to correct the dangerous condition.**

**B. LIABILITY**

**83). All costs and expenses incurred by the Association shall be borne by the owner and shall be paid to the Association on demand. Any sum not paid by an owner shall be treated as an assessment and may be collected in a like manner as an assessment levied pursuant to C.C. & R. Article VII entitled "Covenants and Assessment.**

**C. FAILURE TO ACT**

**84). Failure by the owner to correct violations, within thirty (30) days following notice from the Association, will make the owner subject to penalties, including fines, set forth in Association rules.**

**D. FINES**

**85). The Association may assess a fine, or fines, as approved by the Board of Directors, of up to \$1000.00 per violation. Fines are listed in the fine schedules below.**

**E. LIENS**

**86). Lots with a rule violation may have liens placed upon the property. Violations must be corrected before liens will be removed. If the violation persists, fines, interest, legal action and foreclosure may be initiated.**

**PART 2. FINES SCHEDULE**

**87). All fines will be paid at the Association office. Everyone who pays will receive a receipt and the money shall be put in the general fund for operating the Association. There shall be five (5) fine schedules as follows:**

**A. SCHEDULE 1**

**88). \$10.00 minimum up to \$50.00 maximum fine per day until corrected for (notices will be sent).**

**1a). Failure to obtain a permit from the County or Architectural Control Committee.**

**2a). Failing to follow City of Yuma Codes or Country Roads Rules and Regulations.**

**3a). Animals or breed of animal that could be dangerous to humans. To be judged by the General Manager and/or Board of Directors.**

**B. SCHEDULE 2**

- 89). \$5.00 minimum up to \$25.00 maximum fine per day until corrected for (Notices will be sent;**
- 1b). Failure to complete a job as per the sixty (60) day limit.**
  - 2b). Improper skirting or improper storage.**
  - 3b). Unsightly material stored in sight of neighbors, including junk or unsightly vehicles, recreation units or unauthorized antennas.**
  - 4b). Improper plantings, grass, fruit trees, gardens, etc.**

**C. SCHEDULES 3**

- 90). \$10.00 minimum up to \$50.00 maximum flat fee for the following violations (Levied with citation by Management, Security or Private Citizen with witness and signed complaint); (Revised 05/10/05)**
- 1c).Speeding or reckless driving in Country Roads by any type vehicle, licensed or unlicensed**
  - 2c). Loud or no mufflers, on any kind of vehicle.**
  - 3c).Drunk or disorderly conduct.**
  - 4c). Foul or profane speech as to be offensive to the majority.**
  - 5c). To have the Association clean lot of weeds, dung or other unsightly material (this will be in addition to time and material to clean up).**
  - 6c).Late payments of dues or assessments (to be levied after the 10<sup>th</sup> of the month).**
  - 7c). Barking dogs so as to bother neighbors.**
  - 8c).Using washing machine, before sewer is installed, on lot or clothes drying facilities outside unit.**
  - 9c). Unauthorized interfering with common area controls of any kind.**
  - 10c).Failure to stop at stop sign.**
  - 11c).Failing to signal a turn.**
  - 12c). Encroachment on a common area for personal benefit.**

**D. SCHEDULE 4**

- 91). \$5.00 minimum up to \$10.00 flat fine for the following violations (levied with citation by Management or Security or by Private Citizen with witness and signed complaint). (Revised 05/10/05)**
- 1d). Improper care of dog or animal, or for not picking up dung from the street, common areas or personal yard.**
  - 2d). Improper parking of car.**
  - 3d). Not wearing badges in common area.**
  - 4d). Having unregistered guests in common area.**
  - 5d). Smoking in non-approved areas.**
  - 6d). Failing to shower before using pool.**

**E. SCHEDULE 5**

**92). \$200.00 flat fine per day for the following violation (levied with citation by management or Security).**

**1e). Improper parking or use of travel trailers, recreation vehicles, boat trailers, utility trailers or other type of vehicles.**