

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



**5707 E. 32ND STREET
SUITE # 1127
YUMA, ARIZONA 85365**

AMENDED 07/21/2021

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

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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 CC&R, Article XII.

3. REVISED RULES AND REGULATIONS

Some lot improvements that were completed before March 25th, 1992 do not comply with present rules. These improvements may be considered for a variance, if they do not violate Country Roads CC&R, 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. TEMPORARY

Any improvement or structure placed or constructed on the property for a period not to exceed 30 days, except as authorized by law. (Revised 10/27/2020)

7. 50% RULE FOR LOT COVERAGE

No more than ½ (50%) of the total square feet of any lot may be covered by a permanent or temporary structure. (Revised 12/08/2015)

8. SOLICITATION

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

9. OCCUPANT

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

10. UNSIGHTLY

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

11. CHILDREN

Any individual under eighteen (18) years of age.

12. RECREATIONAL VEHICLE

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

13. FRENCH DRAINS

An excavated trench along the side or the front of a lot. The trench shall be twenty-four inches deep and twenty-four inches wide (24" x 24") lined on all four sides with a pervious fabric and filled with river rock each stone being three (3) to four (4) inches in size. The trench may be covered with a pervious fabric. The length of the trench shall approximately be the length of the living unit on the lot. The trench may be covered with concrete or pavers and shall have a minimum opening of six (6) inches at the top to allow water to enter the retention cavity. The six (6) inch opening may be covered with decorative gravel to avoid a tripping hazard. (Added

5/08/2018)

14. COUNTRY ROADS

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

15. ASSOCIATION

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

16. DECLARATION

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

SECTION II - RULES AND REGULATIONS - (CC&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.

PART 1-DESIGN GUIDELINES - (CC&R, Article IV Section 1 paragraph A, D & 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 current property owners, including landscaping and placing of vegetation and installation of any hard surfacing (concrete, pavers, etc.). Alterations include any modifications to the exterior of any structure such as painting, roofing, or window replacement. (Revised 10/27/2020)

3. No exterior improvements to lots, including painting, 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. (Revised 01/22/2019)

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. Lot Improvement plans must be approved by at least two (2) property-owner members of the Architectural Control Committee. Signatures of paid employees are prohibited. During the off season (April 1 to November 10) at least two (2) property-owner members present in the park may approve lot improvement plans requesting emergency or simple repair needs of the property owner submitting the plan. In the off season if a submitted plan is considered by those present to be questionable or of a policy nature then the plan must be submitted to the Community Manager and then to the full Architectural Control Committee by mail or electronic method. During these months the Committee could require thirty (30) days to act on a submitted plan. (Revised 01/22/19)

6. The Architectural Committee will establish appropriate inspection procedures to ensure 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. Any construction debris or materials of any kind resulting from improvements performed by any person or company for hire other than the owner shall be promptly removed from the lot and disposed of offsite, and not in the Country Roads disposal area. Owners of lot who do

improvements strictly on their own and do not hire any of the work performed by others shall promptly remove the debris from the lot but may dispose of it in the Country Roads disposal area. (Revised 10/27/2020)

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 ensure 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 contractor shall work at all on Sundays or legal holidays. Summer hours may be set at management discretion. (Revised 12/05/2015)

C. SETBACKS, EASEMENTS AND RESTRICTIONS - (CC&R, Article IV Section 1 paragraph B, M, N and T)

SETBACKS

Streetscape

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

14(a). The area between the roadway curb and property line is common area belonging to the Homeowner's Association and not the lot owner. The homeowner can utilize this area directly in front of his/her lot subject to the following conditions and limitations. No fencing, walls, planters or permanent structures may be placed in the area between the property line and the street. With the exception of a nine (9) foot wide designated parking area and four (4) foot wide sidewalk, no concrete pavement shall be placed in the area between the property line and the street. This area may be used for landscaping; however, no trees may be planted by the homeowner in this area. It is the owner's responsibility to maintain any improvements to this

area and improvements are subject to easement removal at the owner's expense, if necessary. (Revised 03/19/19)

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 provide paved parking parallel to the rear property line and extending no more than twenty-five (25) feet from the curb of the side street. If access to the utilities is required, then removal of the concrete will be at the owner's expense. (Revised 12/08/2015)

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 the width of the block used for the wall and 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 12/08/2015)

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.

1. All flags, signs, banners and political signs, must not be vulgar, obscene or inflammatory as assessed by the Board and shall be removed when requested.
2. Flags
 - a. Must be professionally made
 - b. Not exceed 3 feet by 5 feet in size.
 - c. Flags of national identity are acceptable and encouraged as long as they are displayed in accordance with lawful standards. (AZ 33-1808).
 - d. No more than two flags flying on the same pole and always the national flag on top.
 - e. Sports or special interest flags may not be flown on the same staff as flags of national or military designation.
3. Flag poles shall
 - a. Not exceed 15 feet in height
 - b. Be placed within owner deeded property unencumbered by easements
 - c. Not allow attachment(s) to fly within setbacks or the streetscape
4. Banners
 - a. No larger than 1 by 6 feet
 - b. Appear to be professionally constructed
 - c. Shall be temporary (14 days).
5. No more than 2 visible signs (or 1 two sided) per residence of any nature shall be permitted.
6. Signs
 - a. not larger than 18 by 24 inches
 - b. Be constructed on a suitable medium and appear to be professionally made
 - c. Located within personal property (not within easements or streetscape),
 - d. No more than 4 feet above the adjacent street surface.
 - e. In keeping with Arizona State and Federal statutes, signs of a political nature may be only displayed 71 days before and 15 days after an election. (7/21/21)
7. All signs, banners and flags conforming to the above requirements will be deemed as approved by the Board/Administration and are subject to review and revocation of permit.
8. Residents objecting to a sign, flag, or banner shall submit a written complaint to Administration outlining the alleged offense detailing the reasons for the request to review/revoke approval.
9. Administration shall, within 3 working days, render a decision as to whether or not the offending sign, banner or flag may remain. The decision of Administration shall prevail until it is reviewed by the Board. (07/14/20)

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 and when planted on corner lots, just be trimmed to provide a clear line of sight at street intersections. (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 12/08/2015)

23(a). Each palm tree, which has brown fronds or a flowering arm on which seed pods grow (flowering arm shall also include any dead hanging skin from the palm tree), shall be trimmed so as to remove the brown fronds and flowering arms, on or before September 1 of each calendar year. If any lot owner fails to complete this required trimming on or before September 1 of any year, the park manager will complete the needed trimming, and shall bill the lot owner for this cost. For palm trees 10 feet or less, an owner may opt to do self-trimming, which shall be completed by November 1 of each year. After which the park manager shall complete the trimming. The cost shall be an individual assessment. (Revised 1/08/19)

23(b). To remove any palm tree(s) from a private lot, the lot owner must submit a Lot Improvement Plan to the Architectural Control Committee stating the reason for re-moving the tree(s). The Architectural Control Committee will determine whether the tree(s) is (a) presenting a safety hazard, (b) preventing development on the property, (c) is too diseased to remain a viable addition to the Park, or (d) is unsafe or too hazardous to trim or maintain. Palm trees may not be removed unless at least one of the listed conditions is met. When removing any trees (palm or otherwise), the tree stump must be removed entirely to one (1) foot below ground level. (Revised 10/27/2020)

Irrigation

24. Country Roads strongly encourages the use of xeriscaping to minimize the use of water for plant maintenance. If the owner wishes to landscape and maintain his or her property, it becomes their responsibility to install a timer and maintain his own irrigation system. The Architectural Control Committee reserves the right to disapprove any landscaping plan that requires the excessive use of water to maintain. (Revised 10/27/20)

LOT DESIGN

Parking Spaces

25. Each lot must provide adequate off-street parking space for all personal vehicles. No parking (except temporary guest parking) shall be allowed in the street. Vehicles must not encroach on the street or curb area. At least one parking space must be a minimum of 9' x 20'. All new construction requires that the at least one parking surface be covered by Hollywood Driveway parking strips, Turf Blocks, paving blocks, bricks, or a 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 except during the off season of the owner and such obstructions shall not prohibit access to, and service of, the utilities at the rear of the lot. Parking spaces must be noted on all plot plans. The parking spaces noted herein are all in addition to the parking area required for RV or main living unit on the lot. (Revised 10/27/2020)

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 a common wall agreement is obtained from the adjoining property owner and a copy of the agreement is attached to the Lot Improvement Plan submitted to the Architectural Control Committee. 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 (12/08/2015)

Privacy Screen

28. The privacy screen must be constructed of pre-finished composite wood, i.e., Trex type material, or laser cut decorative metal privacy screen of lattice style material (plastic or composite wood) and must be sufficiently anchored to the ground or supporting wall to prevent it from becoming loose or dislodging. Any plan submitted which seeks a privacy screen must have a photograph of the actual material and patterning attached to the plan. (Revised 1/19/21)

Patio Canopy and Gazebos

29(a). One (1) Patio Canopy or Gazebo may be installed on a lot. The canopy or Gazebo must meet the following specifications: (a) it must be self-supporting, (b) free standing structure with lightweight metal supports anchored into the ground or concrete. (c) Shade material shall be comprised of FIRE RESISTANT Nylon Polyester sun-screen or approved fabric by the Architectural Control Committee or metal if part of a pre-manufactured structure. (d) Color shall be coordinated with the RV, PARK MODEL, or 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 ten (10) feet, (f) The canopy or gazebo must be located at least twenty (20) feet from the front property line and three (3) feet from the side and rear property lines and ten (10) feet from the side property line on a corner lot, (g) If the roof is metal it must be a minimum of three feet (3') from any other structure on the lot. A PLOT PLAN MUST BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE AND BE APPROVED BEFORE INSTALLATION. (Revised 10/27/20)

Car Shade Canopy

29(b) Under certain limited conditions one (1) car shade canopy may be installed on a lot in the designated parking area only. Car shades must meet all of the following conditions: (a) must be self-supporting and anchored in or on concrete. (b) Must meet all property setbacks including three (3) foot side yard setback. (c) Must be an engineered structure meeting all City of Yuma wind and live load metal requirements. (d) Height must not exceed one hundred two (102) inches at the peak for a gable roof or the house eave height on a shed type roof. (e) A City of Yuma building permit must be submitted to the Architectural Control Committee prior to a Lot Improvement Plan being approved. (Revised 10/27/20)

Gazebos - (OCTAGON TYPE) (Revised 03/16/07)

29(c). 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)

Steps/Stairs

29(d). Steps or stairs for any park model, manufactured home or deck must be constructed to meet the following requirements: (a) Riser height shall be a maximum of 7 3/4" with no more than 3/8" variation between risers. (b) Tread depth shall have a mini-mum depth of 10" with no more than 3/8" variation between treads. (c) Landings are required if there are more than one riser (d) Handrails are required if there is more than one riser. Handrails must be between 34" and 38" high. Steps and landings may encroach on the 10 (ten) foot front and rear set-back a maximum of 6 (six) feet, provided that the landing shall not exceed 4 (four) feet by 8 (eight) feet in size. A permit may be required from the City of Yuma except for temporary or movable steps. (Revised 4/20/21)

Antennas

30. Small antennas, satellite dishes, and other devices covered by 47 C.F.R. 1.400 (Over-the-Air-Reception Devices Rule), as amended, repealed, or recodified (including, but not limited to, dome or off air types), not to exceed one meter in diameter, may be in-stalled on a lot, shed, Park Model, Manufactured Home, or RV. The antenna must be installed so that it is entirely below the apex of the roofline of the structure to which the antenna is being attached if an acceptable signal quality may be received from that location. Antennas shall be located away from the front of a Park Model, Manufactured Home, or RV to the maximum extent possible as long as an acceptable signal quality may be received. Additionally, antennas may not be

situated closer than fourteen (14) feet from the front property lines unless doing so is necessary to receive an acceptable signal quality. In order to protect against personal injury and property damage, (a) antenna may not be placed in a location where it may come in-to contact with a power line, (b) all antennas must be properly grounded and se-cured, and (c) antennas may not block or obstruct any driver's view of an intersection or street. Ground or pedestal mounted antennas are acceptable provided they meet the above regulations. Only an antenna that is currently providing service is al-owed on the lot. After installation, a complete notification form must be submitted to the Architectural Control Committee for review. (10/27/2020)

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, 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

(CC&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) for Pit Set units – the lip or top of the pit must be at least twelve (12) inches above the drainage valley of the street. The floor of the park model may not be installed below the lip of the pit. (Note: setting a park model with any portion of the side walls of the unit lower that the wall of the pit could cause water damage to the park model if the pit floods.) (b) All soil removed for a pit set unit must be removed from the construction site. (c) Foundation side support walls must be composed of materials approved for such construction by the City of Yuma and the State of Arizona. (d) Both top set and Pit Set installations must provide water catch basins on the lot. The water catch basins must be sufficient to keep water from encroaching adjoining lots and be installed during the installation of the home. (e) They may not have roof mounted air conditioners or evaporative coolers. Evaporative coolers must be installed so as to be aesthetically acceptable and not visible from the street. (f) A Proposed Purchase/Pre-Planning Form and a Lot Improvement plan form must be approved by the Architectural Control Committee before construction on the site begins. (g)

Park Model tongue/hitch must be removed and stored out of site. (Revised 12/08/2015)

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

37(a). An Arizona room/sun deck and/or screen room combination, or any portion thereof must be attached to the side of the Park Model. An Arizona Room must meet all setback requirements of the City of Yuma, Yuma County, and Country Roads Rules and Regulations. The length may not exceed the length of the Park Model. 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 10/18/11)

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

37(c). A small structure adequate to hold a water heater, soft water device, RO system and Vulcan device only, may be attached to the dwelling consistent with the three (3") feet separation requirement between dwelling and shed. Nothing may be stored in this structure. (11/24/2020)

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)

Raised Decks

39(a). Raised Decks/ Landings on the sides of a Unit 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 and must meet the seven (7) foot side yard setback requirement. They must have a minimum length of fourteen (14) feet and a maximum length, not to encroach the tree (3) foot spacing from the shed and /or the ten (10) foot setback to the rear of the lot. (Revised 04/12/2016)

39(b). Raised Decks are allowed at the rear of the Park Model and Manufactured Homes. The

rear deck may not be wider than the Park Model or Manufactured Home/Arizona Room/Sundeck combination. No part of the deck may encroach the required ten (10) foot shed and must have railing and skirting to match the unit.

Patio Awnings

40. A Patio Awning must be attached to the Park Model or Manufactured Home on the patio side only. 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) and must be made of non-combustible material and spaced not more than two (2) feet on centers. The surface area of the awning must be included in the calculations for the 50% lot coverage rule. (Revised 03/08/2011).

Rear Area Free Standing Patio Awnings

41. 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 supporting the canopy must be metal and anchored into concrete (a concrete form inspection is required prior to the 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 and said extensions must be made of non-combustible material and be spaced no more than two feet (2') on centers. The surface area of the canopy must be included in the calculations for the 50% lot coverage rule. (Revised 03/08/2011).

Window Awnings

42. (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)

Retractable Awnings

45. A retractable awning may be attached to a Park model or Manufactured Home in accordance with the Manufacturers' required Mounting Instructions for the model of awning being mounted. The retractable awning must contain a motorized device that will move the awning automatically into the "Stored" position when activated by any unplanned movement of the awning. The fabric or shade material must be a solid color throughout and must compliment the unit it is mounted on. The awning may be attached to either side of the rear of the host Unit and can't extend forward of the front of the Park Model or Manufactured Home. Leg supports that extend to the ground when the awning is in the "out" or "Extended" position

are not allowed unless the legs are included in the manufactures design of the awning. When the awning is in the “out” or Extended” position no part of the awning may extend into the three (3) foot setback on the side or rear of the Lot. The awning must be maintained in a clean an operational condition throughout the period of time it is mounted to the host Park Model or Manufactured Home. The surface area of the retractable awning will not be counted as a part of the fifty (50) percent Lot coverage rule. The Architectural Control Committee must approve a Lot Improvement Plan. (Revised 4/12/2016)

Removal

46. 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 - (CC&R, Article IV Section 1 paragraph D)

GENERAL REQUIREMENTS

47. A Lot Improvement Plan form must be submitted to and approved by the Architectural Control Committee prior to the start of any shed construction. One (1) shed may be installed on any size lot. The placement of the shed shall not block egress route from the dwelling. The maximum size of the shed shall contain no more than one hundred twenty (120) square feet of floor area measured at the outside of the finished walls. The height of the shed may not exceed ten (10) feet measured from the finished peak of the roof to the floor of the shed. Sheds may contain only a Gable style roof and overhangs (soffit) may not be more than six (6) inches measured horizontally from the finished side wall. Roof vents may not be more than twenty (20) inches above the peak of the roof. Sheds are to be constructed of wood or steel framing and anchored to the concrete slab with a minimum thickness of three and one half (3 ½) inches. A minimum of two (2) anchors approved for attaching the bottom plate to the concrete slab are required for each wall, walls longer than eight (8) feet shall have an anchor every three (3) feet. The side walls shall be plumb and shall not exceed eight (8) feet in height when measured from the floor to the top of the upper plate. No single side of the shed shall exceed fifteen (15) feet in length. Sheds may be sided with generally accepted siding material; however, no metal siding is allowed. Exterior paint color or finish must complement that of the major structure of the lot. Shed installation must meet the three (3) foot setback from the rear property line and the three(3)foot side property line setback requirements and be placed no closer than twenty (20) feet from the front and/or side street property lines, all measured from the side wall of the shed. NOTE: Corner Lots have a ten (10) foot setback on the side street of the lot. Therefore, the shed must meet that setback requirement if constructed on the street side of the lot. Sheds smaller than one hundred twenty (120) square feet may be enlarged to the maximum square footage allowed. City of Yuma building permits are required only when installing electrical and/or plumbing fixture in/on the shed. (11/24/2020)

PART 2 - LOT OCCUPANCY AND USE - (CC&R, Article IV Section 1 paragraph A, E, G, H, K, L, O, P and Q)

A. RV LIMITATIONS

Number of RVs

48. 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

49. 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

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

51. 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

52. 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

53. No animals, other than a reasonable number, considered to be two (2) of generally recognized house or yard pets, shall be maintained on a 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. (CC&R, Article IV Section 1 paragraph O). (Revised 05/10/05, 01/18/10)

53(a) Allowed animals may only be feed and watered inside the dwelling.

53(b) Residents, both owners and renters, shall not feed, water, or engage in any other act tending to the support or maintenance of any wild animal except as allowed in this section. Exception would be the liquid food intended for hummingbird feeders.

Containment

54. 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

55. 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

56(a). 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. (Revised 01/08/19)

56(b). 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. (Revised 01/08/19)

C. LAUNDRY

Outdoor Drying

57. 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

58. 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

59. 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

60. 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 CC&R, Article IV Section I paragraph P, entitles "Nuisances". The Board of Directors shall be the final judge of any nuisance causing undue annoyance to other residents. (Revised 05/10/05)

Weeds

61. 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

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

62. (b) No resident of Country Roads RV Village POA Inc. shall be employed or contracted for professional services by Country Roads POA. No resident shall be compensated in any way for services performed. Any out-of-pocket expense will be reimbursed with prior approval and at the discretion of the Board of Directors or manager. There shall be no restrictions on clubs or residents contracting with Country Roads residents or paying a resident for services rendered. (November 12, 2014)

F. LANDSCAPE MAINTENANCE

Responsibility

63. 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

64. 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

65. 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

66. 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 - (CC&R, Article IV Section 1 paragraph R, U and V: and Section 2)**A. LOT SALES****Owners Registration**

67. Property owners who purchase their lot from a prior owner (resale) will be issued badges after registration has been completed and a registration fee has been paid. The registration fee shall be determined by the Board of Directors and is required to ad-ministrative costs associated with transfer of ownership. 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 11/24/2020)

Lot Sales Disclosure

68. Country Roads shall attempt to make periodic inspections of lots to record all apparent alterations, improvements, and violations of the CC & R's and these Rules & Regulations and shall maintain permanent records of the results of inspections. At the time of sale of any lot the results of all inspections which documents circumstances which may constitute violations of the CC & R's or the R & R's will be made available to the purchaser or the purchasers authorized agent, upon request. Failure to inspect is not a determination that there are no alterations, improvements, or violations of the CC & R's or R & R's. Failure of a lot owner to fully cooperate in an inspection shall be noted in the permanent record. The lot owner will be given the written findings of an inspection, upon request. If there are no apparent violations noted, a lot owner will be advised of that fact, upon request.

Advertising

69. 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

70. Car passes 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 11/24/2020)

71. 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 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

72-1. Registered Residents

- A. 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.
- B. 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.
- C. 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.

72-2. Guest

- A. 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.
- B. 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.
- C. A maximum of 4 guest badges shall be issued for any given period.
- D. The guest shall be required to wear the above badge whenever they are off the resident's lot and on common property.
- E. 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.
- F. 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.
- G. 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.

72-3. Visitor

- A. A visitor is defined as a person who is a friend or kin of the registered resident, but who is staying outside the park.
- B. Visitor may visit a registered owner and remain on their lot without a visitor's badge.
- C. 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.
- D. 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.
- E. 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.
 - F. The visitor shall be required to wear the above badge whenever they are off the resident's lot and on common property.
 - G. 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.
 - H. 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.
 - I. The Board of Directors shall have the final decision on this matter.

72-4. **Children**

- A. Common areas and facilities (as defined by the CC&R,) 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 2nd or first Sunday in January. (3) Easter vacation, last two weeks in March starting in 2019, 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 01/2018)
- B. Only licensed operators will be allowed to drive vehicles within the Resort. (Revised 04/07/98)

D. DECORUM

73. 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.

74. 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)

75. 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.

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

77. 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.

78. Outside Contractors may not use the water within County Roads to wash Park Models Motor Homes or Automobiles. The Contractor must bring in water needed to perform these services.

E. MISCELLANEOUS

79. 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.

80. Regular assessments are due the 1st day of the fiscal year. The board may accept 1/12th of annual assessment to be paid on the first of each calendar month with late fees as applicable. (Revised 11/24/2020)

SECTION III - ENFORCEMENT - (CC&R, Articles VII and XIII) **PART 1 - ENFORCEMENT OF THESE PROVISIONS**

A. AUTHORITY

81. 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

82. 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 CC&R, Article VII entitled “Covenants and Assessment.

C. FAILURE TO ACT

83. 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

84. 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

85. 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

The Association enforces the standards as outlined in the Governing Documents (“Documents”) for the benefit of all owners in Country Roads, Compliance with the Governing Documents help protect the aesthetics and property values of the Association and the owners. The Association is not a police organization. Its role is to administer and enforce the rules in a fair, reasonable, and non-discriminatory manner, following the procedures in its Governing Documents and under Arizona law.

“Governing Documents” mean and include the Articles of Incorporation, Bylaws, CC&Rs, Rules & Regulations, formal actions of the board of directors (whether by resolution, policy determination, standard operating procedures or otherwise) and formal actions of the committees of the board of director

1. **Applicability.** This Violation Enforcement Rule applies to all violation of the Governing Documents.
2. **Identification and Reporting of Violations.**
 - a. Violations can and should be reported to the owner’s office. The manager and/or designated staff members may drive the park periodically to note any violations of the Governing Documents.
 - b. If management determines that a violation of the Documents exists, the Manager may send a “Courtesy Notice” as outlined below and has the right to take further enforcement action, as provided in the Governing Documents, this Policy and/ or Arizona law.
3. **Courtesy Notice.** The first notification to an Owner of a violation may be a “Courtesy Notice” identifying the violation and the date the violation was observed or reported. This letter should state a compliance completion date, which in most cases will be ten business (10) days from the date of the letter. In addition, the Courtesy Notice may be sent via an electronic format upon the Owners request or as another means of communication by management. The courtesy notice and all subsequent notices will also be sent by regular mail or hand deliver to the most current address provided by the owner.
4. **Notice of Non-Compliance.** If compliance is not obtained on or before the completion deadline date in the “Courtesy Notice”, a “Notice of Non-Compliance” letter may be sent.

The Notice of Non-Compliance shall include:

- a. The provision(s) of the Governing Document that has been violated.
- b. The date of the violation or the date the violation was observed and the name of the person who observed the violation.
- c. The process the member must follow to contest the notice, i.e., request a hearing before the Board.
- d. A statement that, in lieu of a Boards hearing, the owner may file a timely petition with the Arizona Department of Real Estate for an administrative hearing pursuant to A.R.S. sec. 32-2199.01

A statement that the owner is subject to a fine and other appropriate corrective action to cure the violation

The notice of Non-compliance will also notify the Owners that failure to comply or failure to provide a reasonable corrective action plan within ten business (10) days or such shorter period as may be necessitated by the nature of the violation from the date of the letter may result in fines or other corrective action.

5. Informal Meeting. The Courtesy Notice or the Notice of Non-Compliance may direct the owner to contact the Community Manager if unable to correct the violation within the given timeline to review the violation and agree on an acceptable corrective action plan that will lead to curing the violation. The informal Meeting may be by telephone or in person. The objective of the informal Meeting is to cure the violation. The Manager may also attempt to initiate an informal Meeting with the Owner to create a corrective action plan. Requesting or holding of an informal meeting does not relieve the Owner of the duty to timely request a hearing. Any extension of time to hold the informal meeting or other time limitation provided in this Policy must be in writing and, if agreed to, signed by the Community Manager. A corrective action plan is not effective until reduced to writing and signed by the Community Manager.

Subsequent Violation Notices. If the owner does not correct the violation within the given time line (or alternate time frame if approved in writing by the Manager) subsequent violation notices may be sent to the owner. Subsequent violation notices may inform the Owner of the amount of fines or other penalties or corrective orders to be placed against the Owner. The sending of subsequent notices does not relieve the owner of the duty to mail a timely request for a hearing or to correct the violation.

6. Hearing Request.

Any owner who receives a Notice of Non-Compliance has the right to request a Hearing before the Board. The request for the hearing must be in writing and submitted to the Community Manager with in five (5) calendar days after the Notice of Non-Compliance. The Manager may extend this deadline when appropriate, but only in writing.

- a. If the owner does not contact the Manager to request a Hearing in the time frame outlined by the notice, the owner will have waived the right to a hearing. If the owner waives the right to a hearing, the Manager may impose fines and/or other corrective action.
- b. The Manager will work with the owner, within reason, to schedule a Hearing date and time that is convenient to the owner and the Board. If the owner does not respond to the Manager's reasonable attempts to schedule a Hearing, the owner will have waived their right to be heard.
- c. After the Hearing has been scheduled, the Manager will provide the owner a written notice of the hearing date, time and place.
- d. The hearing will be held in a closed/executive session unless the owner specifically requests, in writing, that the appeal be heard in an open forum.

7. Hearing.

- a. If, after a hearing is scheduled, the owner does not attend the hearing or provide notice and proof of their inability to attend the hearing, the Homeowner will have waived their right to be heard. In most cases, sufficient notice shall be forty-eight (48) hours.
- b. The person who observed the violation shall describe what was observed.
- c. The owner who is appealing will be given a full opportunity to state their case and present any documentation and/ or statement about the violation.

- d. Upon completion of the hearing, the Community Manager or the presiding Board member will state that the appeal has been heard and the matter will be discussed in closed session.
- e. After the Hearing, written notice of the Board's decision will be delivered to the owner within ten (10) business days, unless otherwise determined by the Board.
- f. All decisions of the Board are final and cannot be further appealed. All decisions of the Board under this Policy are public documents within Country Roads.
- g. The Board may delegate its hearing and decision function to three (3) of its members.

8. **Fines.** The Association may impose fines against a Homeowner for any violation of the Community Documents.

- a. Before fines are imposed, an owner will be given notice and an opportunity to be heard as outlined above.
- b. The owner will be given written notice of the amount of any fine placed against them and of other required remedial actions.
- c. The amount of the fines shall be imposed pursuant to the following Schedule:

Fine Schedule

All fines will be paid to the Association office. Owners will receive a receipt and the money shall be put in the general fund for operating the Association. The levying and collection of fines does not relieve the Homeowner of the duty to correct the violation.

There shall be five (5) fine schedules as follows:

A. Schedule 1

\$10.00 minimum up to \$25.00 maximum fine per day until corrected for:

- 1a) Failure to obtain a permit from the County or Architectural Committee
- 2a) Failing to follow City of Yuma Codes or Country Roads Rules and Regulations.
- 3a) Violations of section 3.15 of the CC&R's

B. Schedule 2

\$15.00 minimum up to \$25.00 maximum fine per day until corrected for:

- 1b) Improper skirting or improper storage.
- 2b) Unsightly material stored in sight of neighbors, including junk or unsightly vehicles, recreation units or unauthorized antennas.
- 3b) Improper plantings, grass, fruit trees, gardens, etc.

C. Schedule 3

\$25.00 minimum up to \$75.00 maximum flat fee per day or occurrence for the following violations:

- 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) Weeds, dung, or other unsightly material.

6c) Barking dogs that are bothersome to neighbors.

7c)

Conduct which unreasonably disrupts the quiet enjoyment of the community or puts members in apprehension of harm; or, which interferes with, harasses, disrupts or otherwise impedes Community's employees while are engaged in their assigned duties; or which interferes with, harasses, disrupts or otherwise impedes a volunteer member of our community while performing they official actions pursuant to board committee duties.

8c) Improper tree maintenance.

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

\$5.00 minimum up to \$50.00 flat fine per day and until corrected for the following violations:

1d) Improper care of dog or animal, or for not picking up dung from the street, common areas or personal yard.

2d) Improper/unallowed parking of vehicles.

3d) Not wearing badges in common area.

4d) Smoking in non-approved areas.

5d) Failing to shower before using the pool.

6d) Having unregistered guests in the common areas.

7d) Feeding, watering or other action tending to support any feral or wild animal.

E. Schedule 5

\$200.00 flat fine and until corrected per day for the following violations:

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

Payment of the fine does not grant a variance for the violation. All violations must be corrected to come into compliance.

The Board may waive all fines, or any portion thereof, upon correction of the violation as determined by the Community Manager.

Multiple Violations. If multiple violations occur at the same time, all violations will be resolved in the same conference or at the same hearing. Each violation will be remedied separately but simultaneously.

Continuing Violations. After a violation has occurred the Board may treat each subsequent day where the violation continues and is not remedied as a new violation for each day up through and including the date of the hearing.

Repeat Violations. If the same violation occurs again and within thirty (30) days of a hearing, such violation, if upheld by the Board, may be fined double the appropriate fine in the schedule of fines set forth herein, irrespective of whether the initial violation was fully remedied.

9. **Suspensions.** Pursuant to Article 2, Section 2.1.2 (Suspension of Rights) of the CC&Rs, the Board has the right to suspend the right to vote and the right to use the common areas for any infraction of the Governing Documents for which the owner received a fine or other corrective action and that fine remains unpaid and the violation unremedied.
10. **Corrective Action.** Pursuant to Article 10, Section 10.1.2 (Self Help) of the CC&Rs, in the event any portion of any lot is maintained in a manner that presents a public or private nuisance, or an unreasonable condition (including but not limited to an emergency) that detracts from the appearance or quality of the surrounding Lots or other areas violation and the opportunity to cure the violation, the Board through its Community Manager or at her/his direction a member of the employed staff may enter the lot, cause corrective to be action and charge the Homeowner for the complete cost of the corrective action to be taken. Such charge shall be an Individual Assessment. The Board, after a hearing, may also order appropriate corrective action including all provisions of this Policy concerning any violation.
11. **Tendering to Legal Counsel.** Unless otherwise determined by the Board, the Community Manager may turn any unresolved violation matter over to the Association's legal counsel for enforcement.
12. **Waiver or Variation from Violation and Enforcement Policy.** Fully permitted by Arizona law and the Community Documents, the Association retains the right and authority to vary from this Enforcement Policy.
13. **Variances.** The Board, in its sole discretion, may grant variances from restrictions in the Community Documents on a case by case basis as provided in Governing Documents and applicable by law.
14. **Publicizing Unremedied Violations.** In addition to fines and corrective remedial orders, the Board may publicize within the Community the order and decision it has issued by posting the order on a Community bulletin board, in the CR Blast or in any monthly CR newsletter.
(Revised 02/19/19)