

1611

Los Blancos Condominiums
6236-40 N. 16 St, #50
Phx, Az. 85016

LOS BLANCOS HOMEOWNERS ASSOCIATION

Rules and Regulations

In accordance with:

SECTION 501 of the Los Blancos Covenants, Conditions and Restrictions stipulate the following:

"...such right (to common elements) shall be subject to reasonable limitations and restrictions as may from time to time be promulgated by the Board..."

ARTICLE XI of the Los Blancos Bylaws stipulate that ;

"The Board of Directors shall adopt administrative rules and regulations governing the use and operation of Condominium property not in conflict with the Declaration or these Bylaws and amendments thereto by vote of the majority of the Board."

These rules and regulations have been established by the Board of Directors at Los Blancos insofar as it is necessary to balance the rights of all residents. In the event of a violation the Board of ^{Unofficial Document} has the option to assess a fine in the amount of \$50.00 per day as long as the violation continues. It is the responsibility of the owner of rental units to ensure that their tenant complies with these rules and regulations. The fines mentioned above will be levied against the unit owner for infractions by a tenant.

1. PARKING - There is only one (1) covered parking space per unit. There are a limited number of additional parking spaces available for rent from the Association on a first come first serve basis with preference given to on-site owners. There is no parking allowed in the fire lanes or parking that obstructs access to the alley gates; these areas are clearly marked. Designated "Guest" spaces are for short-term guest parking only. VIOLATING PARKING REGULATIONS WILL RESULT IN YOUR VEHICLE BEING TICKETED AND ULTIMATELY TOWED. The parking area at Los Blancos is only for operable vehicles with current tags. No storage of vehicles will be allowed.

2. STORAGE-There is one (1) storage locker available for each unit. Locker numbers do not correspond with unit numbers. Nothing is allowed to be stored outside lockers and no flammable materials are allowed to be stored by order of the Fire Marshall.

10. BUSINESS - No part of Los Blancos shall be used as a business, when said business interferes with the purpose for which the property was designed.

11. LANDSCAPING - No planting or alteration of any kind to common area landscaping shall be permitted without prior authorization from the Board of Directors.

12. GARBAGE DISPOSAL - All garbage disposed of in the dumpsters should be bagged and tied. All cardboard boxes should be broken down so as not to fill dumpster. Please close dumpster lid after each use. Items that do not fit in the dumpster should be disposed of by the resident and not left near dumpster.

Considerable work is being undertaken to make this complex a lovely and enjoyable place to live. Please support your Association by following these rules and regulations so that Los Blancos will continue to be a place we can all be proud to call home.

Reviewed and affirmed this 13th day of November, 1997

Board Members

Unofficial Document

Kil Wilson

President

Joan Marie Wittreich

Vice President

3. **BALCONIES-DECKS** - Absolutely no barbecuing is allowed on balconies or decks by order of the Fire Marshall. Decks and balconies are not to be used for storage of any items and are also not to be used for the purpose of drying towels, bathing suits, etc. All patio furniture and accessories must conform to the overall decor of the complex. Potted plants must be self contained so as to not cause wood rotting or runoff on units below. The Associations Landscape Committee or Board of Directors has been empowered to ensure conformity with these rules. These rules also apply to downstairs patio units that are not enclosed and therefore exposed to common areas.
4. **COMMON AREA PATIO FURNITURE** - If you have a need to move patio furniture from one pool to another, please be sure to return it to its original place when you are through with it.
5. **PETS** - All owners of pets (cats and dogs) are required to walk their pets on a leash. The City of Phoenix has a leash law that applies to all residents of Phoenix. Owners are required to take their pets to the back alley to relieve themselves. However, this does not eliminate the owners obligation to dispose of pet waste in the dumpsters. Only one small house pet is allowed per unit and all pets are to be fed inside the unit only. Upon request, reasonable accommodations will be made for assisting animals required by handicapped persons.
6. **OUTSIDE LIGHTS** - Pat ^{Unofficial Document} nt door lights enhance our security lighting at Los Blancos. Please turn these lights on each evening and off each morning. If you plan to be away please leave these lights on while you are gone.
7. **Pools** - Tanning oil is strictly prohibited before using the pool. The oil damages the pool equipment and leaves the pool cloudy and uninviting. If you are using tanning oil, but not using the pool, place a large towel over the entire lounge chair so that others will not stain their clothing by using the same chair later. NO ONE under the age of 14 is permitted in the pool area without being accompanied by an adult. No pets are allowed in the pool area at any time. Please read and observe all rules posted at each pool.
8. **NOISE** - Radios, stereos, parties and extremely loud conversations and/or yelling shall not be imposed on other residents. Such noise shall be prohibited in common areas before 9:30 a.m. and after midnight on weekends. At all other times the noise level should be limited only to the volume that is clearly necessary. Residents should respect the wishes of other residents who request a lower volume level, otherwise the source of the noise shall be prohibited.
9. **LAUNDRY ROOMS** - Laundry room hours are from 7:00 a.m. to 10:00 p.m.. As a courtesy to fellow residents please clean out dryer lint after each use and do not leave laundry unattended for long periods of time tying up the machines.



Rossetti Management
and Realty Service

February 23, 2012

Dear Los Blancos Homeowner:

This letter is to remind you that when renting out your Los Blancos unit it is imperative that you provide a copy of the Rules & Regulations to you tenants, a copy is enclosed.

Please remember that you are responsible for your Tenants conduct and any damage caused by your tenants and or them their guest to the community.

If you have any questions, please call our office at 623-242-2529.

Sincerely,

Rossetti Management
On behalf of the Board of Directors
Los Blancos HOA