



## DESERT SHADOWS *RV Resort*

# Rules and Regulations

Lots in Desert Shadows RV Resort are made available through the courtesy of the owners. This is not a rental resort. Owners are aware that they must adhere to Rules and Regulations established by the Homeowners Association and have a responsibility to ensure that their renters and guests comply.

### **GUEST AND RENTER REGISTRATION**

All guests and renters must register with the Desert Shadows office. A \$20 service fee will be charged for a stay of 14 days or longer. A pass, which must be visible for the duration of their stay, will be issued for their vehicle. This pass must be visible at all times while in the Resort. Guests and renter privileges can be revoked at any time a person does not conform to the HOA Rules & Regulations and CC&Rs.

### **HOUSING FOR OLDER PERSONS PROVISION**

Desert Shadows is an over-55 resort and valid government issued identification must be presented upon arrival. Photocopies or other reproductions are not valid proof of age. Owner or renter's guests, less than 55 years of age, may not stay on a lot without someone over age 55 in the same accommodation. If an owner or renter has a guest less than 55 years of age staying with them, the following provisions apply:

1. The guest's stay is limited to 14 consecutive days and 60 cumulative days per calendar year, and 30 days must elapse between visits.
2. Owners and renters must notify the resort manager when guests under age 55 are staying with them in the resort.
3. Guests under 18 must be accompanied by a person over 18 at all times while in common areas.
4. Under no circumstances will children not toilet trained, be allowed in the pools or spas.
5. Owners and renters will be accountable for the conduct of their guests.

## **TYPES OF RVs**

The RV **living area** must be a minimum of 8 feet wide and 26 feet long (as measured from front to back without including slides, extensions or attachments), but cannot exceed a basic width of 102 inches plus manufactured extensions. The maximum length shall be no more than the distance within the required front and rear setbacks of the lot (see page 13 of R&Rs). No vans, van campers, truck-mount campers, tents, or tent trailers will be allowed on any lot. All RVs must have visible proof of current registration.

## **PARKING**

Only one RV, set within setback allowances, may be parked on a lot. If space permits, a maximum of two other street legal, non-recreational vehicles may be parked on the concrete parking area of the lot, if not protruding into a street. No street parking is allowed in the resort. Overnight parking in common area is prohibited without a permit. Utility trailers of any kind are prohibited in the common area and on individual lots. Please make prior out-of-resort arrangements to store these items. Car dollies must be stored behind RV and out of sight as much as possible. Vehicles, including the RV, may not be off the concrete, protrude over the grass or intrude onto the adjacent site.

## **VEHICLE RULES**

Due to potential theft and vandalism, everyone is encouraged to remove golf cart keys and secure golf carts and bicycles. All drivers of golf carts must have a valid driver's license. **THE 10 M.P.H. SPEED LIMIT MUST BE OBEYED.** No golf carts, bicycles, or motorcycles are allowed to be ridden on or parked in common grassy areas. Golf carts and bicycles operated after dark require headlights and reflectors. As required by law, bicycle helmets must be worn by all riders under age 18. All off-road vehicles, skateboards of any kind, motor-driven and remote controlled toys are prohibited in the resort.

## **QUIET HOURS**

Quiet hours are from 10:00PM to 8:00 AM. Noises that cause a disturbance or annoy neighbors day or night will not be tolerated. Generators will not be operated at any time. Violators will be asked to leave.

## **PETS**

Only one household pet is allowed per lot, weighing less than 20 pounds and no taller than 14 inches at the shoulder. Pets must be kept on the lot under the owners' supervision and on a maximum 8 foot leash when outside. Pets are not allowed in common areas. If a pet is removed from the lot, it must be carried or

transported and litter must be removed immediately. Annoying barking will not be tolerated.

## **GATES**

Security is a priority at Desert Shadows RV Resort. Gates are kept closed at all times. WARNING!! Gates are timed for one vehicle at a time. **DO NOT HURRY OR FORCE GATES.** Do not stop within swing line of gates. Do not leave pedestrian gates ajar.

## **SIGNS**

All posted signs must be adhered to. Please note that the posted speed limit throughout the resort is 10 M.P.H. Ignoring or violating any of the signs is sufficient justification for fines and/or loss of the privilege to remain in the resort. No sign, other than residential identification, and the "For Sale/For Rent" signs furnished by the Association, shall be permitted on any lot. This includes, but is not limited to, any for sale sign or form of advertisement. Bulletin board cards can be obtained through the office for these purposes and may be posted in the locations specified for that purpose.

## **REPAIRS**

Only minor emergency repairs to motor vehicles may be made on lots to enable moving of the vehicles to a proper repair facility.

**METALLIC FOIL** is not permitted when visible from the outside of any vehicle in the resort.

## **STORAGE**

Personal property stored outside the RV that is deemed unsightly or a nuisance to others must be removed upon notice of the resort manager.

**CLOTHESLINES** are not permitted, No laundry items or towels may be hung outside on any lot or common area.

## **AWNINGS**

No free standing awning or patio cover is permitted.

## **POOLS AND SPAS**

Absolutely no glass items are permitted in any pool or spa area. Children not toilet trained are NOT ALLOWED in pools or spas (even if using waterproof

diapers). There are NO LIFEGUARDS ON DUTY and all posted rules are enforced. Please be considerate of others at the pools.

## **BBQ'S**

After using the BBQ's in the common area please be sure to shut the gas off at the grill and leave everything clean for the next users.

**COMMON AREAS SATELLITES AND FACILITIES** can be reserved for use through the activities office.

**SOLICITING AND SUBLETTING** is not allowed.

## **LIABILITY**

The equipment and facilities of the resort are solely for the convenience and use of all occupants and their guests except where posted, and all persons using them do so at their own risk. Desert Shadows RV Resort Owners' Association, the Board of Directors, the Manager and the Broker (rentals/sales) are not responsible for accidents, injuries or loss of property by fire, theft, wind, floods or any act of God which is beyond their control.