

Frequently asked questions

Question topics:

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1. GENERAL USE RULES

What are some of the general use restrictions in our HOA?

✓ While most people do not like rules and restrictions they are a necessary part of every Association because one person's rights end where the next person's rights begin, so here's a list of our general use restrictions:

- ⊖ No - skateboarding is allowed in any common area.
 - ⊖ No - garage sales are permitted.
 - ⊖ No - storage is allowed on the balconies.
 - ⊖ No - laundry or towels hanging on the balcony railings.
 - ⊖ No - cloths lines on the balconies.
 - ⊖ No - antennas are permitted.
 - ⊖ No - signs, except by written approval from the Board. A "For Sale" or "For Rent" sign may be placed in the front and rear window of a unit, but not in any common areas.
 - ⊖ No - storing of hazardous materials in garages, i.e. gasoline
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2. MAINTENANCE & UPKEEP

Every owner has a duty to other owners to keep their unit, balconies, and garage clean and in good repair. The following are some frequently asked questions about various maintenance issues. Please refer to your copy of the CC&Rs for more detailed information regarding use limitation and maintenance responsibilities, or feel free to contact our Management Company or the Board of Directors for additional information.

What are the condominium owners responsible for maintaining?*

- ✓ Everything inside your unit, including the electrical wiring, plumbing, water heater & air conditioning/heating units.
- ✓ All doors, windows, and screens that are attached to your unit, including the door to the water heater/storage room located on the balcony.

✓ Front and rear balcony light bulb replacement, and the deck & railing upkeep, repair, and replacement if required.

✓ Garage neon light tube replacement, the roll up garage door, and automatic garage door opener upkeep, repair, and replacement if required.

* Note: Remember, any damaged caused by your unit to another unit is your responsibility. Examples: If a washer hose breaks and floods another unit you are responsible, not the HOA, for all repairs. If your balcony deck is in poor repair, leaks, and damages another unit; again, you are responsible, not the HOA, for all repairs.

What is the HOA responsible for maintaining?

✓ The exterior of the buildings, less windows and doors, which includes the roof, gutters, fascia/trim, and all common area lighting, plumbing, and wiring.

✓ All common areas, which includes the club house, pool, spa, river dock, boat marina & slips, streets, visitor parking areas, overflow/temporary parking area, beach, walls, fences, and grounds.

What are the condominium owners responsible for cleaning?

✓ Units, balconies (front & rear), and garages.

What is the HOA responsible for cleaning?

✓ All the common areas.

What can owners do to protect other units and common areas when they're not living in their unit full time?

✓ Turn the water off to the washing machine and replace the washer hoses on a regular basis - before they break.

✓ Turn the water off to the refrigerator ice maker - some are plastic and they break over time the same as washing machine hoses.

✓ Turn the setting on your water heater to "pilot," "vacation," or "off" when you're going to be gone for more than a few days.

✓ Close the flu to the fire place when not in use.

✓ Have a friend or neighbor check your unit regularly. You may want to consider giving our Management Company or a neighbor a key to your unit just-in-case there's a problem and someone needs access - such as when a washing machine water hose breaks or the water heater thermostat goes out.

Can the Board recommend a contractor or handyman?*

✓ No.

* Note: If you have questions or problems with a specific contractor you may want to contact the Arizona State Registrar of Contractors:

- Bullhead City: no local office/number
- Kingman: (928)753-4220
- Lake Havasu City: (928)855-2144
- Toll Free: 888-271-9286

Because of liability concerns, the Board and our Management Company will not recommend a specific contractor.

3. MARINA AND DOCK

We are very fortunate to have a marina and dock on the River; they are two of the many amenities that we are proud of in our Association. Every mariner knows that USCG Inland Water Ways Rules apply on the Colorado River and in all adjacent water ways; this includes our marina. In addition, every vessel using the Association marina must carry public liability insurance naming as additional insured the Association and all owners of condominiums within the property in a minimum amount of \$300,000.00, covering all claims for personal injury and property damage arising from the ownership or use of such vessel. Each owner shall provide a certificate of insurance to the Association evidencing such insurance. Boats & trailers must be registration with the Association prior to using the facilities. Here are some of the other basic rules that must be followed when using our marina:

- ⊖ No - vessel shall make a wake or exceed 5 MPH in the marina or adjacent water way.
 - ⊖ No - discharging of sewage, garbage, oil, or gasoline into the marina or adjacent water way. This is Federal and State Law and a violation could result in a Federal and/or State citation and heavy fine.
 - ⊖ No - vessel shall be moored so as to block other vessels.
 - ⊖ No - unattended items, such as gas cans or ice chests, shall be left on the docks.
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4. NEW OWNER UTILITIES INFORMATION

What utilities are we responsible for, what are the HOA responsible for, and how do we set up service?

✓ One of the first things most new owners want to know is how do I set up my utilities. First, the water, sewage, trash, and basic cable television service are paid by the HOA and are included in your monthly HOA assessment. The services you need to set up are the electric, gas, and telephone.

➤ * Electric:

Mohave Electric Cooperative, Inc.
928 Hancock Rd.
Bullhead City
Telephone: (928)763-1100 or

➤ * Gas:

Southwest Gas Corp.
1705 Langford Dr.
Billhead City
Telephone: (928)763-7766 or toll free 800-446-4642

➤ Telephone:

AT&T: (888)222-0300
Frontier: (800)921-8102
Sprint: (800)877-7746

* NOTE: Normally you need a "letter of credit" from your current or a previous utility company when you set up these services. If you don't have a letter or if you forget to bring it, the utility companies usually require a deposit before they will begin service. This requirement may have changed, so we recommend you contact the utility companies before you try to set up your account. In some cases your realtor will help you with setting up the move in utility items so you may want to check with your realtor also.

5. PARKING

All motor vehicles (including motor cycles) parked by owners on the Association property must be registered with the Association. Vehicle Registration forms are provided in Section VIII of this booklet. If you have any questions, please contact the Association Management Company. Please obey all "NO PARKING" signs and do not block fire lanes or park on any landscaped areas.

Where are owners authorized to park?

- ✓ Inside your garage.
- ✓ For short periods, in front of the unit main doors when loading & unloading their vehicles. Note: a responsible party must remain with the vehicle while unloading or loading the vehicle.

Where are owners not authorized to park?

- ✓ In front of trash containers
- ✓ In visitor parking areas
- ✓ In a fire lane
- ✓ In any area other than their assigned garage
- ✓ In the overflow/temporary parking area located east, above the beach area on the North side of the complex.

Where are visitors authorized to park?

- ✓ In visitor parking located throughout the complex for up to seventy-two (72) hours and in the overflow/temporary parking area with guest passes visible.

Where can owners park/store boats, jet skis, and trailers?

- ✓ In your garage.
- ✓ Short term parking (no more than 15 days) is authorized in the overflow/temporary parking area located above the beach area on the North side of the complex.

The over flow parking area is **NOT** a dry storage area for personal water craft or for vehicles. Please review the Overflow Parking Rules & Regulations.

Where can owners park/store RVs (motor homes) and travel (camper) trailers?

- ✓ RVs and travel trailers may not be parked or stored on Association property or in the overflow/temporary parking area. The exception to this rule is for temporary trip preparation. This temporary parking shall not exceed eight hours.
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6. PETS

Are Pets allowed in the HOA?

✓ Of course pets are allowed in our Association. However, there are limitations regarding the type and number you can have. Only common household pets (dogs, cats, and birds) are permitted and then no more than two animals. No live stock or poultry animals of any kind are permitted. Remember, please keep your pet on a leash, clean up after them, and don't let them annoy your neighbors by barking or making loud noises. If you are having a problem with a neighbor's pet you may want to try working it out with them first. If that fails, contact our Management Company representative for assistance. You will need to file a written complain before the Board will be able to act on any complaint.

7. Pool & SPA

As a service to everyone, both the pool and spa are available for use twenty-four hours a day, seven days a week. However, as a courtesy to everyone, "Quiet Hours" in the pool, spa, and clubhouse area must be observed from 10:00 PM to 6 AM daily. As a courtesy please place all litter in the trash containers and please use ash trays. For everyone's safety and comfort please do not tamper with any pool or spa equipment. If you have a problem with something, please contact our Management Company representative for assistance.

My dog loves the water; are pets allowed in the pool?

✓ No!

Are babies and small children allowed in the pool?

✓ Yes. However, babies and small children must wear swim diapers. If an accident happens - "**brown out**" - for everyone's safety, please notify our Management Company representative immediately.

POOL/SPA SAFETY

- ⤷ No person 12 Years of age without parent or guardian!
 - ⤷ No - life guard is on duty at the pool!
 - ⤷ No - glass containers
 - ⤷ No RUNNING!
 - ⤷ No DIVING!
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8. RECREATION ROOM/CLUBHOUSE

Can I use the Recreation Room/Clubhouse for private parties?

✓ The Recreation Room/Clubhouse is for the exclusive use of owners. In order to accommodate property owners, a calendar will be maintained by the management company. Owners desiring to reserve the Recreation Room for private functions must contact our management company. Here are a few of the requirements you should know before you try to book the Recreation Room: A

\$150.00 refundable deposit is required when you book the room. After your gathering is over and the facilities have been inspected your deposit will be refunded - less any damage or clean up fees.

9. RECREATIONAL ITEMS

How do I know when the River will be up?

✓ Call the Davis Dam and find out how many generators are operating and when they are scheduled to come on or off line.

5 Units - River's at its highest level.

4 Units - River's still high.

3 Units - River's OK - maybe, but be real careful - lots o' rocks & shallow spots.

2 Units - River is probably too low to use our marina and it's real easy to find all the rocks in the river!

1 Unit - There's water in our marina - maybe.

0 Units - It time to go to the Lake.

Oh yes, the telephone number for the Davis Dam is 754-3628.

Here are some other telephone numbers that may come in handy:

Lake Mohave

• Cottonwood Cove Ranger Station - (702)297-1229

• Katherine's Landing Ranger Station - (928)754-3272

• Willow Beach Ranger Station - (928)767-4000

Bullhead Area Chamber of Commerce - (928)754-4121 or (800)987-7457