

BOULDER OAKS COMMUNITY ASSOCIATION

Revised January 2016

1. **WASHING OF VEHICLES** is permitted. Shutoff nozzle is required. Conserve water at all times.
2. **SPEED LIMIT** all vehicles within the Resort must follow all posted traffic signs, such as 10 MPH speed limit and stop signs.
3. **QUIET TIME** is between 10:00 p.m. and 7:00 a.m. No nuisances (such as barking dogs, loud music, etc.) will be allowed that interferes with the quiet enjoyment of each of the Owners, on their respective Lots.
4. **LOT APPEARANCE**
 - a. No outside clotheslines.
 - b. No storage under or around RV, if visible from street or visible from a neighbor's view.
 - c. No freestanding fuel tanks, of any type, are allowed.
 - d. Garbage and trash must be placed in closed plastic bags and deposited in dumpsters, not allowed to accumulate on Lot.
 - e. Recyclable dumpsters are in the Resort. Only the items listed on the dumpsters are to be placed in that specific dumpster. **DO NOT** put garbage or landscape debris in the recyclable dumpsters.
 - f. Only outdoor patio furniture is permitted on the Lot.
 - g. Only one "FOR SALE" or "FOR RENT" sign may be displayed per Lot.
 - i. The sign cannot be bigger than 18" wide, 12" long and 37" high with post, and must be placed three (3) feet back from the curb.
 - ii. Rental signs must be removed if Lot is rented for 7 or more days.
 - iii. Owners and authorized representatives must comply.
 - h. Before you make any type of change to your Lot, ensure the change(s) comply with the A & L Guidelines, CC&Rs, Rules & Regulations (i.e. Governing Docs).
 - i. No free standing appliances are permitted outside your RV.
 - j. While maintaining your Lot you must clean up any landscape debris blown or placed in or on any street or common area.
5. **ALL LOTS ARE PRIVATE PROPERTY**
 - a. Do not walk or run on terraces between Lots.
 - b. Do not trespass on any Owner's Lot.
 - c. **DO NOT** allow pets to trespass or **RELIEVE THEMSELVES** on any Owner's Lot.
 - d. Consult with your insurance agent to ensure you and your lot are properly covered - the association's insurance does **NOT** extend to private lots.
6. **NO OPEN BURNING** of any type is allowed.
 - a. Exceptions are electric, propane/gas or charcoal/pellet fired barbecue grills and propane fired patio heaters. All such devices must be kept a safe distance from property lines and any combustible material.
 - b. The maximum size propane tank allowed on any such device is 30 pounds.
7. **DO NOT FEED BIRDS OR OTHER WILD ANIMALS.**
 - a. The exception is liquid hummingbird feeders.
8. **PETS:**
 - a. Only two (2) domesticated household pets are allowed per Lot.
 - b. No breeding of any animals.

- c. Clean up after your pets both in route to the pet area and in the pet area.
- d. Pet waste on your lot must be cleaned up immediately.
- e. Pets must be on a leash and always be under the direct control of the Owner and must not trespass on private property.
- f. No pet is permitted in the Resort if it makes excessive noise or poses a danger.
- g. Owners MUST be present whenever their pet is outdoors.
- h. Only small collapsible pet pens, with a maximum height of three (3) feet, may be used when the Owner is present.

9. VEHICLES

- a. No commercial business work vehicles are permitted in the Resort except when used for deliveries, maintenance, or other services in the Resort.
- b. Vehicles with exposed equipment, tools, and ladders, items hanging from sides, homemade tarps and wood panels on flatbed trucks are not allowed.
- c. Per CC&Rs Article 5.14 and Article 1.27

5.14 Vehicle Parking. Only one (1) Recreational Vehicle and two (2) automobiles, trucks, motorcycles or other motor vehicles shall be parked or maintained on any Lot; provided, however, that this limitation shall not apply to mopeds, golf carts or bicycles for personal use. No inoperable or unregistered motor vehicle shall be parked on the Common Area except temporarily, not to exceed twenty-four (24) hours, nor placed on any Lot. No boats or trailers may be parked on the Property except on Common Area for such parking. No Recreational Vehicle, truck, automobile, or any other type of motor vehicle, may be washed, cleaned or polished anywhere on the Property except in owner's space.

1.27 "Recreational Vehicle" shall mean and refer to Recreational Vehicle Industry Association approved travel trailers, Class A and Class C motor homes and fifth wheel models. This definition shall include only those recreational vehicles that meet the "Recreational Vehicle Industry Association" and "Family Motor Coach Association" codes of standards, including conversions approved by either association. This definition specifically excludes the following:

- (a) Class B motor homes;
 - (b) tent-type folding trailers, pop-up campers and other campers;
 - (c) mobile homes;
 - (d) park models (a dwelling unit built on a single chassis, mounted on wheels, designed to be permanently connected to utilities necessary for operation of installed fixtures and appliances); and
 - (e) those structures or vehicles which are prohibited by Section 5.01 hereof.
- d. All vehicles in Section #9 of the Rules and Regulations must be parked on concrete, or on concrete driveway pavers.
 - e. Car tow dollies must be parked on the Owner's Lot directly behind the coach (RV).
 - f. All vehicles must be licensed as required, insured and use running lights after dark.
 - g. Entrance approval to the Resort will be granted to vehicles deemed appropriate structurally, mechanically, and in appearance, as determined solely by the Red Mountain RV Resort Board of Directors, who reserves the right to deny entrance to the Resort to all unsuitable vehicles.
 - h. An RV shall be either a Class A or Class C motorhome, travel trailer, fifth wheel trailer or other self-contained vehicle at least 21 ft. long using manufacturer description plate or registration. Specifically excluded are the following:
 - i. Class B motorhomes.
 - ii. Tent-type folding trailers.
 - iii. Pop-up campers with aluminum or fiberglass sides.

- iv. Mobile homes.
- v. Park models.
- vi. Structures or vehicles, which are prohibited by CC&R 5.01.
- i. All coaches must be located on the Lot such that no part of the coach (including any slide outs) are in front of or blocks the street view of the electrical service pedestal and/or meter.
- j. No skirting of any type may be placed around or attached to the bottom of any type of RV/trailer
- k. Small advertising signs up to 18" x 24" are allowed on each side of vehicles defined in 9cii above.

10. OTHER ALLOWED VEHICLES

- a. All bicycles must obey speed limits and road rules plus have lights and reflectors if used after dark.
- b. Motorbikes, motor scooters, and ATV's must be operated by licensed and insured drivers only. They must obey the Resort's posted traffic signs.
- c. Cargo, boat or utility trailers are not allowed on any private Lot in the Resort. Areas are located throughout the Resort that allows rentable parking for the vehicles. Contact the Association Office.

11. PROHIBITED

- a. Skateboards, roller skates, roller blades.
- b. Any vehicle driven by an unlicensed or uninsured driver or operated in an unsafe manner.
- c. Non-motorized scooters without brakes.

12. PARKING

- a. Parking on the Resort's streets is prohibited, including golf carts (with the exception of maintenance equipment).
- b. All parts and extensions of a parked vehicle must be completely contained on/or within the Owner's Lot or common area parking space. The concrete apron is NOT part of the Owner's Lot or common area parking space.
- c. No parking is allowed on another Owner's Lot, without the Owner's permission.
- d. Parking in the common area is limited to 24 hours without a permit. Vehicles that do not have a permit will be towed at the Owner's expense
- e. Short-term/guest parking and temporary parking spaces are available at the Clubhouse and at other locations throughout the park.
- f. Personal watercraft, cargo trailers, utility trailers, a second travel trailer, 5th wheel, or motor home may be parked on the road for loading or unloading with prior notice given to the Red Mountain Association Office.
- g. Inoperative vehicles are not allowed in the Resort and will be towed at the vehicle Owner's expense.
- h. Major service and repairs are permitted by licensed commercial companies only. Changing of fluids may not take place anywhere within the Resort property, except by a licensed commercial company.
- i. Owners are responsible for keeping their Lot free of spilled oil and other fluids or debris. In cases of emergency a metal drip pan may be used.
- j. RV parking orientation: All Lots in the Resort are back-in, with the single exception of Lot #240. All coaches must be oriented such that their street side is closest to the utility service area.

13. POOL & SPA

- a. Do NOT enter the Pool or Spa if the water is cloudy or has a strong chlorine smell. If such a condition exists call the RM Office at 702-293-7712, or if after hours 702-365-6720.
- b. Propping the gate open is strictly prohibited
- c. Reservation of the club house does not extend to the pool.
- d. Appropriate swimwear required, nudity is prohibited.

- e. Everyone must shower before entering the pool or the spa.
- f. No glass or other breakable items are allowed in the pool.
- g. No running in the pool area.
- h. No diving into the pool.
- i. No animals are allowed in or around the pool area.
- j. No inflatable toys or floating devices are allowed if they hinder another individual's use of the pool.
- k. Use of the spa is strongly discouraged by persons with high blood pressure, diabetes, heart and circulatory problems, young children, pregnancy, or other serious medical conditions.
- l. It is recommended that persons using medications and/or alcohol not use the pool or spa.
- m. The maximum guests allowed per Lot in the pool is four (4) and in the spa, two (2).
- n. No saving/reserving of chairs.
- o. An Owner/Renter must accompany their guests.
- p. No cooking is allowed in the pool area.
- q. Everyone must abide by rules posted at the pool and spa area.
- r. Infants must wear "pool-safe" diapers in the pool.
- s. No children under the age of 17 are allowed in the pool area, without adult supervision.
- t. Pool entry gate must be kept closed and locked at all times.
- u. No drunken or disorderly behavior or nudity allowed.
- v. Excessive noise, loud enough to be heard from neighboring Lots, is not allowed.

14. SAUNA

- a. Propping the door open is strictly prohibited
- b. Use of the dry sauna may be a health hazard to persons with certain physical problems. Please consult with your physician before use.
- c. Owner/Renter must accompany guest - the maximum number of guests allowed in the sauna is two (2).
- d. All users of the sauna must observe posted rules.
- e. DO NOT POUR WATER ON THE DRY SAUNA BRICKS.

15. CLUBHOUSE (See CLUBHOUSE POLICY)

16. THE LOUNGE

- a. Propping the door open is strictly prohibited
- b. The lounge is for the use of Owners and Renters.
- c. Shoes and shirts must be worn in the lounge.
- d. No food or beverages are allowed on the pool table.
- e. An adult Owner/Renter must accompany all users under 17 years of age. The adult is responsible for supervision and controlling all minors in their care.
- f. No wet swimwear.
- g. No sleeping in the lounge.

17. EXERCISE ROOM

- a. Propping the door open is strictly prohibited
- b. Maximum of two (2) guests are allowed with an Owner or Renter.
- c. Using exercise equipment is hazardous if not used properly; use is at the individual's risk.
- d. Proper exercise clothing must be worn.
- e. No hard sole street shoes are permitted.
- f. No glass containers or food allowed.
- g. An adult must accompany all users under 17 years of age. That adult is responsible for the supervision and control of all minors in their care.

18. UTILITIES

- a. A secure threaded connection with proper slope must be used for sewer connections. Donut type connections are not allowed. After 30 days in the Resort standard RV sewer hose must be supported and off the ground with proper slope. PVC or ABS pipe or standard RV sewer hose inside PVC/ABS must be used.
- b. No extension cords for RV electrical hookup may be used. This is a safety issue and will not be permitted.
- c. No utility connection (electrical, sewer, water, cable or telephone) may be run across the patio area, i.e. the area on the curb side of the coach.
- d. No utility connection (electrical, sewer, water) may be run under the coach.
- e. Secure A&L approval before you make any Lot improvements.
- f. Electric pedestals are the property of the Association. Any work to be done on the pedestal must have approval by the Association.

DECLARATIONS: These general Rules and Regulations are uniformly enforced and apply equally to all Owners, Lessees, their Guests and Renters. The Board of Directors reserves the right to amend, revise and add to the Resort Rules and Regulations from time to time in accordance with the CC&R's. Violations of these Rules and Regulations may be reported to the Association Office using the prescribed form. Forms are available at the Association office or website at: www.redmountainrvresort.com. All users shall hold the Association and the Management Company harmless from and defend the Association against all claims or liability or any injury or damage to any person or property whatsoever when such injury or damage shall be caused in whole or in part by the act, neglect, or fault of the Lot Owner, Guest or Renter.