



Roadhaven Resort of Apache Junction
Homeowners Association, Inc.

**SUMMARY OF PROPOSED AMENDMENTS TO
COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R's)**

Background: Approval of any change to the CC&R's requires both a quorum the presence, in person or absentee ballot, of more than 50% of all eligible Lot Owners, and affirmative votes of not less than 2/3 of all valid ballots cast for each amendment.

Roadhaven needs to update these Covenants, Conditions, and Restrictions for simplification, consistency, and to bring them more in line with today's practices and our competing owner resorts. We need to take this step to help keep Roadhaven and our property values competitive.

These changes are reflected in three (3) proposals presented for your consideration. In summary, the three (3) proposals simplify owners rights, property rights, and defined legal use of marijuana.

COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R's)

1. **Add to Article 3, Section 3.1 A - CC&R Land use classifications, Permitted uses, and Restrictions**

Added section to read: *Excess Lots*-No Owner may own, either directly or indirectly as a shareholder, beneficiary of a trust, member of a limited liability company, partner in a partnership, or holder of any similar interest in an entity which is the legal owner of a Lot, more than two (2) Lots at one time. Owners who own more than two (2) Lots on the date of recording of this Amendment ("Excess Lots") shall be permitted to retain such Excess Lots, provided that upon the sale of any Lots in excess of two (2), no replacement or additional Lots may be acquired.

Explanation: *Having more than two (2) units and renting them out constitutes a business. Presently, there is huge demand for places in Roadhaven and many units are locked up as rental properties. This rule change can restrict companies such as Airbnb, VRBO, business corporations, including local, state, and federal government agencies from gaining a foothold in the resort. Owning a home in Roadhaven promotes pride of ownership and pride of community. Homeowners who presently own more than two (2) residences in Roadhaven will be grandfathered until they sell those additional residences.*

Board Recommendation: Vote to Approve.

2. **Change to Article 3, Section 3.1 A - Parking**

Currently the portion of this article reads: *Not more than one (1) Recreational Vehicle or Park Model and two (2) licensed passenger vehicles shall be parked at any Lot. Additionally, not to exceed two (2) units of motorcycles or golf carts (providing they meet parking restrictions) shall be parked on any Lot. This limitation does not apply to mopeds or bicycles kept for personal use. Boats, trailers, or any other conveyance shall not be permitted or parked on any lot.*

Will be changed to read: *When the Property is occupied, Not more than one (1) Recreational Vehicle or Park Model and two (2) licensed passenger vehicles shall be parked at any Lot. Additionally, not to exceed two (2) units of motorcycles or golf carts (providing they meet parking restrictions) shall be parked on any Lot. This limitation does not*

apply to mopeds or bicycles kept for personal use. Boats, trailers, or any other conveyance shall not be permitted or parked on any lot.

Explanation: Clarification to specify parking when a lot is being occupied.

Board Recommendation: Vote to Approve.

3. **Change to Article 3, Section 3.1 O - CC&R Nuisances**

Currently the portion of this article reads: *No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Property, and no odors shall be permitted to arise therefrom, so as to render any such Property or any portion thereof unsanitary, unsightly, offensive, or detrimental to any other Property in the vicinity thereof or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells, or other sound devices used exclusively for security purposes, shall be located, used, or placed on any such Property. The Board in its sole discretion shall have the right to determine the existence of any such nuisance. No motorcycles or motor driven vehicles (except maintenance equipment) shall be operated on any walkways or sidewalks within the Property.*

Will be changed to read: *No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Property, and no odors shall be permitted to arise therefrom, so as to render any such Property or any portion thereof unsanitary, unsightly, offensive, or detrimental to any other Property in the vicinity thereof or to its occupants. No odors, including smoke from cigarettes, cigars, pipes, E-cigarettes (Vape Pens), and marijuana, shall be permitted to arise therefrom, so as to render any Property or any portion thereof offensive, or detrimental to the health of its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells, or other sound devices used exclusively for security purposes, shall be located, used, or placed on any such Property. The Board in its sole discretion shall have the right to determine the existence of any such nuisance. No motorcycles or motor driven vehicles (except maintenance equipment) shall be operated on any walkways or sidewalks within the Property.*

Explanation: *Slight word additions to incorporate the use of Marijuana on Private Property as it has become legal in the state of Arizona, This rule will define usage within the resort.*

Board Recommendation: Vote to Approve

*All other language in Article 3.1 shall remain unchanged

