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# Rules and Regulations

## Renter's Version

**Revised June 8, 2026**

**Note: "Rules will be effective on July 1 unless otherwise stated"**

<i>Rule Description</i>	<i>Rule location</i>	<i>Board Approved Date</i>
Age Restriction on Golf Course	Section VIII.E	11/18/2025
Parking on Patios	Section III.C.2.D	02/17/2026
ATV classified as Golf Cart	Section III.C.2.B	01/20/2026
Legal requirement- Summer work HRS	Section III.1 <sup>st</sup> paragraph	05/13/2026
Common Area court inclusion	Section IV.D	12/16/2025
Occupancy of Visitor/ Guests	Section 1.B	12/16/2025
Lot Restrictions: Length of stay	Section III.A.4	02/17/2026

# WELCOME

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**Welcome to Roadhaven Resort!** We hope your stay is enjoyable in our beautiful facility. In order to make your stay as pleasant as possible, we ask that you observe the rules for our park.

This document is a subset of the General Rules and Regulations. It has been abbreviated to include rules that only apply to renters and/or guests. If you would like to review the entire General Rules and Regulations Document – it is available in the front office.

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## I. Housing for Older Persons; Age Restriction

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- A. Roadhaven Resort of Apache Junction is intended to constitute housing intended and operated for occupancy by a maximum of two (2) persons on each lot. There must be at least one (1) person fifty-five (55) years of age or older per unit under the **Fair Housing Amendments Act of 1988 and the Arizona Fair Housing Act** (collectively, the “**Fair Housing Acts**”). Except as provided in Subsection B, C and D of this Section 1, at least one (1) occupant of each recreational vehicle must be fifty-five (55) years of age or older, and no person under eighteen (18) years of age shall occupy or reside in a recreational vehicle. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY 7 DAYS** (Revised 7/01/2023)
- B. A person may occupy a recreational vehicle as the guest of the residents of the recreational vehicle for a period of not more than fourteen (14) days in any one (1) visit, with not less than a ten (10) day break between stays. Total stay does not exceed twenty-eight (28) days in any one (1) Roadhaven fiscal year (twelve [12]-month period) is July 1 through June 30 of the following year. For purposes of this Subsection, if a person is present on a lot for any portion of the day, such person shall be deemed to have occupied the recreational vehicle as a visitor for that entire day. *Refer to CC&R Article 2, Section 2.2, Delegation of Use, and Section 2.5, Transfer of Use.* **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY 7 DAYS** (Revised 12/16/2025)
- C. Each owner and occupant of a lot shall furnish the Board with the names and ages of all occupants of the recreational vehicle situated on the lot and such affidavits and other documents as the Board may request for age verification purposes of such occupant. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY 7 DAYS** (Revised 4/22/2013)

## II. Rules and Regulations, Applicability, Effect and Enforcement

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- A. The rules are intended to provide the residents maximum safe use of the resort facilities while balancing the needs of each with the rights of all others maintaining the beauty of the resort.
- B. The **General Manager** is responsible for and empowered to enforce these rules and regulations. They have the authority to use Roadhaven Resort security guards or outside police agencies or courts, as necessary to enforce these rules and regulations, protect residents, guests, and employees, and maintain decorum in the resort.
1. A resident, guest or employee should report rules infractions to a **security guard**, the **General Manager**, or a member of the Board of Directors. Telephone or person-to-person oral reports shall be followed up with short written reports on forms provided in the Business Office.
  2. Minor violations may be resolved by a warning from the **General Manager** or their representative.
  3. Repeated or more serious **violations** will require written “Notification of Rules Infraction” to the offender and appropriate action.

- A. Renters and guests of residents may be requested to leave the resort. Penalties may be assessed against the lot owner if a renter or guest becomes a serious problem.
- B. Owners will be given a written notice delineating the facts of the violation and the effect the offense will have on his/her/their rights and privileges in the resort.

### III. General

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The Resort's quiet hours are from 10:00 PM to 7:00 AM except when it is necessary to do park maintenance and emergency repairs. Contractors and residents working within the park are restricted to working during the hours of 5:00 AM - 7:00 PM; May 1 – October 15 (*Per AZSB 1182*) (summer) and 7:00 AM - 7:00 PM; October 16 – April 30 (winter), Monday through Saturday. Contractors will not be permitted into the park on Sundays and major holidays (New Year's Day, Easter, Memorial Day, 4th of July, Labor Day, Thanksgiving and Christmas Day), except for emergency repairs arranged by the Homeowners and approved by Roadhaven Management or designated representative. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY.** (*Revised 05/13/2026*)

#### **A. Registration/Badges/Guests/Third Party Occupancy**

1. All residents shall register at the office when they arrive at the Resort. Residents arriving on the weekend will register on Monday. Residents departing on the weekend will check out on Friday. When departing the Resort for the season, residents will check out and provide a forwarding address. Residents on temporary absences from the Resort are encouraged to check in and out and provide a forwarding address if desired. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY 24 HRS**
2. All persons staying overnight in Roadhaven must have a Homeowner or Renter Photo ID badge or guest wristband which must be worn at all times when not within the confines of the residence. Visitors are those who do not stay overnight in the park. Visitors using the Common Area facilities must also have a wristband. However, those Visitors who are in the park for events such as church, bingo, concerts, dances, craft show(s) as patrons of the restaurant, attending approved private parties or just stopping to see an owner or renter for a short time, and not remaining overnight, do not need to be registered nor have a wristband. When a Roadhaven team is competing with a team from another park, the Visitors in this case need not be registered or have a wristband. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY 2 HRS**
  - A. Renters Photo ID Badges: Renters will obtain badges when they check in at the Main Office. Renters will pay a nonrefundable check-in fee of \$25.00. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY 1 HR** (*Revised 7/01/2021*)
  - B. Guest/Visitor Wristbands: These wristbands are available at the Main Office and can be picked up by the lot owner or renter for their guests/visitors. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY 1 HR**
  - C. Nontransferable: Badges and wristbands are not to be used by anyone other than the person to whom it was issued. They are not transferable. Wristbands are dated and are disposed of after the date. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY 1 HR**

3. Guest Registration: Residents will register their overnight guests at the Main Office and obtain wristbands for all people except people under three (3) years of age. Arrangements should be made whenever possible to pre-register guests in the event they are scheduled to arrive when the Main Office is not open. If this is not possible, residents will check in their overnight guests with Security, receive a temporary, dated paper badge and register them at the office the next business day. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY 24 HRS (SEE SECTION I, D)**
  
4. Length of Stay: Guests are welcome to visit Roadhaven for limited periods not to exceed fourteen (14) days during any one (1) visit, with not less than a ten (10) day break between stays. Total stay not to exceed twenty-eight (28) days in any one (1) Roadhaven fiscal year. Registered guests are allowed on property only when their resident host is present. Roadhaven is designated as Housing for Older Persons, and the rights of the senior residents must be respected. When guests of Homeowners or renters arrive with an RV, it must be understood that Roadhaven cannot provide overnight parking for the RV in any Common Area. *(Revised 02/17/2026)*
  
5. Guest Extension: There may be an occasion when a lot owner finds it necessary to request from the Board of Directors an extension on the fourteen (14) days maximum stay period known as a Guest Extension. Requests for such an extension (third party occupancy), must be in writing and include the reasons and effective dates. The request must be submitted to the Board of Directors and ruled on before such occupancy takes place. Those approved will register, secure a badge, and pay a fee of \$2.00 per day effectively the day they enter the Resort and continue through their approved extended stay. This fee will be collected in advance as a condition of Board approval.
  
6. Guest/Visitor Rules: All residents and renters need to instruct their guests of the rules regarding the use of the Resort facilities and ensure that the guests/visitors understand the proper use of the facilities they propose to use. The rules and restrictions regarding the use of the various Resort facilities are explained within the General Rules and Regulations.
  
7. Damage: Roadhaven CC&Rs provide that, in the event of any damage to any real or personal property within the Common Area, or any damage to any lot owner's property, the host lot owner is monetarily responsible for any such damage caused by his tenants and/or guests. Please be courteous and respect the rights of others at all times. *Refer to CC&Rs Article 3 – Land Use Classifications, Permitted Uses and Restrictions, Section 3.2.D, Damage.*

## **B. Traffic Control and Parking**

1. Automobiles, motorcycles, golf carts, mopeds, all-terrain vehicles, and bicycles being operated on the streets of Roadhaven Resort shall be subject to the same regulations and restraints as apply to operation thereof on public streets and highways, in accordance with state and local laws. **All vehicles, including bicycles, shall obey the posted 10 MPH speed limit and STOP and YIELD signs. VIOLATION PENALTY: CAT1, SEVERE OFFENSES, COMPLY IMMEDIATELY** *(Approved & Effective Date 3/18/2021)*
  
2. Existing state regulations, including the **minimum age of sixteen (16)**, shall apply to the use of

all motorized vehicles within the Resort. **Lights** are required for all such vehicles during hours of darkness. Motorcycles and scooters (except those used for maintenance) are restricted from all areas of the golf course. **VIOLATION PENALTY: CAT1, SEVERE OFFENSES, COMPLY IMMEDIATELY** (Approved & Effective 3/18/2021)

3. Persons are restricted to **riding bicycles** on streets only and are prohibited from bicycle racing at any time. Bicycles are not to be ridden across any private lots whether or not such property is occupied. Bicycles are restricted from all areas of the golf course at all times. Bicycles are not to be parked in gazebos or on Common Areas except where racks or other parking space is provided for this purpose. **VIOLATION PENALTY: CAT1, SEVERE OFFENSES, COMPLY IMMEDIATELY** (Approved & Effective 3/18/2021)
4. The use of **skateboards** are not allowed anywhere in the Resort. No type of shoe with a heel roller is allowed on patio areas adjacent to the Rec Hall, pools, and restaurant. Roller and in-line skates are permitted only on roads within the Resort when used in a safe manner.
  - A. Medically required or mobility-impaired "electric powered" scooters (for example: 3 and 4-wheel sit-on scooters) must display a miniature disability sticker available from the Roadhaven office. These electric powered scooters are permitted in all areas of the Resort - including inside Common Area buildings and patio areas adjacent to the Rec Hall, pools, and restaurant.
  - B. Medically required or mobility-impaired "gas powered" scooters displaying the Roadhaven disability sticker are permitted in all areas of the Resort - except in any Common Area buildings or patio areas adjacent to the Rec Hall, pools, and restaurant. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY IMMEDIATELY** (Applies to all parts of 4) (Revised 3/21/2023)
5. All vehicles owned and operated by lot owners and renters entering Roadhaven Resort are required to have a valid Roadhaven **vehicle pass** affixed to the lower left-hand corner of the resident's vehicle windshield. All vehicle gate passes will be issued by the Main Office upon the presentation of proper identification. Failure of any lot owner or renter to obtain a valid vehicle gate pass shall be subject to being denied entry into Roadhaven Resort and a violation charge filed. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY 24 HRS**

### C. Resort (Gate) Entry and Exit

1. There are three (3) gates providing entry to or exit from the Resort.
  - A. Idaho Road (main gate) – operated by **security** personnel seasonally. Instructions for using digital key system are posted at the gate. Electronically operated by transmitter only for entry during non-security-controlled hours.
  - B. Broadway and Sixteenth Avenue – electronically operated by transmitter only for entry. Vehicles leaving the Resort automatically open the exit gate.
  - C. The normal hours of operation for the Broadway Avenue gate and the Sixteenth Avenue gate are from 6:00 AM to 10:00 PM each day. The Idaho Road gate is accessible 24 hours a day. However, operational hours may change as the situation demands; the

General Manager will publish the hours of operation when changes are necessary.

- D. Gate transmitters shall be obtained from the Main Office upon payment for the transmitter and remain property of the owner. Active transmitters shall be limited to a maximum of two per lot. Transmitters shall only be for the use of the (checked-in) owner or registered renter and will only be activated during Resort occupancy. Transmitters will be deactivated upon check-out for owners and renters. Sale of a lot will result in deactivation of transmitters. Transmitters are the responsibility of the purchaser and shall not be provided for use by others. **VIOLATION PENALTY: CAT1, SEVERE, COMPLY IMMEDIATELY** (Revised 3/26/2019)
- E. In case of emergencies, call “911” first, and then call **Security** at (480) 570-4811. Apache Junction emergency services have key access to all three gates.

## 2. Parking

- A. City zoning laws and Roadhaven Resort’s Declaration of Covenants, Conditions and Restrictions allow only one recreational vehicle per lot. *Refer to CC&Rs Article 3 – Land Use Classifications, Permitted Uses and Restrictions, Section 3.1.A, Use and Occupancy, Parking.*
- B. Not more than one (1) Recreational Vehicle or Park Model, and two (2) licensed passenger vehicles shall be parked on any lot. Additionally, not to exceed two (2) units of motorcycles or golf carts (provided they meet parking restrictions) shall be parked on any lot. This limitation does not apply to mopeds or bicycles kept for personal use. Boats or trailers shall not be permitted or parked on any lot. All-terrain vehicles will be classified with or like Golf Carts. The rule states two golf carts per lot if the lot size permits safe parking. An ATV would be counted as a golf cart. *Refer to CC&Rs Article 3 – Land Use Classifications, Permitted Uses and Restrictions, Section 3.1.A, Use and Occupancy, Parking.* **VIOLATION PENALTY: CAT 2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY IMMEDIATELY** (Revised 01/20/2026)
- C. A minimum of one (1) off-street parking space must be provided on each lot. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY 24 HRS**
- D. Residents may park vehicles on patios or under awnings provided the total number of vehicles on the lot does not exceed the maximum number permitted by community rules. Vehicles parked on patios or under awnings must not extend into or obstruct Common Areas, roadways, neighboring property, or Public Utility Easements (PUEs). All parking must comply with the Architectural Rules and standards. Parking is strictly prohibited on landscaped areas at any time. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY 1 HR** (Revised 02/17/2026)
- E. Vehicles may not be parked on Resort streets or Common Areas except when authorized by the General Manager for short term loading and unloading purposes not to exceed forty-eight (48) hours. Parking permits must be obtained from the General Manager or designated representative and displayed on the vehicle. Security may request anyone to relocate their vehicles immediately when it restricts the traffic flow of any vehicle, including emergency vehicles. Any vehicle parked on the streets or

other Common Area overnight without a permit will be ticketed by Security. *Refer to CC&Rs Article 3 – Land Use Classifications, Permitted Uses and Restrictions, Section 3.2.B.4, No Travel Trailers. VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY IMMEDIATELY (Revised 01/15/25)*

- F. Utility trailers, boat trailers, motorcycle trailers, etc., are not permitted to be stored on the owner's or renter's lot. *Refer to CC&R, Article 3, Section 3.2.B, Restricted Uses; and Section 3.1.A, Parking. VIOLATION PENALTY: CAT3, LESSER OFFENSES, COMPLY 24 HRS*
- G. Motorhome dollies may be parked at the rear of the motorhome with the tongue under the motorhome as inconspicuously as possible. They may not detract from the general appearance of the area. This may require screening on some lots.
- H. Common Area parking designated on Zuni Drive (toward the Broadway Gate) and Chippewa Avenue (toward the Idaho Gate) is for guest parking during events within the Park. Visitors, contractors, and others using these areas, other than for event parking, must have a permit and will be restricted to forty-eight (48) hours. Parking must not impede emergency vehicles and/or the use of private driveways. *VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY 24 HRS (Revised 3/27/2018)*
- I. Residents shall only use Common Area parking spaces (designated on Zuni Drive toward the Broadway gate and Chippewa Avenue toward the Idaho gate) for off-loading purposes and loading purposes. Trailers must remain attached to the towing vehicle. Permits will be issued for a forty-eight (48) hour period, and one parking permit per week. *VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY 24 HRS (Revised 3/26/2019)*
- J. Parking permits will be issued by the General Manager or designated representative and shall not exceed 48 HRS, unless approved otherwise. *VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY 24 HRS (Revised 3/06/2024)*
- K. All hitches extending beyond the bumper shall be removed immediately when not in use. Handicap ramps / lifts in the closed position are exempt. *VIOLATION PENALTY: CAT1, SEVERE OFFENSES, COMPLY IMMEDIATELY (Revised 05/01/2023)*

#### **D. Lot Restrictions**

- 8. No owner shall permit anything to be done or kept in or on their lot which will increase the rate of insurance on the subdivision property, or which will obstruct or interfere with the rights of other unit owners, or annoy them by unreasonable **noises**, or otherwise, nor shall the lot owner commit or permit any **nuisance**, immoral or illegal act in or about the subdivision. The lot shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate, or any fire hazard allowed to exist. *VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY 24 HRS*

9. Any lot owner who **rents** or causes their lot to be rented to another, shall forfeit their right to use the Common Areas within the subdivision, including the recreational facilities, and all owner's rights except voting rights during the period of time that their lot is rented to another. Such rights shall be deemed transferred to the tenant during the rental term. Such rights are not forfeited as to other lots owned by the owner but not rented. *Refer to CC&Rs Article 2 – Property Rights, Section 2.3 (e), Owner/Renter Rights.*
  - A. The **occupancy of rentals** is prohibited from June 1<sup>st</sup> through September 30<sup>th</sup> each year. Starting on the first day of violation, a penalty of \$25.00 per day will be assessed. *Refer to CC&Rs Article 3 – Land Use Classifications, Permitted Uses and Restrictions, Section 3.1.T, Limitations of Rentals.* **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY**
  - B. Any lease or rental for a term of less than 30 days is a "Short-term Rental". Short-term Rentals are expressly prohibited. *Refer to CC&Rs Article 3 – Land Use Classifications, Section 3.1.T, Limitations of Rentals.*
10. Only **home-based businesses** that do not impact the residential nature of the Association shall be allowed to be conducted on any property. Products (including services) to sell shall not be displayed or advertised on any lot. *Refer to CC&Rs Article 3 – Land Use Classifications, Permitted Uses and Restrictions, Section 3.1.A, Home Based Businesses.* **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY 7 DAYS**
11. **Clothesline** or other facilities to dry clothes outside are not permitted. Washers and dryers are not permitted on patios. *Refer to CC&Rs Article 3 – Land Use Classifications, Permitted Uses and Restrictions, Section 3.1.P, Clothes Drying.* **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY 24 HRS**
12. **Right-of-Way** – During reasonable hours, any member of the Board of Directors or any person authorized by the Board of Directors shall have the right to enter upon and inspect any property and improvements except the interior of buildings, such as park models, travel trailers, motor homes and sheds. *Refer to CC&Rs Article 3 – Land Use Classifications, Permitted Uses and Restrictions, Section 3.1.I, Right of Way.*
13. **House Number Signs** - The reflective 5" by 18" house number signs mounted 72" above ground at an approved location on each home or lot are the property of Roadhaven Resort. Following installation cannot be removed, relocated, covered, or altered in any way without express written approval from the Roadhaven Resort General Manager or designate. **VIOLATION PENALTY: CAT1, SEVERE OFFENSES, COMPLY IMMEDIATELY.** *(Added 7/13/2020)*

#### **IV. Common Area Use and Services**

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Use of the Common Areas, streets, buildings, and other facilities are for the use of owners, renters, and guests, of good standing, and may be suspended for any person or persons for cause as explained in Section II, B-3, "Penalties" of these rules and regulations. *Refer to CC&Rs Article 2 – Property Rights, Section 2.1., Owners Easements of Enjoyment.*

Because of high maintenance and operating costs, control and care required for expensive equipment and assurance of user safety, some of the facilities require user fees (i.e., golf course) or membership in

the activity club with nominal fees, such as the craft shops.

All persons using the craft shops, tennis courts, shuffleboard court, pool room and kitchens, will observe the instructions posted for the use and care of those facilities.

The Service Facility at the Gazebo area can be reserved through the Activities Office. The Activities Office will have the keys to the serving room area and will check them out to groups as needed. Organized groups will be given priority for their scheduled activities that use the serving area. Any group or Homeowner planning to use the serving room or common areas should get their activity posted on the reservation schedule.

- A. **Smoking** is not permitted within the Roadhaven Resort. This rule applies to cigarettes, cigars, pipes, e-cigarettes, and other smoking devices. Exceptions to the non-smoking rules are as follows:
1. A designated area on the west side of the Bell Tower
  2. The bench at the southwest corner of the Golf Pro Shop
  3. The golf course – maintaining 20 feet from private property
  4. A designated area in the maintenance area
  5. Private property
- Refer to Bylaws, Article 6 - Smoking.* **VIOLATION PENALTY: CAT1, SEVERE OFFENSES, COMPLY IMMEDIATELY (Revised 9/01/2020)**
- B. No person shall use the Common Areas or any part thereof, in any manner contrary to or not in accordance with the rules and regulations pertaining thereto. They shall be **attired** in a manner that is appropriate to the age of the individual and the activity in which they are engaged. Swimsuits are not proper attire in any Common Area building except the indoor hot tub and restroom/shower facilities. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY**
- C. People will use the streets, sidewalks, and pathways to travel. Trespassing from one street to another using lot owner's private property or cutting through Common Area flower beds and landscaping is strictly prohibited. **VIOLATION PENALTY: CAT1, SEVERE OFFENSES, COMPLY IMMEDIATELY (Revised 4/22/2013)**
- D. Tennis Courts: Any person under eighteen (18) years of age must be accompanied by and be under the supervision of an adult lot owner or tenant. All tennis players are required to wear proper tennis (court) shoes. Regular running, jogging or street shoes are not permitted. Tops shall be worn by both sexes regardless of age. The use of bicycles or roller skates on the tennis courts is strictly prohibited. *(Revised 12/16/2025)*
1. Equipment in the tennis club shed is the property of the tennis club and will be used by others only with the permission of the tennis club. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY**
- E. Shuffleboard Courts: Persons under eighteen (18) years of age must be accompanied by an adult. The adult must be instructed in the proper procedure for waxing and cleaning the courts.
1. Never play without court dressing or when courts are wet. Do not use when wind blows court dressing off the court.

2. Wear only soft-soled shoes; no leather soled shoes allowed.
3. Prepare courts and clean in accordance with instructions on shed.
4. Never step on the playing surface of any court.
5. The use of bicycles, roller skates or running/playing on the courts or the court area is strictly prohibited.

**VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY (applies to entire Section F, 1-5) (Revised 4/22/2013)**

- F. Pool/Billiard Room: All players will comply with the instructions for the use and care of the pool and billiard tables. Any person twelve (12) years of age or older may use the tables, persons under the age of eighteen (18) years must be accompanied by an adult wearing a Roadhaven Photo ID badge. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY**
- G. Horseshoe Pits: No person under the age of twelve (12) is permitted in the horseshoe pit area for their own safety. Persons over the age of twelve (12) may compete with adults when accompanied and supervised by an adult resident. **VIOLATION PENALTY: CAT1, SERIOUS OFFENSES, COMPLY IMMEDIATELY**
- H. Private Parties: Private parties may be held in Roadhaven facilities upon scheduling and approval from the Activity Office.
6. To reserve use of the Gazebo area, Main Recreation Hall, Green Room, Yuma Room, or other rooms/areas must be scheduled/reserved through the Activity Office.
  7. A security deposit of \$50.00 will be required to be paid to the Activity Office a minimum of five (5) days prior to the date of the event for use of the following: Main Recreation Hall (including the kitchen), the Card Room, Dakota Room, Yuma Room, and the Green Room.
  8. Private party privileges are basically restricted to Roadhaven residents; however, guests are allowed. When the event involves a club, organization, or event where non-residents predominate, such an event will be permitted only after special review by the General Manager. The use of Resort facilities for private parties, dances, etc., for personal gain is not permitted.
  9. The security deposit will be forfeited in whole or part in the event of **damage** or cleaning required. Meetings of Roadhaven activities that do not involve the serving of food or liquor are exempt from paying the security deposit. *Referto CC&Rs Article 3 – Land Use Classifications, Permitted Uses and Restrictions, Section 3.2.D, Damage or Destruction.*
- VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY (penalty applies to entire Section I, 1-4. (Revised 4/22/2013)**

#### I Trash Collection Procedures:

1. Palm fronds, cuttings, clippings, and other bulky items must be taken to green bins adjacent to the crafts building. Household waste must be taken to the designated beige dumpsters between the Apache Building and Laundromat. *(Added 12/2/2019).*

2. Pet droppings will be placed in a plastic bag, the opening twisted and secured, then wrapped in paper or placed in another garbage bag before depositing in trash.

**VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATE** (penalty applies to entire Section I, 1-2. *(Revised 4/22/2013)*)

- J. Fire Pits Open, wood-burning fires are not permitted on any common area within Roadhaven Resort.

**VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATE** *(Revised 3/10/2015)*

## **V. Pets – Rules & Regulations**

- A. Pets (cats & dogs) must be registered annually with the Main Office upon arrival and a registration fee paid for each pet. No more than two generally recognized house pets shall be permitted per lot and said pet(s) must be owned by the resident owner or tenant wherein the pet(s) reside. Visitors and guests with pets must register upon arrival. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY** *(Revised 03/15/2022)*
- B. Pet registration includes a brief description of the pet to include sex, color, breed, and weight and must show proof of a license and current rabies vaccination and/or other vaccinations required by law. Pets will be issued a Roadhaven numbered tag to be attached to a collar and worn by the pet at all times. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY** *(Revised 03/15/2022)*
- C. All pets must be on a leash and accompanied by their Owner when not on the Lot where they reside, except within the designated fenced pet area.
  1. Pets under 25 pounds are required to use the west fenced pet park area which is designated for use by small dogs for relieving themselves.
  2. Pets over 25 pounds are required to use the east fenced pet park area which is designated for use by large dogs for relieving themselves.
  3. Pet owners will endeavor to restrain pets from relieving themselves on the street's sidewalks and private property enroute to the designated pet areas.
  4. All pet owners will carry a "scooper" or appropriate plastic bag or container at all times when they exercise their pets within Roadhaven Resort and shall immediately remove all waste droppings of their pet. Animal feces must be disposed of as outlined above or in containers provided in the designated pet areas. Animal feces shall also be removed as soon as possible from the pet owner's property in consideration of neighbors and for health reasons. *Refer to CC&Rs Article 3 – Land Use Classifications, Permitted Uses and Restrictions, Section 3.1.N, Animals.* **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY IMMEDIATELY** *(Revised 01/02/2024)*
- D. Pet owners shall be fully responsible for any injury or damage to persons or property caused by their animals, or any injury to the owner or animal while using the streets, sidewalks, and pet areas. Pet owners shall indemnify the Association and hold it harmless from and against any loss, damage, or liability which the Association may sustain as the result of the acts or presence of such animal or the use of Association streets and sidewalks for exercise, even though the Association has given permission. *Refer to CC&Rs Article 3 – Land Use Classifications, Permitted Uses and Restrictions, Section 3.2.D, Damage or Destruction.* **VIOLATION PENALTY: CAT1, SEVERE, COMPLY IMMEDIATELY**

- E. Pets of visitors or guests shall be subject to all rules and restrictions applicable to pets of Roadhaven residents. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY**
- F. No pets shall be allowed to make an unreasonable amount of **noise** or to become a **nuisance**. Upon the request of any Roadhaven resident, the General Manager shall determine, at their discretion, whether an animal is a nuisance. The Manager's decision will be enforceable as other restrictions contained herein. The General Manager may, at any time, require the removal of any animal which is deemed to be dangerous or unreasonably disturbing to others and the Manager may exercise this authority for specific animals even though other similar animals may be permitted to remain. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY 48 HRS**
- G. Temporary and easily removable pet enclosures may be placed under the awning or on the patio to allow the pet to remain outdoors during daylight hours. Proper sanitation must be maintained at all times, as this is not a substitute for taking the pet to the pet area. The enclosure shall not exceed 36 inches in height, 100 square feet in size and must be of metal wire and self-supporting. No wooden fencing, wooden slats or posts are permitted. Owners will ensure that pets are inside their units when they retire for the night and must, at all times, be sure that **pet noise** is not disturbing the neighbors. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY**
- H. **Comfort animals** shall not be permitted in any Common Area or building. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY** *(Added 3/27/2018)*

## **VI. Swimming Pools and Therapy Pools**

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- A. There are no lifeguards provided at any of the swimming pools or therapy pools. The high temperature of the therapy pools is dangerous for children and for adults with blood pressure and heart problems. Other health problems should also be considered.  
  
No person under the age of twelve (12) is allowed in any therapy pool and older adults with health problems should consult a physician before using the therapy pools. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY IMMEDIATELY**
- B. Only proper swimming attire shall be worn in swimming and therapy pools. The wearing of "street clothes" in swimming or therapy pools is strictly prohibited. Adults are required to use body coverings, including the torso, when using any of the Common Areas (this is any area excluding your lot) except when in the enclosed fenced pool areas. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY**
- C. Before entering any swimming pool or therapy pool each person must shower and those with suntan lotion or body lotion must use soap and rinse well. Soap, shampoo, and bubble bath must not be used in the pools because they damage the system. (Violators will be monetarily responsible for any damage). **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY**
- D. Swim fins and snorkels may be used in the pools. Beach balls and inflatable toys such as rafts, etc., are not allowed in the pools. Swimming aids for children are acceptable. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY**
- E. No glass containers of any type are allowed in the pool areas. **VIOLATION PENALTY: CAT1, SEVERE,**

## COMPLY IMMEDIATELY

- F. Children who are not toilet trained shall wear a swimming diaper when in pool areas. Persons under eighteen (18) must be accompanied by an adult. People are not permitted to run or play in the patio areas surrounding the pools. They are not permitted to dive or jump in the pools or to engage in water fights, splashing or other activities that encroach upon the rights of adults in the pool. The conduct and safety of those using the pool area is the responsibility of the accompanying adult since no lifeguards are on duty. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY IMMEDIATELY**
1. The only exception to Rules D and F is when there is a Board-approved water sport activity during designated times and in a specified pool. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY (Revised 2/16/2016)**
- G. The Phase II pool is designed as a lap pool and, while it may be used for other water activities, those swimming laps have priority, and others should remain clear of the lanes being used for laps. **VIOLATION PENALTY: CAT3, COMPLY IMMEDIATELY (Revised 4/22/2013)**
- H. All articles of clothing and/or personal property must be removed from the shower stalls when going to the pools. The shower stalls and dressing booths cannot be reserved for the period that you are using the swimming or therapy pools. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY (Revised 4/22/2013)**
- I. The dumping of garbage or other trash is prohibited, except in the receptacles provided for that purpose. Beverage cans should be placed in marked containers provided. *Refer to CC&Rs Article 3 – Land Use Classifications, Permitted Uses and Restrictions, Section 3.1.G, Trash Containers and Collection.* **VIOLATION PENALTY: CAT3, LESS SEVERE OFFENSES, COMPLY IMMEDIATELY (Revised 4/22/2013)**
- J. Photo ID badges / wristbands must be visible at all times in the swimming pool area. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY (Revised 5/01/2021)**

## VII. Golf Course

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- A. These Rules shall govern the use of the golf course by residents and guests. Appropriate dress is required. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY**
- B. Roadhaven residents who purchase a golf membership at the rate set by the Roadhaven Association Board of Directors are members of the Golf Club, which qualifies them to meet all the privileges of the Golf Club. A person must remain a Roadhaven resident to retain their golfing privileges on golf membership. All other players are non-members or guests.
- C. The golf course is to be used exclusively for playing golf from dawn until dusk and is not to be used for any other purposes. **From dusk until 10 PM walking in the direction from Green towards the respective Tee is permitted at your own risk, and only on the cart paths.** No bicycles or pets are permitted at any time on the golf course. **VIOLATION PENALTY: CAT1, SEVERE, COMPLY**

**IMMEDIATELY** (Revised 07/01/2022)

- D. No riding golf carts shall be allowed on the golf course without specific permission of the Golf Club and/or the golf shop supervisor. Golfers having paid membership and/or having paid the course fee for the Roadhaven Golf Course may pay an additional designated fee to use their golf cart, only on the path, while playing golf and displaying the sticker on the cart. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY** (Revised 2/16/16)
- E. No golfer under the age of eighteen (18) will be permitted on the golf course unless accompanied by an adult Roadhaven Homeowner or renter player. **VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATELY** (Revised 11/18/2025)
- F. A complete list of the rules and regulations for the Golf Course are available at the Golf Shop and on Roadhaven Resort website. Golfers are expected to adhere to the rules. Golf Club rules and regulations have the same force and effect as the Roadhaven Rules and Regulations and are enforced by Roadhaven and the Golf Club. (Revised 3/11/2014)

## **VIII. Anti-Harassment Policy**

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The "Roadhaven Homeowners' Association" and Roadhaven Management including all resort staff, volunteers in any position, lot owners, residents, renters, guests, visitors, vendors, and contractor personnel **must at all times communicate with one another in a respectful manner**, without any vulgar language, intimidating actions, name-calling, threats, and/or verbally abusive language. **VIOLATION PENALTY: CAT1, SEVERE, COMPLY IMMEDIATE** (Revised 4/05/2022)

## Appendix A: Penalty Categories

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The board has determined that the fine schedule and fine amounts are appropriate based on the nature of the violations. In determining the appropriateness of each fine, the Board has taken into account (at a minimum), the impact that the violation may have on the community as a whole, including but not necessarily limited to, property values and aesthetics; the impact that the violation may have on individual members of the community, including but not necessarily limited to, a negative impact on the quiet enjoyment of their property and/or the common areas; and whether the fine amount is sufficient to increase the likelihood of compliance and reduce likelihood of re-offending.

### **CATEGORY 1 (CAT1): SEVERE**

This category includes those rules which are deemed to be involved with health, safety, and civil statutes of a serious nature.

1. The rule offender shall be verbally notified of the violation and issued a written notification by a resort official or security officer. The written notification shall specify a reasonable time period to attain compliance. This time period may vary from immediately to thirty (30) days depending upon the type of infraction and the time required to correct it.
2. At the expiration of the above time limit or upon a second offense, another written notification shall be issued. The fine shall be \$50.00 and may be accompanied by loss of common area privileges.
3. Continued repeat offenses shall be handled as in item #2 above, except that the fines shall be doubled for each occurrence to a maximum of \$800.00 in any one month.

### **CATEGORY 2 (CAT2): MODERATELY SEVERE OR HEAVY NUISANCE**

This category includes those rules which are deemed somewhat less serious than Category 1 items and also includes those rules dealing with heavy nuisance matters.

1. The rule offender shall be verbally notified of the violation and issued a written notification by a resort official or security officer. The written notification shall specify a reasonable time period to attain compliance. This time period may vary from immediately to thirty (30) days depending upon the type of infraction and the time required to correct it.
2. At the expiration of the above time limit or upon a second offense, another written notification shall be issued. The fine shall be \$15.00 and may be accompanied by loss of common area privileges.
3. Continued repeat offenses shall be handled as in item #2 above except that the fines shall be doubled for each occurrence to a maximum of \$240.00 in any one month.

### **CATEGORY 3 (CAT3): LESS SERIOUS OFFENSES**

This category includes all other rules not covered in Categories 1 and 2. These are usually rules which exist for the betterment of the resort and to assure the lifestyle the resident's desire.

1. The rule offender shall be verbally notified of the violation by a resort official or security officer and the verbal notification shall be documented in the "Security Daily Report".
2. In the event of repeated offenses, the cases shall be treated as in Category 2.