ROADHAVEN RESORT
Arizona's Premier 55+ Community

Roadhaven Resort

of Apache Junction

Rules and Regulations

Renter's Version

Revised June 8, 2026

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

Rule Description	*Rule location*	*Board Approved Date*	*Rule Effective Date*
Summer work HRS- SB1182	Section V, first paragraph, pg. 4		05/13/2026

WELCOME

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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Housing for Older Persons; Age Restriction

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 ofage 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 under eighteen (18) years of age 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 not to exceed twenty-eight (28) days in any one (1) Roadhaven park year (twelve [12] month period) is July 1 through June 30 of the following year. For purposes of this Subsection, if a person under eighteen (18) years of age is present on a lot for any portion of a day, such person shall be deemed to have occupied the recreational vehicleas a guest for that entire day. *Refer to Covenants, Conditions and Restrictions (CC&R's) 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 DAY *(Revised 3/11/2014)*

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, MODERATELYSEVERE OR HEAVY NUISANCE, COMPLY 7 DAY *(Revised 4/22/2013)*

Rules and Regulations, Applicability, Effect and Enforcement

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 Manage**r 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.

General

The resort's quiet hours are from 10:00 p.m. to 7:00 a.m. except when it is necessary to do park maintenance and emergency repairs. Permitted contractors working within the park are restricted to working during the hours of 5:00AM-7:00PM (summer) and 7:00AM-7:00PM (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 as arranged by the homeowners and approved by Roadhaven Management or designated representative. VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATE. *(Revised 5/13/2026; SB1182)*

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 wrist band which must be worn at all times when not within the confines of the residence. Visitors are those not remaining overnight in the park. Visitors using the common area facilities must also have a wrist band. 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 wrist band. When a Roadhaven team is competing with a team from another park, the Visitors in this case need not be registered or have a wrist band. VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY 2 HRS

   a. Renters Photo ID Badges: Renters will obtain badges when they check in at the Business Office. Renters will pay a non-refundable check-in fee of $25.00. VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY 1 HR (*Revised 7/1/2021)*

   b. Guest/Visitor Wrist Bands These wrist bands are available at the business 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 wrist bands are not to be used by anyone other than the person to whom it was issued. They are not transferable. Wrist bands 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 Business Office and obtain wrist bands for all persons except persons 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 Business 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 SEC 1D)*

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 park year. 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 4/8/2014)*

5. Guest Extension There may be 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 effective 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 Covenants, Conditions & Restrictions (CC&R's) 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 theirtenants 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, and **All Vehicles, including bicycles, shall obey the posted 10 MPH speed limit and stop and Yield signs.** VIOLATION PENALTY: CAT1, SEVERE OFFENSES COMPLY IMMEDIATE *(Approved & Effective Date: 03/18/2021)*

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 the 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 IMMEDIATE *(Approved & Effective Date: 03/18/2021)*

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 the purpose. VIOLATION PENALTY: CAT1, SEVERE OFFENSES COMPLY IMMEDIATE *(Approved & Effective Date: 03/18/2021)*

4. The use of skateboards and powered scooters 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 IMMEDIATE (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 Business Office upon the presentation of the 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 entering 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 a.m. to 10:00 p.m. 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 Business 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 3/27/2019)*

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 parkedon 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. *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

c. Vehicle parking is permitted on patios when the vehicle is covered and the living quarters are not occupied; and by summer residents between May 1 and September 30 of each year, whether covered or not. Patio parking year-round, covered or not, is allowed on those lots too small to allow alternative parking and designated by the Architectural Rules and Regulations asType "C" lots. No parking is ever permitted on landscape areas. VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY 1 HR

d. 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 over night 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 1/21/2025)*

e. 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, LESS SERIOUS OFFENSES, COMPLY 24 HRS

f. 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.

g. 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 andwill 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 03/27/2018)*

h. Residents shall only use Common Area parking spaces (designated on Zuni Drive toward theBroadway gate and Chippewa Avenue toward the Idaho gate) for off-loading 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: CATEGORY 2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY 24 HRS. *(Revised 3/27/2019)*

i. **Parking permits** will be issued by the General Manager or designated representative and shall not exceed 48 hours, unless approved otherwise. VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE, COMPLY 24 HRS *(Revised 3/06/2024)*

j. It is acceptable to park a second recreational vehicle on a lot if it meets the following criteria:
   1. The vehicle is used for transportation only.
   2. The vehicle is not hooked up to utilities and is not inhabited.
   3. The vehicle fits within the confines of a nine-foot (9') by eighteen-foot (18') parking space.
   4. The vehicle does not exceed nine feet (9') feet in width.

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 IMMEDIATE *(Revised 05/01/2023)*

D. Lot Restrictions

1. 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 aclean 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

2. 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 1st through September 30th each year. Starting on the first day of violation, a penalty of $25.00 per day will be assessed. *Refer toCC&Rs Article 3 – Land Use Classifications, Permitted Uses and Restrictions, Section 3.1.T, Limitations of Rentals.* VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATE

3. 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

4. **Clotheslines** 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 Usesand Restrictions, Section 3.1.P, Clothes Drying.* VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY 24 HRS

5. **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, motorhomes and sheds. *Refer to CC&Rs Article 3 – Land Use Classifications, Permitted Uses and restrictions, Section 3.1.I, Right of Way.*

6. **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 and 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 IMMEDIATE. *(Added 7/13/2020)*

Common Area Use and Services

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 **Rules and Regulations, Applicability, Effect and Enforcement**, B-3, "Penalties." *Refer to CC&Rs Article 2 – Property Rights, Section 2.1., OwnersEasements of Enjoyment.*

Because of high maintenance and operating costs, control and care required for expensive equipment an 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.

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 Park groups will be given priority for their scheduled activities that use the serving area. Any group or homeowner planningto use the serving room or park 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. The bench at 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, COMPLY IMMEDIATE *(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 there to. They shall be attired in a manner that is appropriate to the age of the individual and the activity in which they are engaged. Swim suits are <u>not</u> proper attire in any common area building except the indoor hot tub and restroom/shower facilities. VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATE

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 IMMEDIATE *(Revised 4/22/2013)*

D. <u>Tennis Courts:</u> 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.

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 IMMEDIATE

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 IMMEDIATE (applies to entire Section E,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 IMMEDIATE

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, SEVERE, COMPLY IMMEDIATE

H. Private Parties: Private parties may be held in Roadhaven facilities upon scheduling and approval fromthe Activity Office.

1. To reserve use of the Gazebo area, Main Recreation Hall, Green Room, Yuma Room, or otherrooms/areas must be scheduled/reserved through the Activity Office.
2. A security deposit of $50.00 will be required to be paid to the Activity Office a minimum offive (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.
3. Private party privileges are basically restricted to Roadhaven residents, however, out of park 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.
4. 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. *Refer to 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 IMMEDIATE (penalty applies to entire Section H, 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 new Laundromat. *(Added 12/2/2019)*.
2. Pet droppings will be placed in a plastic bag, the opening twisted and secured, then wrapped in paperor 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)*

Pets – Rules & Regulations

A. Pets (cats & dogs) must be registered annually with the business 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 residentowner or tenant wherein the pet(s) reside. Visitors and guests with pets must register upon arrival. VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENCES, COMPLY IMMEDIATE (*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 OFFENCES, COMPLY IMMEDIATE (*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 en route 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, MODERATLEY SEVERE OR HEAVY NUISANCE, COMPLY IMMEDIATE (*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 or damage or liability which the Association may sustain as the results 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, Section3.2.D, Damage or Destruction.* VIOLATION PENALTY: CAT1, SEVERE, COMPLY IMMEDIATE

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 IMMEDIATE

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 ananimal 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 48HRS

G. Temporary and easily removable pet enclosures may be placed under the awning or on the patio to allow the pet to remain out of doors 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 IMMEDIATE

H. Pet owners will ensure compliance with these rules.

I. **Comfort animals** shall not be permitted in any common area or building. VIOLATION PENALTY:CATEGORY 3, COMPLY IMMEDIATE *(Added 03/27/2018)*

Swimming Pools and Therapy Pools

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 IMMEDIATE

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, COMPLYIMMEDIATE

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 IMMEDIATE

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 IMMEDIATE

E. No glass containers of any type are allowed in the pool areas. VIOLATION PENALTY: CAT1, SEVERE,COMPLY IMMEDIATE

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 IMMEDIATE

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 IMMEDIATE *(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. VIOLATIONPENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATE *(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 IMMEDIATE *(Revised4/22/2013)*

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 SERIOUS OFFENSES, COMPLY IMMEDIATE *(Revised 4/22/2013)*

J. Photo ID badges/wrist bands must be visible at all times in the swimming pool area. VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATE *(Revised 5/01/2021)*

Golf Course

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 IMMEDIATE

A. 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 all the privileges of the Golf Club. A person must remain a Roadhaven resident to retain their golfing privileges on a golf membership. All other players are non-members or guests.

B. 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 IMMEDIATE *(Revised 07/01/2022)*

C. 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 a 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 IMMEDIATE *(Revised 2/16/2016)*

Golf Club Rules revised 2/2011 state in Section 20:
"Continued use of a power cart will require a current year proof of a disability by providing a government approved certificate for handicap purposes or a prescription or letter from a Doctor. This document will be kept in the golf shop for the season."

D. No golfer under the age of eighteen (18) will be permitted on the golf course unless accompanied by an adult player. VIOLATION PENALTY: CAT3, LESS SERIOUS OFFENSES, COMPLY IMMEDIATE *(Revised 3/11/2014)*

E. A complete list of the rules and regulations for the Golf Course are available at the Golf Club House, and golfers are expected to adhere to the rules. Golf Club rules and regulations have the same force and effectas the Roadhaven Rules and Regulations and are enforced by Roadhaven and the Golf Club. *(Revised 3/11/2014)*

Anti-Harassment Policy

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

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 propertyand/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 fromimmediately 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 officialor security officer. The written notification shall specify a reasonable time period to attain compliance. This time period may vary fromimmediately 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.