



Community Association Rules

04/2020

GENERAL USE RULES

Use: Facilities are for the use and enjoyment of Center Pointe Residents and their accompanied guests. Use at your own risk.

Hours: All parks are closed at 10:00 pm and open at dawn.

Animals: All animals shall be leashed while on any portion of the Common Areas, which includes sidewalks, parks and trails. Clean up behind your pets, waste stations are located at various locations throughout the community.

Adult supervision: All activities shall be under competent, adult supervision.

Minimum Age: All children six (6) years of age and younger, must be accompanied and supervised by an adult or responsible party at least fourteen (14) years of age in order to enter any park area. Pool rules may be more restrictive and are listed and posted separately at the pool area.

Removal of Equipment: No apparatus, furniture, or equipment shall be removed or relocated.

Motorized Vehicles: No Person shall bring into any park or operate in any park any type of motor vehicles, including but not limited to motorcycles, motorbikes, golf carts, or motor scooters, except on roads and parking areas designated for such purposes.

Non-motorized Vehicles: No Person shall operate any skateboard, roller skates, roller blades, bicycles, scooters, or hover boards that might endanger the safety of the general public.

Alcoholic Beverages: Are not permitted in any Common Area without prior approval and proof of insurance.

Damaging Facilities: Any Person identified damaging, vandalizing, or removing any facility, equipment, vegetation or other Property owned and/or operated by Center Pointe Vistoso shall be held financially and legally responsible.

Dangerous Acts: No Person shall commit any act which may be a danger to the health and safety of themselves or other Residents.

Litter/Refuse: Trash receptacles are placed in various locations around the community and within the recreation facilities for use.

Glass Containers: Glass containers are not allowed in community parks or any of the recreation facilities.

Firearms: No Person shall carry and/or discharge any weapons and/or firearms at any recreation facility in Center Pointe.

Natural Vegetation: No Person shall collect, remove, destroy, mutilate, damage and/or deface any natural resource, including but not limited to all live and dead vegetation, wildlife, soil, rocks and water.

Disturbing the Peace: No Person shall intentionally or knowingly disturb the peace or quiet of a group, family or Person by: loud or unusual noise, loud or offensive music, tumultuous or offensive conduct, threatening, quarreling or challenging to fight or fighting, applying any violent, abusive or obscene epithets to another.

Meetings/Assemblies: No Person shall conduct religious services, political rallies, fund raisers, sales promotions, commercialized programs, garage sales, swap meets, craft shows, lessons/classes, receptions, block parties, company picnics, band rehearsals, music festivals or other event without prior written approval.

Wild Animals: Wild animals are protected. Rocks, etc. shall not be used to attack them. If any animal appears to pose a threat, call 911 immediately.

POOL RULES

Maximum Capacity 436
Hours of Operation 7:00 am – 10:00 pm

1. **There are no lifeguards on duty. All Persons using the pool do so at their own risk. It is recommended that no Person swim alone. Children under the age of twelve (12) must be accompanied by a Member, Resident, or guest who shall be at least sixteen (16) years old.**
2. Entry/exit to pool area must be through the gate. Gates to the pool area must be securely closed at all times.
3. No Person suffering from sore or inflamed eyes, colds, nasal or ear discharges, boils or other acute or obvious skin or body infections or lesions shall use the pool or spa.
4. Pool furniture is not to be removed from the pool area or placed in the pool at any time.
5. Bicycles, trikes, skates, skateboards, scooters or other pedestrian vehicles are not permitted within the pool area or entry way. Notwithstanding the foregoing, strollers and handicap mobility devices are welcome.
6. Running, diving, jumping, and inappropriate is prohibited in the pool area.
7. No swimming lessons may be conducted unless by instructors approved by the Board of Directors at noted times.
8. Water toys of any type are prohibited except for the following: inflatable arm devices and/or life jackets for personal safety, noodles (one per Person), and swim boards for exercise in the pool are permitted. No large flotation devices are permitted at any time.
9. The use of pool and spa lifts are reserved for those individuals that require assistance entering and exiting the pool and spa due to a disability.
10. For safety reasons it is recommended no person swim during rain, thunder and lightning storms or other inclement weather conditions.
11. All persons incontinent or not toilet trained must wear approved swim diapers.
12. Oil products must be showered or toweled off before entering pool or spa. Waterproof, greaseless lotions and sun blockers are permitted and encouraged.
13. Smoking is not allowed within the pool area.
14. No glass containers of any type are allowed in the pool area.
15. Food and beverages (including candy and gum) of any kind shall be kept at least five (5) feet away from the pool at all times.
16. Appropriate swim attire must be worn. No street clothing or cut-off jeans are allowed.
17. Pets, other than assistance animals, are prohibited in the pool area.
18. Personal electronic devices are permitted. Be considerate of noise levels.
19. In case of an emergency, call 911.
20. All injuries or accidents involving these facilities must be reported to the community Association management company.
21. All General Use Rules apply, as applicable.

SPA RULES

1. Spa use is not recommended for children 12 and under.
2. No flotation devices, toys, bath bubbles or shower products are permitted in the spa.
3. The spa is not to be used as a play or wading pool.

4. No more than 18 people allowed in the spa at one time, please be courteous, limit your time so others may also enjoy the spa.
5. All general use and pool rule apply.

CAUTION

Extended exposure to hot water may be detrimental to the health and safety of small children, the elderly, pregnant women and those with health conditions such as heart conditions, diabetes or low/high blood pressure. As exposure limitations vary from Person to Person, it is recommended that you consult a physician before entering.

SPLASH PAD

Seasonal Hours of Operation

April – October 8:00 am – 7:00
pm November – March Closed

For the enjoyment of all participants, please comply with the following splash pad rules. The following activities and items are not permitted in the splash pad area:

1. Climbing, sitting, and playing on splash pad apparatus.
2. Drinking splash pad water, spitting and spouting of water from the mouth.
3. Running, rough play, and profanity.
4. Inflatable pool toys, athletic and other recreation equipment.
5. Changing diapers.
6. Radios and other electronic devices.
7. Street shoes.
8. All general use and pool rule apply.

OPERATION

The splash pad is motion activated by the small red pedestal. To turn “ON” the splash pad, the motion sensor can be tripped by swiping your hand over the top. The splash pad takes a couple minutes to become fully operative as water pressure builds up and air is expunged from the water lines.

The splash pad is programmed to run for 15 minutes before turning off to save water. Therefore, splash pad users may simply reactivate the unit periodically if longer use is desired.

The splash pad is programmed to operate during the seasonal hours of operation noted above. Outside of these hours the splash pad is automatically OFF and cannot be activated with the pedestal.

Anyone that observes operation or apparatus malfunction or any other unsafe condition should stop use immediately and contact the community Association management company.

FIRE PLACE SAFETY

1. The use and operation of the community fire places by minors is prohibited.
2. Young children should be carefully supervised when they are in the area of the fire place.
3. The community fire places are not intended for cooking or to be a starter for wood or any other combustibles. Leaves, sticks, wood, paper, clothing and food materials should be kept away from the fire place.
4. Do not sit on the fire place.
5. Windy and gusty conditions will affect the flame in an unpredictable manner. If conditions exist that are not safe turn the fire place off.
6. Once the fire place has ignited, **DO NOT** leave unattended.
7. **DO NOT** use the fire place if there is any evidence of leaking gas.

OPERATION

1. Ensure the fire place is clear of people, debris, and safe to start.
2. Turn "ON" the fire place by entering the code on wall key pad (it may take several cycles to purge any air).
3. The fire place has been programmed to run for 20 minutes before turning off. Therefore, users may simply turn the fire place back on if longer use is desired.
4. Turn "OFF" the fire place using the shut off button mounted on the wall. As a precaution, after use and prior to leaving users should always press the shut off button to ensure the device is off.

As a safety measure fire places will lockout for the follow reasons:

1. After failing to ignite.
2. Flame is blown out.
3. Exceeds a certain temperature.

Once in lockout mode the fire place will not operate until the system has been reset. In the event the fire place goes into lockout mode please contact the community Association management company to request a system reset.



DANGER

If you smell natural gas or suspect a natural gas leak:

1. Turn off the fire place.
2. Immediately evacuate the area.
3. From a safe location call Southwest Gas or fire department. Suspected gas leaks also need to be reported to the community Association management company.

RAMADA & RECREATION ROOM GUIDELINES

Center Pointe Vistoso has a number of parks throughout the community for its Residents to enjoy with family and friends. Special events, including but not limited to birthdays, family gatherings, receptions and block parties may be held in community parks by making a reservation. Owners and Residents may use the community ramadas any time they are not reserved for private use. Use of the community recreation room is by reservation only.

1. **The reservation form is available from the community website and additional forms can be obtained from the community Association management.**
2. Completed reservation form should be submitted to Platinum Management at least 48 hours prior to the event, and at least Two (2) weeks prior for events that include alcohol or special equipment i.e tents, bounce houses etc. Residents requesting events that include alcohol or special equipment will be required to provide proper insurance coverage.

Platinum Management Inc
7225 E Broadway Blvd #140
Tucson AZ 85710

Phone: 520-623-2324 Email: amanda@platinumonline.org

Download [Reservation Request Form](#)

Once the request is received, the Association management manager will provide a confirmation email clarifying the information provided and add the information to the calendar. A certificate for the reservation along with the executed Contract will be sent upon receipt and confirmation of all requested information.

3. Exclusive use of the tot-lots and community pool is not permitted
4. Private events where a majority of minor children are present, must be properly chaperoned.
5. Only one (1) ramada may be reserved per household per day.
6. By establishing a reservation, the Resident agrees to clean the area of use at the conclusion of the function. This includes, and is not limited to, all trash, decorations, food, etc. The Resident also agrees to abide by all community Rules and Regulations set forth in the Community Documents.
7. There is NO fee to utilize a ramada, however the Board reserves the right to establish a refundable security deposit in the event the Association starts incurring costs associated with any clean up, repairs for damage, etc. on a regular basis. Notwithstanding the foregoing, Residents will be responsible for any cost incurred by the Association for clean up or damage in connection with private events.

Key Provisions of Center Pointe Vistoso CCRs

The following Association rules summarize some of the common provisions found in the CC&Rs as well as rules established by the Board pursuant to its rulemaking authority set forth in the CC&Rs.

Architectural Submittal and Committee Review – 3.4

No Improvement Visible From Neighboring Property or exterior modification shall be constructed or installed without the prior approval of the Architectural Committee (AC). The Committee shall have authority to regulate the external design and appearance of the Lots and all Improvements thereon. A submittal form is available and included or you may contact our management team to obtain one. Review the Design Guidelines and fill out the form completely and return it to begin the approval process. Include as much information as possible to reduce the amount of review time required.

Leasing – 5.27

No Owner may lease less than his, her or its entire Lot, and no Lot may be leased for a period of less than six (6) consecutive months. All leases must be in writing, and be subject to the requirements of the Project Documents. Owners must notify the Association of any lease within fifteen (15) days of the effective date of the lease, and provide the Association with the following:

(a) name of tenant, (b) date and term of the lease, and (c) current address of the Owner. The Association shall have the right to charge an administrative fee in connection with the Association's record keeping of each new lease.

Trash/Recycling Containers and Collection – 5.13

No garbage or trash shall be kept on any Lot except in covered containers. These containers must be stored so that they are not Visible From Neighboring Property, the street, or Common Areas, except up to twenty-four (24) hours in advance of collection and not later than twenty-four (24) hours after collection. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot. Notwithstanding the foregoing, garbage or trash placed on any Lot solely in connection with any bulk trash pickup program shall be acceptable so long as such garbage or trash is placed neatly on the Lot and is made available for collection no earlier than the weekend immediately prior to the weekday of collection.

Pets – 5.5

Residents are allowed to keep a reasonable number of generally recognized domesticated house or yard pets. Animals cannot be kept or raised for commercial purposes and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog runs must have the prior approval of the Architectural Committee. Dogs must be kept on leashes at all times while on the Association's Property and all Owners must clean up after their pets. No structure for the care, housing, or confinement of any pet shall be maintained so as to be Visible From Neighboring Property. Upon the written request of an Owner, the Board shall conclusively determine, in its sole and absolute discretion, whether a particular animal, is a generally recognized as a domesticated house or yard pet and whether such a pet is a nuisance.

Holiday Lighting

Owners may display holiday decorations which are Visible From Neighboring Property only if the decorations are of the kinds normally displayed in single family residential neighborhoods, are of reasonable size and scope and do not disturb other Owners and Residents by excessive

light or noise or by causing an unreasonable amount of spectator traffic. Holiday

decorations may be displayed no more than thirty (30) days before or more than twenty-one (21) days after any nationally recognized holiday.

Seasonal and Decorative Flags

Seasonal and decorative flags, which are house mounted below the roofline, do not require approval. Seasonal flags must be removed within ten (10) days after the date of the holiday, and all flags must be maintained in good condition at all times. Seasonal or decorative flags that are determined by the Board, in its sole discretion, to be offensive to neighbors or the Association must be removed. Sports flags will only be allowed to be displayed on the day prior to and the day of the specified team's most recent game.

Machinery and Equipment – 5.14, 5.16, 5.23, & 5.25

No machinery, fixtures, or equipment of any type, including, but not limited to heating, cooling, air-conditioning and refrigeration equipment, may be placed on any Lot without screening or concealment so they are not Visible From Neighboring Property, the street or Common Areas. Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use and stored so as not to be Visible From Neighboring Property, the street or Common Areas. Any such additions shall require prior approval from the Architectural Review Committee.

Vehicles – 5.9

No motor vehicles classed by manufacturer rating as exceeding one-ton, mobile homes, recreational vehicles, travel trailers, tent trailers, camper shells, detached campers, boats, boat trailers, hang gliders, ultra lights, or other similar equipment or vehicle may be parked, kept, placed, or maintained on the street or any Lot so as to be Visible From Neighboring Property, the street or Common Areas. The provisions of this section shall not apply to pickup trucks of less than one-ton capacity with camper shells not exceeding seven (7) feet in height measured from ground level and mini-motor homes not exceeding seven (7) feet in height and eighteen (18) feet in length which are parked and used on a regular and reoccurring basis for basic transportation or in conjunction with a Resident's occupation, provided the vehicle is in good repair and any and all "tools of the trade" stored in or upon the vehicle are not visible.

No automobiles, motorcycles, motorbikes or other vehicles shall be constructed, reconstructed or repaired upon any Lot, parcel or street, and no inoperable vehicles, including but not limited to vehicles with flat tires, may be stored or parked on the street or any Lot, so as to be Visible From Neighboring Property, the street or Common Areas; provided, however, that the provisions of this section shall not apply to vehicles of the Developer or any Designated Builder (or their respective employees, agents, affiliates, contractors or subcontractors) or to any vehicles permitted by applicable law to park in streets or driveways.

Parking – 5.33

Vehicles of all Owners, lessees, and Residents, and of their guests and invitees, are to be kept in garages, carports or the residential driveways of the Owner, whenever such facilities are sufficient to accommodate the number of vehicles on the Lot. In the event the garage and driveway is insufficient for parking, temporary parking shall be allowed on the street directly adjacent to the Lot; provided however, in no event shall overnight on-street parking be allowed. The Board shall have the right to tow at the expense of the owner (5.34)

Speakers

Outside speakers will only be allowed if they are concealed in the patio cover and secluded from view. Residents are required to keep the volume as low as possible so as not to disturb the peaceful enjoyment of neighbors.

General Maintenance and Duty to Maintain – 5.12

No building, landscaping or other Improvement shall fall into disrepair and shall always be maintained in good condition and adequately painted or finished per the Design Guidelines. The Board and/or its design shall have the right to determine when the property is in need of repair, maintenance, or other upkeep.

Landscaping – 5.30

All landscaping on the Lot shall be completed according to statutes, ordinances and the Design Guidelines, whichever is most restrictive. Front yards shall be completed within sixty (60) days of closing and rear yard landscaping shall be completed within six (6) months from the date of closing. All Owners must obtain prior approval of the Architectural Control Committee before installing or altering existing landscape.

Window Coverings – 5.24

Within sixty (60) days of occupancy each Owner shall install permanent draperies or suitable window treatments on all windows facing the street or common area. No reflective materials including but not limited to aluminum foil shall be placed inside or outside of any windows. Review the Design Guidelines, exterior treatments may require prior approval of the Architectural Review Committee.

Collection of Assessments

Assessments are quarterly and due on the 1st of the months of January, April, July, and October. Payments are due on the 1st of the quarter and are late after the 15th. The late fee is \$15.00 and interest is accrued and assessed on the 30th day monthly on the open balance of assessments at 1% each month. (see [Assessment Collection Policy Resolution](#))

You will receive a quarterly statement to pay your assessments. Once the process is complete, your assessment will be withdrawn automatically around the 5th of the month.

Platinum Management Inc has a great tool for payment of assessments. Visit their website at www.platinumonline.org and select the Pay Online link to setup your user ID and password.