


RANCHO BONITOS CO-OP RULES & REGULATIONS

In accord with requirements defined in the Proprietary Lease and the By-laws of Rancho Bonitos Co-op, the following rules are in effect as of this date. These Rules and Regulations supersede all previous published Rules and Regulation and are binding upon all shareholders and renters.

GENERAL

Rancho Bonitos Co-Op is a seasonal SENIOR 55 + PARK. The corporation was organized to own property with the intent to create a residential community for persons age fifty-five (55) or older. It is owned by its shareholders and administered by an elected Board of Directors. Verification of age must be provided upon entry into Rancho Bonitos.

1. Season defined and Subletting:
 - a. The season is defined as October 15 through April 15. The off-season is defined as April 16 through October 14. Park facilities are closed during the off-season.
 - b. A Lessee/member shall not sublet or otherwise rent their lot or dwelling during the off-season.
2. All renters and shareholders must register upon arrival. This is required by Arizona State Law and is important in case of emergencies.
3. All shareholders are responsible for their visitors, guests and the person(s) to whom they rent/lease to assure compliance with these and all other rules of the park.
4. No rules or regulations are waived for visitors, guests or renters. Rancho Bonitos Rules and Regulations apply equally.
5. Normal full-time occupancy of a unit or space is limited to only two persons as stipulated in the Proprietary Lease. All renters must present photo identification. Normal full-time occupancy of a unit or space is two adult persons and not more than one unit on a space may be used for living or sleeping quarters at any given time.
6. The Office must be notified of any shareholders change of address, e-mail address and phone numbers. A park directory is updated and printed each year and is available in the office.
7. Any unit brought into the Park must have Board approval.
8. SPEED LIMIT IS 10 MPH ON ALL PARK PROPERTY. Drivers should drive carefully and give right of way to walkers and bikers.
9. Quiet Time is from 10:00 p.m. to 7:00 a.m.
10. RVs and park models will be set back a minimum of 3 feet at a right angle from the concrete curbing of the street.

11. No tents are allowed in the park.
12. Sewer connections must be airtight.
13. Unoccupied RVs, trailers, storage trailers, tow dollies, etc. are to be placed in the storage area during the Rancho Bonitos winter season (October 1 thru April 30). There is a small charge for this.
14. All motor vehicles (cars, trucks, 4x4s, motorcycles, etc.) must be operable, licensable in State or Province and parked completely off the street and clear of the concrete street borders.
15. Parking in the street is restricted Those who have homes in the park may take up to 3 days to load or unload RVs or travel units. Fire regulations prohibit parking in the street during the hours of 10:00 p.m. to 7:00 a.m.; therefore each night all travel units and automobiles must be moved to the storage area. No vehicle may be left on the street overnight.
16. Electric stoves or electric clothes dryers are not allowed in homes, RV's or storage sheds within the park. When shopping for your park model be sure these appliances use propane.
17. Tobacco products may not be used in or within 25 feet of the Clubhouse, rest rooms, laundry room, swimming pool, and shuffle board area or canopies. Do not throw tobacco butts or residue within the park boundaries.
18. Co-op property belongs to all park residents. If you wish to borrow an item from the Clubhouse arrangements must be made with the Board Member in charge of the Clubhouse. The Clubhouse sign out sheet must also be filled out with appropriate information. These items must be returned within 24 hours. If any items are broken while in your custody, they must be replaced.
19. All clotheslines in the Park are to be hidden from view by the placement of a screen or lattice fence as much as is practicable. Screening will not be of a permanent construction.
20. Use only liquid detergents for your laundry and dishwashers.
21. Rancho Bonitos has a limited number of washing machines and dryers. Their use is on a first come, first serve basis and must be cleaned after each use.
22. **DO NOT CONTACT OUR CARETAKER** for chores, favors, or other services. Discuss your needs with a Board Member.
23. Rancho Bonitos recycles the following items: plastic containers with a  symbol on the bottom with a "1" or "2" in the middle of it; all non-wet or non-soiled paper products, magazines, newspapers, catalogs & cardboard (ALL cardboard boxes and large containers are to be broken down); rinse steel/tin cans. These items are to be placed in the recycling dumpster. Aluminum cans are to be crushed and placed in the designated container next to the garbage dumpsters.
24. Shareholders are responsible for maintaining their lots in a neat and orderly fashion. When leaving in the spring, annual flowers/plants must be removed. The Board is responsible for notifying shareholders if the appearance of their grounds and/or structures needs improvement. If the grounds and/or structures are not improved and/or maintained, there will be a \$50 a month fine levied to the shareholder. Shareholders will be notified in writing prior to being fined.

25. Rancho Bonitos has a limited number of assorted tools and equipment for resident's use for while in the park. Contact a Board Member for use of these items. Those who use the utility trailer are responsible to insure they have adequate insurance and are responsible for transport and to empty it.
26. It is the responsibility of all residents of Rancho Bonitos to respect their neighbor's property. Be a good neighbor, obey the rules and regulations of the park and be considerate of others.
27. Posted Agenda meetings are open meetings and are held in the Clubhouse. Meeting minutes, events and other upcoming changes and/or information will be posted.
28. All park business requests presented to the Board must be in writing and signed. Give the request to any Board Member and it will be handled appropriately by the Board.
29. Washing of any vehicle on the street is prohibited. (added February 14, 2012)

GUESTS

1. Guests remaining in the park more than 3 three days MUST registered at the office as required by Arizona State Law.
2. Guests 55+ are allowed for a total of 30 accumulated days each season as stated in the Proprietary Lease Section 10 Article A. Those under 55 are allowed 15 days. Longer visits require Board approval.
3. All guests under the age of 18 must be accompanied by a responsible adult when using the Park facilities. Residents are responsible for any damaged caused by guests. Residents are responsible for their visitor's and guest's behavior and adherence to the rules and regulations.

POOL, HOT TUB AND SHOWERS

1. Pool, hot tub and showers are limited to residents and in-house guests.
2. Hours of use are posted and are subject to change due to weather, repairs or maintenance.
3. Do not use these facilities if you have a communicable disease.
4. Only regular swim attire may be worn in the pool and hot tub. Cutoffs, diapers, etc are not acceptable. Color-fast protective clothing (such as UV Protective) is acceptable.
5. Always shower before entering the swimming pool or hot tub.
6. No footwear in pool or hot tub, except for authorized water shoes/socks.
7. Do not enter the Clubhouse in wet swimwear.
8. Breakable containers are not permitted in the pool area.
9. Running, jumping, diving and rough housing are not allowed at any time in and around the pool and hot tub.

10. Persons under the age of 18 must be accompanied/supervised by a responsible adult. Responsible adults are to ensure persons under the age of 18 act responsibly and are considerate of others within the pool area.
11. Individual residents wishing to use the pool or hot tub later than the posted closing time may do so by volunteering to close the pool or hot tub when they are finished.
12. Rancho Bonitos Co-op is not responsible for accidents or losses resulting from the use of the pool area, hot tub or showers.

PETS

Shareholders are responsible for their pets and those of their renters and guests. The following rules apply to all pets in the Park.

1. All pets are to be leashed when off Resident's lot.
2. No structure for the care, housing or confinement of any pet will be maintained anywhere on a lot. No outdoor pet housing or runs are allowed
3. The maximum number of pets per household is two.
4. The maximum weight for a pet will be no more than 30 pounds. Pets in residence prior to 9 December 2003 are grandfathered in.
5. All pets will be registered in the office.
6. All pet droppings/messes must be picked up inside or outside the Park and disposed of properly. All pet owners must take responsibility for their pets ensuring safe and sanitary conditions for all Rancho Bonitos residents and our neighbors whose fields may be contaminated by animal feces.
7. Persistent pet noise (i.e. barking, howling, whining) will not be tolerated. Complaints are to be in writing and submitted to any Board Member.
8. Aggressive pet behavior will not be tolerated and must be dealt with immediately by the owner. Repeated infractions should be reported to any Board Member.
9. Pets are not allowed in the Clubhouse, pool area or in any of the community areas (i.e. game areas, triangles, etc).
10. Feeding feral cats is prohibited. A fine of \$100.00 may be assessed for any feeding of feral cats or other pests. Any (pet) food left outside will be considered feeding feral cats.

COMMUNICATIONS

1. There is a telephone in the pool area and another in the Clubhouse that may be used for 911 calls, local calls and credit card calls. We have one phone line so please limit your calls during office hours.

2. There are individual mailboxes in the office for each space. Miscellaneous park information and individual park business and/or correspondence will be put into these boxes.
3. Only emergency messages received in the Office will be delivered to Park residents. All others will be placed in individual office mailboxes. Please do not use the office telephone number as a reference phone number except for emergency.
4. There is a copy and fax machine in the office available for Park residents' use. There is a small charge for the use of this service.

BUSINESS AND FINANCE

1. Shareholders may pay maintenance dues monthly, quarterly or yearly. All checks should be made out to: Rancho Bonitos Co-Op, and either mailed or delivered to the Office.
2. The Office mailing address is: Rancho Bonitos Co-Op
14555 S. Avenue 4-E, #340
Yuma, AZ 85365
3. Upon leaving the Park for the season, it is each resident's responsibility to read your electrical meter and reconcile the final bill.
4. Electrical meters are read at the end of each month. During winter season bills are prepared and put into the individual space mailboxes in the Office. Off season bills will be hand delivered to remaining residents. Bills are to be paid by check or cash to the office, put into the black mailbox outside the office door when the Office is closed, or mailed to the above office address.
5. Monthly electrical bills and/or maintenance dues are delinquent after forty (40) days. A late fee of \$15.00 will be charged on the delinquent balances.

CONSTRUCTION

1. All units for permanent placement in the park must have prior Board approval and must be in compliance with Yuma County regulations.
2. All units must be skirted within 45 days of placement and in compliance with Yuma County regulations.
3. All units brought into the park which do not comply with #1 and 2 above are considered to be temporary and must be placed in the storage area or removed from the park at the end of the winter season.
4. All construction (new or modifications) such as sheds, walls, fences, carports, concrete/brick, porches, decks, and Arizona rooms are subject to Board approval (Yuma County Building Codes may apply). Board approval is also required for power or water modifications. Drawings, sketches or blueprints of planned construction/modifications are to be submitted to the Board for approval prior to construction/modifications.
5. The triangles are Park community property.

6. Electricity is made available through the Co-Op. In case of an electrical problem notify a member of the Board. DO NOT TAMPER WITH THE ELECTRICAL EQUIPMENT INTERNAL TO THE PEDESTAL. THIS IS CO-OP PROPERTY. Shareholders are responsible for repair or replacement costs for all wiring and equipment from the pedestal to individual units. (See Proprietary Lease, Section 14, paragraph A.)