

# CLIFFS OF FONTANA CONDOMINIUM ASSOCIATION RULES & REGULATIONS

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1. **Signage on Property:** No signs are allowed on the common areas or limited common elements. This includes 'for sale/rent' signage as well as political signs or garage sale signs. Signage must be placed in the windows of the unit only. Garage sale signs may be allowed on the parkway on route 67.
2. **Rentals/ Leases:** No short-term leases (less than 6 months) of units are permitted at any time.
3. **Holiday decorations** are allowed to be displayed on the property for a temporary period of time. All decorations must be removed within 30 days of the holiday.
4. **Parking:** Driveways must be used for parking. Parking is allowed on sidewalks to ensure sufficient access for emergency vehicles. When a resident/owner has larger groups in summer, the south side of the emergency access road in the grassy area, past the homeowners' lawn, (opposite of the pool area) may be used. Vehicles must be parked in the grass area to ensure sufficient access for emergency vehicles.
5. **Garbage:** At no time should garbage cans be outside the residence other than the evening before garbage pickup and a few hours after. Weekenders must take garbage with you or have neighbors put cans out & in for you.
6. **Pool Rules:** All owners and their guests must abide by "The Cliffs of Fontana Condominium Association Pool Rules" dated 04/2021, Failure to follow the rules may result in revocation of privileges. (See page 2 for Pool Rule specifics)
7. **Fire Pits:** Wood burning fire pits are not permitted on limited or common area property.
8. **Landscaping or Common Area Improvement Requests:** No landscaping may be added to the common elements, (lot) outside of the original builder's landscape plan, with the exception of additional small (18" or under) perennials or summer annuals in the planting beds. Any other additions to the original landscape plan must be requested on appropriate form, submitted to Lakes Property Management, and then approved in writing by the Board of Directors.
9. **Exterior of Home Modification:** No alterations to the exterior of the home may be made or added without a formal request on appropriate forms, submitted to Lakes Property Management and then approved in writing by the Board of Directors
10. **Fines:** The Association acknowledges that violations of the rules and regulations have an impact to the Association owners and guests for which damage may be difficult to quantify. The Association therefore, has determined and agrees that fair compensation for violations of the rules and regulations is a liquidated damage of \$100.00 per violation. Such liquidated damages will be assessed against a unit owner should a violation occur.
11. **Late Fee:** Please refer to the association policy "Association Late Assessments, NSF Fee and Fine Policy" for information on any unpaid amounts.
12. **Bird Feeders:** Owners may have **up to 4 bird feeders/houses** per address. Please refrain from ground feeding to mitigate unwanted pests.
13. **Outdoor party /String lights:** All outdoor 'party lights' must be turned off no later than 11:00 p.m.
14. **Noise:** No loud music or outdoor noise after 11:00 p.m.



## THE CLIFFS OF FONTANA HOA POOL RULES

To ensure all owners & guests can enjoy the pool, these rules must be followed. Any infraction of the rules may result in loss of pool privileges. **OWNERS ARE RESPONSIBLE FOR THEIR GUESTS' BEHAVIOR.**

***At no time are more than eight (8) persons per address allowed at the pool at one time.***

**All Guests must be accompanied by a Unit Owner with the following exception:**

Owners' visiting adult children (over 18 yrs. of age) and their spouse/significant other & children are allowed to use the pool, except on the three (3) Holiday weekends, without the owner being present, **but only while the owner is on premises at The Cliffs.** Visiting adult children are not allowed guests without the owners being present at the pool.

Resident children of owners, ages 14 and above, may use the pool without the owner present, **but only while the owner is on premises at The Cliffs.**

**THE ASSOCIATION RESERVES THE RIGHT TO REFUSE ADMISSION TO ANYONE OR TO REQUEST SOMEONE TO LEAVE THE POOL AREA FOR FAILURE TO FOLLOW THE RULES.**

1. No lifeguard is on duty. Swim at your risk. AN EMERGENCY PHONE AND FIRST AID KIT ARE LOCATED ON THE WALL ADJACENT TO THE MECHANICAL ROOM.
2. Pool hours are from 10:00 A.M. to 10:00 P.M. daily.
  - Lap swim ONLY is from 7:00 A.M. to 10:00 A.M., except when maintenance is in progress.
3. Do not enter the pool if you have a communicable disease or an open wound.
4. Do not bring food, gum, drink, or tobacco into the pool.
5. Shower before entering the pool and after use of toilet facilities.
6. Do not run or engage in rough play in the pool area.
  - Ball and frisbee play are permitted in the pool so long as it does not create a disturbance for other pool users.
7. Do not bring animals into the pool area.
8. Diaper changing on the pool deck is prohibited.
9. Glass and non-shatter proof items are prohibited in the pool area.
10. NO DIVING.
11. Non-toilet trained children must wear a swim diaper while in the pool.
12. All persons must wear proper swim attire in the water. Street clothes are not allowed in the water.
13. Smoking and smokeless tobacco is NOT allowed INSIDE the fenced area of the pool.
14. All beverages MUST be in non-breakable containers and **cannot be consumed while IN the pool.**
15. Food must be consumed at tables provided on the deck and under the canopy. Dispose of all trash.
16. Children under the age of 14 must be accompanied by an adult.
17. Baby flotation devices (when accompanied by an adult) and pool noodles are acceptable. No large rafts, floats, inner tubes, etc. are allowed in the pool during Holiday weekends.
18. No wheeled vehicles, except baby strollers or wheelchairs, are allowed inside the fenced area.
19. Life preservers and safety equipment located on the fence are for EMERGENCY USE ONLY.
20. Be considerate of others when playing music. Earphones are encouraged.
21. Return pool deck furniture to its original location after use.
22. Retract all umbrellas and tie the umbrella wrap when through with their use.
23. There is no lost & found. Items left will be disposed of after 3 days.
24. Owner is responsible for all costs to repair/remediate any damage to the pool and pool deck, including but not limited to furniture, toilet rooms, and pool equipment, caused by the failure of the owner or owner's guests to follow any of these rules.