

RULES AND REGULATIONS

Adopted on January 17, 2023

LEISURE WORLD COMMUNITY ASSOCIATION

(LWCA) RULES AND REGULATIONS

January 17, 2023

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LEISURE WORLD COMMUNITY ASSOCIATION (LWCA) RULES AND REGULATIONS
Jan 17, 2023

CHAPTER I

INTRODUCTION

1-101 PURPOSE

The Leisure World Community Association (LWCA) is the name of our Community's organization, incorporated in Arizona. Rules and Regulations provide the guidelines and tools necessary to manage and regulate a quality active adult community. LWCA Rules and Regulations are applicable and enforceable for all Leisure World owners, occupants, and guests including vendors, contractors, and special deliveries authorized for entry on a manor's guest list. In addition, the LWCA Rules and Regulations: 1. Provide for residents and guests to enjoy LWCA facilities and amenities. 2. Help protect the health, safety, rights and property values of LWCA Residents. 3. Define expected acceptable behaviors of community residents and establish appropriate limitations and penalties.

1-102 GOVERNING BODIES

LWCA is regulated by Federal, State and County laws. In addition, the LWCA is regulated by the Declarations of Covenants, Conditions and Restrictions (CC&Rs). The Articles of Incorporation filed with the state define our corporate behavior. The Bylaws give the Board of Directors the power to make, and the duty to enforce, Rules and Regulations for the LWCA.

1-103 RULES AND REGULATIONS REVISIONS

Rules and Regulations (Rules) are established and/or modified by a majority vote of the Board of Directors. Appeal of any interpretation may be made to the Board of Directors in writing. In the event these rules conflict with Arizona Revised Statutes, the Arizona Revised Statutes will take precedence. See Glossary for definition.

1-104 ENFORCEMENT RESPONSIBILITY

Any person who violates these Rules may be subject to fines and/or sanctions. The Community Manager or designee is responsible for the enforcement of the rules and implementation of fines and/or sanctions in accordance with the schedule of fines. (See Schedule of Fines, Chapter 9) All owners, occupants and guests are responsible for being knowledgeable of the LWCA's Rules.

1-105 RULES AND REGULATIONS (RULES) VIOLATIONS

A. Violations of the Rules set forth in this document may result in a fine pursuant to the Schedule of Fines as set forth in Chapter 9 of these Rules.

B. Reporting Violations: Rules violations should be reported to the Departments Supervisors or by submitting a Form # 2 (available in the administration building and/or online) to Administration. Suspected violations may also be submitted to Security by telephone.

C. Procedures for Handling Reported Violations: Management will investigate the reported violation and, if necessary, take corrective action as warranted.

D. Hardship Exemptions: Hardship exemptions may be petitioned to the Community Manager or designee in writing by the property owner and/or the authorized party. Exemptions based on hardship will be reviewed on a case-by-case basis. Submission of a petition in writing does not guarantee the LWCA will grant an exemption.

E. Grandfathering (prior approval): Previously approved rules and regulations are in effect until a manor is sold or otherwise changes ownership at which time the current rules become applicable.
CHAPTER II

MANOR REQUIREMENTS AND RESPONSIBILITIES

RESIDENCY REQUIREMENTS

2-101 WHO MAY LIVE IN LEISURE WORLD

Age Restrictions: Age restrictions are prescribed in the CC&Rs. LWCA requires that at least 80% of the manors have at least one occupant who is 55 years of age or older. No guest may reside within LWCA for more than 60 days in any calendar year or 60 days in any six-month period. Guests under the age of 45 who are not owners may not reside in LWCA for any period unless an owner or renter who meets the required age specifications is in the residence at the same time. All residents must provide age verification to Administration prior to moving into LWCA using reasonably acceptable documentation, i.e., driver's license, passport, or other governmental identification. Hardship exemptions: see 1-105 D. (4-19-2023)

1. Owners, Renters, and Occupants: The age restrictions apply to all occupants whether owners, renters, or other occupants, regardless of

whether such occupancy is a result of a written or verbal agreement, rental agreement, installment sales agreement, purchase contract or other agreement or arrangement.

2. Age Restrictions Exceptions Requiring Board Approval:

   a. Loss of all Occupants 55 years or older: If all occupants of a manor who are 55 years of age or older die, terminate occupancy as a result of illness, divorce or legal separation, the LWCA shall have the right to elect to allow the remaining occupant or occupants of the manor in question to remain as occupants without violation of the Rules, so long as at least 80% of all manors in Leisure World continue to be occupied by at least one person 55 years of age or older; and all remaining occupants of the manor in question are at least 45 years of age or older.

   b. Owners under the age of 45: Owners under the age of 45 who wish to remodel a manor they have purchased may temporarily occupy the manor for no more than 60 days in any calendar year or 60 days in any six-month period. Guests under theage of 45 who are not owners may not reside in a manor for any period.

3. Age Verification: All occupants must furnish to the LWCA proof of age and documentation reasonably acceptable to the LWCA. Such documentation must be furnished within 3 business days after occupancy by an occupant who has not previously furnished age verification documentation. All records shall be maintained on a confidential basis and shall not be used for any purpose other than verification of compliance with Fair Housing Act and Regulations thereunder and shall not be available for inspection or use for any other purpose without the order of a court of competent jurisdiction. In addition to LWCA rules, the Department of Housing and Urban Development (HUD) requires all communities to provide housing for occupants aged 55 and older to verify age qualifications of occupants, and to update the occupancy information not less than every 2 years.

4. Sex Offender/Felony Rule: No person who is required to register as a sex offender pursuant to the Arizona Revised Statutes may be a resident of LWCA. No person who has been convicted of a felony may reside in LWCA. Any exceptions require approval of the Board.

MANOR REQUIREMENTS

2-201 REAL ESTATE ADVERTISING REQUIREMENTS

All advertising for sales, rental or related material for manors must include reference to LWCA as a 55-Plus Community. All agreements, rentals or other occupancy arrangements must disclose the existence of these Rules (as per all Federal, State, and CC&R regulations regarding age restrictions).

2-202 DELINQUENCIES

Any payment due to the LWCA that is more than 30 days late will incur a late fee as follows:

A. LWCA Assessments - 10% or $25.00 whichever is higher, will be charged on all delinquencies.
B. Communication/Newspaper - 1.5% monthly (based on total balance due)
C. Golf Membership Fees - 1.5% monthly (based on total balance due)
D. Recreation Clubs - 1.5% monthly (on total balance due)

Any person more than 30 days late and 15 days delinquent (45 days total) in any payments to the LWCA, special or regular, may be deprived of the use of LWCA facilities. A lien may be placed against the property and collection will begin in accordance with the LWCA policy.

2-203 TITLE CHANGE NOTIFICATION AND FEES

Residents shall notify the Community Manager's Office whenever there is any change in title to their manor. LWCA may charge a reasonable fee pursuant to Arizona Revised Statues to compensate the LWCA for the costs incurred in the preparation of statements furnished by the LWCA pursuant to that section of the ARS. The fee may also include other administrative costs associated with the Transfer of Title. The fee may be established from time to time by the Board Treasurer and Community Manager or designee after consulting with the Director of Finance.

2-204 PROPERTY TRANSFERS

All owners who purchase property within the LWCA are subject to a Capital Contribution. If an owner acquired property within the LWCA in any of the following ways, the Capital Contribution shall not apply:

A. Transfer or conveyance of a manor by devise or intestate succession. (Transfer property after death)

B. Transfer or conveyance of a manor for estate planning purposes. (adding a beneficiary)

C. Transfer or conveyance of property to a corporation, partnership or other entity in which the grantor owns a majority interest.

D. Conveyance of an undivided interest in a manor to the then-existing co-owners of the manor.

E. Involuntary transfers of a manor, including but not limited to deeds after execution sales or trustee's deeds after trustee's sales, unless the Board determines, in its sole discretion, that a material purpose of the transfer or conveyance was to avoid payment of the Capital Contribution in which event a Capital Contribution shall be payable with respect to such transfer or conveyance.

2-205 RESIDENCY IDENTIFICATION

Each owner, non-owner resident, long-term renter resident of 6 months or more will be issued a member identification number.

The member identification number is non-transferable. Administration will notify Security with the names of the owner, non-owner resident, long-term renter resident for gate entry. The identification number will not be issued to anyone under the age of 45.

Short-term renters (less than 6 months) will receive a temporary identification number. Administration will notify Security with the names of the short-term renter resident for gate entry.

All renters and residents are required to register with the Administration Office, provide current age verification and obtain current identification number. Failure to register may result in a fine per schedule of fines. (See Schedule of Fines, Chapter 9)

2-206 OCCUPANCY LIMITATIONS

No more than 2 people may permanently reside in a one-bedroom unit, no more

than 3 people in a two-bedroom unit and no more than 4 people in a three-bedroom unit without the approval of the Association. The number of visitors may exceed these limits for up to 60 days in any calendar year or 60 days in any six-month period.

2-207 RENTAL OF MANORS

A. An owner who rents a manor must comply with this section of the Rules.
B. No owner may rent less than the entire manor and no rental may be less than 30 days.
C. Owners must submit the appropriate rental documentation to LWCA prior to renting.

2-208 PROCEDURE FOR RENTING OF MANORS

A. Prior to renting any manor, or prior to renewing any current rental, or at the request of the LWCA, an owner or designated representative must submit the following documentation to LWCA:

1. A signed acknowledgement that the renters understand that persons under the age of 45 years, convicted felons, and registered sex offenders, are not allowed to live in LWCA. The owner or designated representative is responsible to ensure compliance with this section. (Ref. LWCA CC&Rs). It is the responsibility of the owner to contact the LWCA with the name of the renter and length of the rental at least 5 days prior to the rental start date or any extensions. The LWCA will then contact the Security Department and other necessary departments with the appropriate renter information. An administrative fee will be charged per lease.

2. In order to avoid delays, the owner must submit all paperwork at least 5 business days prior to occupancy. The owner or their designated representative must file a "Renters Occupancy Notification" form signed by the owner or designated representative, in either hardcopy or by electronic filing on the LWCA Website ***www.lwca.com***.

3. Upon check-in, renters must register at LWCA and sign an acknowledgment agreement indicating that they have received a renter packet and agree to abide by the LWCA Rules.

B. It is important to note that LWCA will handle all normal resident services for your renter. Owner(s) or designated representatives are responsible for all landlord duties. (See Arizona Residential Landlord and Tenant Act).

C. All owner(s) or owner(s) designated agent must keep the LWCA Administration updated in writing regarding their contact information,

including address, phone number, emergency contact and property management contact information if applicable.

D. The Board of Directors, Community Manager, or their designated agent, may grant a hardship exception (for any circumstance that violates an existing rule) upon written request. Exceptions will be handled on a case-by-case basis.

2-209 USE OF COMMON FACILITIES

During the time a manor is occupied by a renter or other person who is not the owner, the right of the owner to use the Common Facilities is automatically transferred by the owner to the actual occupant or occupants. Other than as specified below, the non-resident owner or owners shall not have the right to use the common facilities.

Owners, who are at least 45 years of age, but not residents, may purchase golf memberships, which entitle the non-resident owner(s) to the use of Common Facilities limited to the golf course, pro shop and related golf facilities.

MANOR SAFETY and UPKEEP

2-301 ALARM SYSTEMS

A. Fire/Smoke Alarms with audible warnings must be installed and operable at all times.

B. Intrusion Alarm Systems: Each resident who installs or subscribes to a service providing a mechanical or electrical device (an alarm system) used to detect unauthorized entry into a residence or vehicle, or for alerting others of an emergency or the commission of an unlawful act on or within a residence or vehicle, shall be responsible for the proper maintenance and use of the alarm system to ensure compliance with these rules at all times. A sign, not exceeding 12" x 12", warning of the Alarm System, may be placed in the residence window or on an area in close proximity to the non-condos. Signs cannot be placed on grass areas.

C. No Automatic Dialing Devices: No person shall use or cause to be used any automatic telephone device or telephone attachment that directly or indirectly causes a public primary telephone trunk line to be utilized and then reproduces a pre-recorded message or signal directly to LWCA Security.

2-302 ARCHITECTURAL CHANGE

Except for plants, trees and rocks, an ACC Architectural Permit is required for all exterior changes or alterations per the CC&R's. All requests for changes to the

exterior of any manor, including the installation of a new HVAC unit (roof or surface mounted) must be routed through the Facilities Department via the completion of an ACC Permit Application. The form will be reviewed by the ACC or designee and a permit may be issued to proceed with the desired work.

A handbook of Architectural Control Rules and Procedures is available at the Facilities Office for use in planning improvements/changes, as well as on the LWCA website ***www.lwca.com*** **.**

Certain restrictions apply to condominiums, which should be reviewed in the Architectural Control Committee Rules and Procedures handbook.

2-303 SIGNS

No signs of any kind shall be displayed to the public view from any manor except as provided for in this section.

A Real Estate Signs:

1. Non-Condominium residents or their agents may display on their property one commercially produced "For Sale," or "For Rent" sign no larger than 18 inches by 24 inches with one commercially produced 6 inches by 24-inch rider. A sign may be displayed indoors or outdoors on the owner's property, including inside of a window or on the exterior surface of the manor. A sign displayed in the yard shall be placed in a commercially produced holder. No flyer boxes or tubes are permitted

2. Condominium residents or their agents may display one commercially produced "For Sale," or "For Rent," sign no larger than 18 inches by 24 inches with one commercially produced 6 inches by 24-inch rider. The sign may be displayed indoors or outdoors on the owner's property, including inside of a window or on the exterior surface of the manor. No flyer boxes or tubes are permitted.

3. Property owners or their agents may display one commercially produced temporary "Open House" sign on the lot in front of the residence. The sign must be no larger than 18 inches by 24 inches. Commercially produced directional signs may be displayed on other private properties with written permission of the property owner. Such written permission must be produced upon inquiry from Security. "Open House" directional signs may also be placed in the common area, as described in Paragraph 4.

4. "Open House" directional signs may be placed in designated common areas, except in those areas outside the access gates, subject to the following conditions:

a. The sign must be commercially produced and no larger than 18 inches by 24 inches nor in excess of 42 inches above the ground. Balloons and other accessories shall not be attached to the signs.
b. The signs may be placed between the hours of 8:00 a.m. and 6:00 p.m. on the days the manor is open for public viewing. An owner or representative must be present at the manor.
c. Signs shall not be placed on sidewalks or at locations that block traffic visibility or create a safety hazard. Signs may be placed adjacent to curb of streets provided they do not create a traffic hazard.
d. All Open House signs must include contact information and the name and phone number (i.e., an attached business card) for the sign owner or representative.
e. Security will contact the sign owner and ask them to relocate any sign determined to be a traffic safety hazard, or in violationof other LWCA regulations, or signs that are placed on another owner's manor without written permission. Signs must be moved or removed immediately upon notification. Signs that are not brought into immediate compliance will be removed by Security and fines will be assessed. (See Schedule of Fines, Chapter 9)
f. LWCA shall not be responsible for any Open House signs which are damaged or stolen, and the sign owner shall be responsible for any damages resulting from the placement of the sign.

5. All Real Estate "For Sale", and "For Rent", signs must be kept in good repair and condition. If a manor owner or their agent is notified by an authorized LWCA representative that a sign is not in compliance with this rule, and the sign is not brought into compliance within 24 hours, a fine may be imposed for each day the sign is not brought into compliance. (See Schedule of Fines, Chapter 9) If the non-conforming sign still is not brought into compliance, a fine will be imposed for each day the sign is not brought into compliance. (See Schedule of Fines, Chapter 9) All fines will be levied against the homeowner.

6. Except as provided in this rule, no resident may display any sign on the exterior of a condominium unit, condominium common elements, or LWCA property.

B. Political Signs, **Banners and/or Flags**:

In accordance with Arizona Revised Statutes (ARS), as amended, residents may display political signs, banners and/or flags on their property.

Condominium residents may display political signs, banners and/or flags on their property, including any limited common elements for that unit

that are doors, walls, patios or other limited common elements that touch the unit, (other than the roof).

The maximum total square footage of all political signs, banners and/or flags on a resident's property shall not exceed 9 square feet. Residents may not display political signs, banners and/or flags more than 71 days before or 3 days after an election or in accordance with current Arizona Revised Statutes. At no time shall political signs, banners and/or flags be placed on association common areas, or on any manor's roof.

2-304 EXTERIOR APPEARANCE

A. Personal property not used for landscape décor, stored at a manor, shall be stored in an enclosed area, not visible from the street, walking paths, or adjoining manors. Personal property may be stored in a garage, and garage doors should be closed except when the resident is outside their manor in the immediate vicinity of or working in their garage. Garage doors may be left open to 12 inches for ventilation.

B. Patio furniture, that can easily be seen from the street or sidewalk, shall be just that, patio furniture. Furniture that is intended to be interior furniture, is not permitted to be used as exterior furniture. (i.e., recliners, loveseats, etc.)

C. When it is not feasible to store the garbage containers provided by Leisure World's garbage collection service in an enclosed area, they may be stored outside in an area providing the least visibility from the street or adjoining property. Definition of least visibility: Not in front of the manor, on the driveway, or near the window of a neighbor. Containers may be stored on the least visible side of the home. Container lids must be kept closed and all garbage/trash must be kept inside the container.

D. No temporary outside window coverings may be installed. Only non-reflective Styrofoam-type covers are allowed for inside use.

E. No clotheslines of any kind shall be permitted outside the manor. Clothes or items to dry shall not be hung to dry in any location visible from outside the manor.

F. All flags displayed on individual manors should be kept in good condition without tears, rips, or faded colors. ***Non-political flags paying tribute to America's 250th Birthday may be displayed until Dec. 31, 2026.***
(revised 12-17-25) (revised 4-22-26)

1. Only the following may be displayed on any manor or on flagpoles owned by a manor: (revised 10-21-26)
    a. The American Flag
    b. The Arizona State Flag
    c. Uniformed Services of the United States Flag
    d. The POW/MIA Flag
    e. An Arizona Indian Nations Flag
    f. The Gadsden Flag
    g. A First Responder Flag
    h. A Blue Star or Gold Star Service Flag
    i. A flag from a nation that is allied with the United States as a major Non-NATO ally and that was established on May 14, 1948.
    j. A flag of the uniformed services of the United States, including a division flag of the Army, Navy, Marine Corps, Air Force, Space Force, or Coast Guard.
2. The flag of the United States of America should always be displayed in compliance with US Code Title 4, Chapter 1-8. (revised 4-22-26)

G. Garden Flags are decorative elements which can complement a manor's appearance and are acceptable provided:
1. They are no more than 14" x 18".
2. Flags shall be set back at least 5' from sidewalk or curb.
3. Flag text and design to highlight specific events such as Christmas, seasonal events such as Fall or Spring, or positive personal statements such as Happy Birthday, have a good day, or similar messages.
4. Garden flags should not contain political messages or images.
5. A maximum of two garden flags per manor are allowed. (revised 3-19-2025)

H. Holiday decorations (except Christmas decorations) shall not be installed more than 30 days prior to the holiday. Christmas decorations may be installed beginning November 1st, but not activated until Thanksgiving Day. All lighted holiday decorations must be turned off by 11:00 PM nightly. All exterior holiday string lighting, projection lighting and decorations are required to be removed by the 15th day following the holiday.

No strobe, flashing or timed color changing lights are allowed at any time other than the Holiday timeframe. See Grandfather rule 1-105-E

I. Landscaping:

1. Living walls between properties shall be kept trimmed.

   The placement or removal of grass, trees, shrubbery, or other foliage in the common areas of Districts 1, 3 and 7 (new or replacement) is prohibited without the approval of the Community Manager or designee.
2. All gravel shall be natural color. (Not painted.)
3. Cactus with segments that can easily become detached (i.e. Cholla)

are prohibited. These may become hazardous to other residents or pets. Prickly pear cactus must be planted at least 5' from any sidewalk or driveway. All cacti must be trimmed to be at least 3 feet from any walkway.

4. Natural grass and artificial turf are not permitted within the front yard of any manor where the yard is maintained by the owner. Artificial turf may be used in patios and yards not visible from the street or golf course.
5. Any dead plants or trees, including stumps, must be removed immediately.
6. Wildflowers or any flowering plant that grows without human intervention growing in gravel or non-grassy areas are not allowed. Wildflowers must be contained within pots or established and maintained flower gardens and maintained as any other plant. (4-22-26)

J. Any community resource, property or equipment owned, utilized or controlled by Leisure World, including but not limited to water resource, control panels, irrigation, land, tools, supplies, equipment and other assets, may only be utilized, accessed, or altered by Leisure World employees. Residents and/or unauthorized persons are prohibited from accessing, utilizing, altering, or restricting community resources.

K. Community water, such as household water in district one, shall not be used for landscaping purposes on common grounds.

L. Front yard art and décor made of non-durable materials (i.e., plastic, fabric, or similar materials) are not permitted. (See Grandfather rule 1-105-E)

M. Temporary holiday decorations of non-durable materials are permitted subject to the same requirements as other holiday decorations as described in the Leisure World Rules and Regulations.

N. Exterior house decorations attached to the home are permitted. The decorations must blend in with the yard and exterior house design.

O. Items not allowed

1. Sports courts
2. Basketball hoops that are freestanding or attached to the manor
3. Horseshoe pits
4. Obstruction of entry to any patio, by any means, which would prohibit emergency personnel access to any exterior door of the manor
5. Inflatable, portable and/or temporary structures including "bounce houses", swimming pools, hot tubs, and other similar items

2-305 MANOR UPKEEP

A. If any owner fails to maintain their lot (i.e. including weed control, removal and trimming of trees, bushes, plants, and palm trees, etc.) or manor (i.e. rotting wood, missing shingles/tiles, peeling paint, or oil stains on driveways, or permits the storage of property on owners lot in violation of these rules, the LWCA after proper notification, if feasible, shall have the right to enter the owner's property and perform such landscape maintenance or removal of personal property. The cost of such action shall be paid by the owner. Landscaping maintenance includes removal of dead branches and/or trees, bushes, flora obstructing sidewalks, overhang on adjoining property and all other debris**. Ripe fruit that has fallen must be removed immediately. Removal of ripe fruit from trees by July 1st is required.**

(revised 10-22-25)

B. Condominium owners are responsible to notify landscaping regarding; a) any need for weed control, or trimming of trees, bushes or palm trees not performed in the normal landscaping schedule; and b) facilities regarding rotting wood, manor exterior problems. Condominium owners are responsible for the storage of property in the limited common area and the condition of trees, bushes, plants, and palm trees in the limited common area. LWCA after proper notification, if feasible, shall have the right to enter the owner's limited common area and perform such landscape maintenance or removal of personal property that presents a health or safety risk. The owner shall be responsible for any cost of such action. Landscaping maintenance includes removal of dead branches and/or trees, bushes, flora obstructing sidewalks, overhang on adjoining property and all other debris. **Ripe fruit that has fallen must be removed immediately. Removal of ripe fruit from trees by July 1st is required.**

(revised 10-22-25)

C. To deter vermin and reduce the risk of fire and property damage palm trees must be trimmed of dead fronds, foliage, and seeds/fruit annually, by November 30th.

2-401 ABUSE OF LWCA EMPLOYEES OR VOLUNTEERS

A. Leisure World is committed to providing a safe, inclusive and welcoming environment for all residents and guests. Our aim is to provide a community where everyone can participate in all venues, meetings, social activities, community events and other activities in an environment of mutual respect and consideration for others.

B. Residents and guests are expected to exercise consideration and respect in their speech and actions; be mindful of their surroundings and fellow participants; respect the rules and policies of the Leisure World facility being used; request permission from Leisure World and the speakers before recording or taking photographs during presentations, including web-based presentations, turn off any cell phone ringers or otherwise disruptive devices while in meetings. Anyone requested to stop unacceptable behavior is expected to comply immediately.

C. Unacceptable behavior includes but is not limited to intentional disruption of recognized speakers, presentations, activities or other events; abusive or demeaning speck or actions toward others; u nwelcome and/or uninvited personal attention or contact; offensive written comments or nonverbal expressions towards others; derogatory visual displays during community meetings, events and activities; threatening or stalking or following others, or threats of violence or disruptive behavior, or retaliation against anyone reporting prohibited conduct or participating in any investigation of a claim.

D. Anyone witnessing, or who is the subject of behavior that violates the Leisure World rules, should immediately notify a Leisure World staff member or the individual in charge of the meeting or event. Anyone witnessing, or who is the subject of behavior that constitutes an immediate threat to public or personal safety, should contact a Leisure World staff member, the individual in charge of the event, or dial emergency service (911).)

E. Abusive behavior including but not limited to the use of profanity on the part of residents toward the employees or volunteers of LWCA (including the LWCA Board of Directors) is not appropriate and will not be tolerated. Upon notification of such behavior, the Community Manager or designee is authorized to investigate each incident or incidents to determine the validity of such complaint. If the complaint is found to be valid, the offending party or parties may receive a verbal warning, written reprimand, temporary suspension from the use of one or more LWCA

facilities for a period of time or be excluded from the use of all LWCA facilities. Violators are subject to fines and/or sanctions. (See Schedule of Fines, Chapter 9)

F. Within 10 calendar days from the notice of such penalty, a resident may appeal the Community Manager's (or designee's) decision by requesting, in writing, a hearing before the Board of Directors, or by submitting the written request to the President of the Board. Upon receipt of a timely, written request for a hearing, the Board shall schedule a hearing to be held by the Board in executive session within the next 30 days. The Board shall serve the resident with written notice of the hearing, including the time and place of the hearing, which shall not be less than 10 calendar days from the giving of the notice. The resident shall have an opportunity to be heard during the hearing and may produce any statement, evidence, and witnesses on his or her behalf. The minutes of the meeting shall contain a written statement of the results of the hearing and the penalties, if any.

2-402 DUMPING

Dumping of any kind is prohibited in LWCA. This includes but is not limited to all LWCA provided disposal units and recycling collection units. Anyone caught violating this rule will be liable for the cost of removal of any and all waste. No paint, oil, antifreeze, or chemicals of any kind are to be placed in weekly trash, at the Via Norte Maintenance Yard, or any of our trash compactors. They may be taken to designated areas for disposal. (A list of designated areas is maintained at the Facilities Office). No appliances, water heaters or other similar items may be disposed of at the Via Norte Maintenance Yard. Typical yard waste will continue to be accepted from residents at the Via Norte Maintenance Yard. The guard will inspect each load for compliance prior to admitting residents to dispose of their yard waste. Contractors must remove their waste materials from LWCA. Violators are subject to fines and/or sanctions. (See Schedule of Fines, Chapter 9)

A waste removal company picks up trash from the front of each manor on a weekly basis. No trash container shall be placed out for weekly pickup earlier than 5:00 p.m. on the day before scheduled pickup. Trash container**s** must be retrieved no later than 8:00 p.m. on the day of trash pickup. Anyone having bagged household trash at any other time must take it to the compactor at the Via Norte yard. All household waste should be bagged.

2-403 LAKE CONTROL

Fishing of any kind, including the harvesting of golf balls other than your own, swimming, wading or boating (exclusive of radio-controlled model boats) is prohibited. No discharge of any type of material into the lake system is permitted. Note: STORM DRAINS are part of the lake system. Twice a year as determined

by the Community Manager or designee, a catch and release fishing derby in residential lakes would be permitted using barbless hooks and no live bait. Hours for fishing and designated places will be posted prior to each fishing derby.

2-401 SMOKING AND TOBACCO USE

Tobacco use of any kind, marijuana and e-cigarettes are not permitted at any time in any LWCA buildings. This includes all common areas including, but not limited to, Rec. Centers, swimming pools, hot tubs, or the area around a swimming pool or hot tub or within 20 feet of any LWCA building doorway or open-air court (tennis, pickleball, etc.). Smoking is permitted only within LWCA designated smoking areas. Additional smoking limitations are governed by current Arizona State Law.

2-402 DISCHARGE OF WEAPONS

No person shall discharge a firearm or other weapon capable of expelling a projectile anywhere within the LWCA unless authorized by the Community Manager or designee, or commensurate with Arizona State Law.

2-403 EXCESSIVE NOISE, FIREWORKS AND CONSTRUCTION ACTIVITY

G. Residents and guests must not make excessive noise that is disturbing to other residents. Examples include, but are not limited to, persistent or frequent dog barking or excessive outdoor audio.

H. Residents may use legally purchased fireworks on July 4th between the hours of 5:00 p.m. and 10:00 p.m. and on December 31st between the hours of 5:00 p.m. and 12:00 a.m. Legal fireworks include ground spinners, sparkling wheel devices and cylindrical, square, cone, and California rocket shaped fountains. Novelties such as smoke devices, sparklers, party poppers and snap caps are permitted year-round. All other fireworks are not permitted. Fireworks usage is permitted on private property only. No fireworks may be used on LWCA streets, golf courses or common property.

I. Construction and landscape maintenance activity shall not commence earlier than 7:00 a.m. during the winter (October 1st to April 30th) or 6:00 a.m. during the rest of the year (May 1st to September 30th). All construction and/or maintenance must end no later than 6:00 p.m. at any time of the year.

2-404 BUSINESS ACTIVITY

A. The rendering of professional services or sale of products by residents to other residents may take place provided these activities do not create a nuisance as determined by the Community Manager or designee.

B. The solicitation of funds, door-to-door sales, or door-to-door advertising is not permitted. The only exception will be LWCA activity as approved by the Community Manager or designee. This section does not apply to door-to-door political activity regarding candidates or ballot issues between sunrise and sunset However, persons engaged in the forgoing activity must prominently display identification.

2-405 RELIGIOUS OPERATIONS

Religious operations which are extensions of formal church services are not permitted. Religious activities and/or programs sponsored or controlled by non-resident individuals or organizations are not permitted. Solicitation of funds for any religious group, or any sort of proselytizing, is not permitted.

Religiously oriented social and/or educational groups are permitted, as long as they do not engage in otherwise unacceptable activities, as noted above.

A wedding ceremony is permitted if at least one of the partners is a resident or a family member of a resident or approved by the Community Manager or designee.

A memorial service for a recently deceased resident may be conducted.

2-406 SALES: GARAGE, ESTATE AND OTHER

A. Garage Sale Definition: A garage sale is defined as any sales including craft sales, rummage sales, etc., in which multiple items for sale are displayed outside the residence or in the garage or carport, when such items are visible from another manor, the street, sidewalk, or to passersby on the sidewalk.

INDIVIDUAL GARAGE SALES: Individual Garage Sales and Other sales: (craft sales, rummage sales, etc.) are prohibited. LWCA-wide garage sales coordinated by the Recreation Department are permitted twice a year.

B. Estate Sale Definition: An estate sale is a sale held for the purpose of liquidating estate furnishings or other property or possessions owned by the manor owner. Such sales may only be conducted by the owner, a Leisure World resident or their authorized representative.

ESTATE SALES: Estate sales by individual residents or their authorized representatives at manors within LWCA are restricted to LWCA residents or their guests and cannot be advertised to the general public. Items for sale must be the property of the manor owner and may not be displayed outside the manor or in any manner where they are visible from the street, the sidewalk, other manors, or to passersby. Prospective buyers are required to enter the manor in order to view the items for sale.

2-407 FEEDING OF ANIMALS

A. The placement of food or water for non-domesticated animals or others designated as "wild" animals is prohibited. Wild animals include any species normally considered "wild" including coyotes, ducks, foxes, geese, javalina, pigeons, possums, rabbits, raccoons, rats, skunks, and/or any feral ordinarily non-domesticated animal. Scattering or placing of food on the ground is not permitted.

B. Only one bird seed feeder with a seed catch tray is allowed. Unlimited suet bird seed feeders and liquid hummingbird feeders are allowed. All feeders must be located at least 36 inches above the ground.

C. Scattering or placing of bird seed on the ground is not permitted.

2-408 DRONES AND OTHER REMOTE-CONTROLLED FLYING DEVICES

The use of drones and other remote controlled flying devices is not permitted on any common areas of LWCA unless conducted under the auspices of the LWCA or by a law enforcement agency. The use of drones and other remote-controlled devices are only permitted when flown under FAA guidelines.

2-409 NO BURN DAYS

All LWCA departments and residents are required to comply with the No Burn Day regulations when the Maricopa County Air Quality Department Director has issued a No Burn Day restriction prohibiting the use of all wood burning fireplaces, wood stoves, and outdoor burning devices (including manufactured logs). Restrictions last for a 24-hour period starting at midnight on the day the HPA (High Pollution Advisory) is issued. (See AZ Revised Statue Title 49)

CHAPTER III

VEHICLE AND TRAFFIC CONTROL

3-101 ENFORCEMENT OF TRAFFIC AND PARKING REGULATIONS

A. Although LWCA is considered private property, applicable state laws governing the movement of motor vehicles, bicycles, pedestrians, all parking regulations that are currently in effect under ARS Title 28, shall be considered applicable to all LWCA property. Also, no person may operate a motor vehicle within Leisure World unless that person is currently legally licensed to operate a motor vehicle according to the laws of the State of Arizona. Golf carts are motorized vehicles.

B. All LWCA roads are two lane roads, one lane in each direction. No cars, motorcycles, SUV's, or trucks can pass another car, motorcycle, SUV, or truck on Leisure World Blvd. (revised 10-16-2024)

C. Each occupant on a golf cart must be seated on a properly installed golf cart seat. No person shall ride on a driver's lap or in the rear golf bag area. (revised 4-19-2023)

3-102 SPEED LIMIT

The speed limit is 25 miles per hour throughout LWCA unless otherwise posted (i.e., the RV lot). LWCA Security has the authority to enforce speed limits and/or prevent driving in an unsafe manner.

3-103 TRANSPONDERS

A. Transponder Requirements: Personally owned vehicles used by an owner, non-owner resident, or a long-term renter resident (six months or more) may display a transponder. Long-term renters issued a transponder will be charged a non-refundable fee. Two transponders per manor for owners and non-owner residents will be issued at no cost. There will be a non-refundable fee for additional transponders. For each space designated within the RV lot the vehicle owner is entitled to one transponder.

In order for an owner, non-owner resident or a long-term renter to obtain a new or additional transponder, the resident must show proof of ownership (i.e., valid title, current registration, or dealer vehicle bill of sale). For vehicles registered to a business, the owner must show proof on company letterhead that they are the authorized driver for that vehicle. The Security Department will issue transponders to applicants who must provide proper identification.

B. Transponder Replacement: In order for an owner, non-owner resident or long-term renter to obtain a replacement transponder, a non-refundable fee will be collected for all replacement transponders. Transponders being replaced will be deactivated.

C. Transponder Limitation: LWCA vehicle transponders may not be given or loaned to others and may not be placed on vehicles not belonging to LWCA residents unless authorized by the Community Manager or designee.

3-104 ENTRY CONTROL

A. Gate Access: The Power Road gate is open 24 hours a day. Vehicles with current LWCA transponders may use the resident entry. Vehic~~le~~s without transponders must be cleared by the Security personnel.

The Broadway Road and Southern Avenue gate(s) are open from 6:00 a.m. to 9:30 p.m. Visitors and delivery vehicles may enter through any of the three gates.

B. Guest Lists: Residents/owners shall submit their guest list by phone, in writing, or by submitting the appropriate form to the Security Department throughout the year or as needed. The validity of the request may be checked by Security to protect the integrity of the system. Each manor may have up to ten names on the permanent guest list. The first and last name of the guest or the name of the vendor is required. Every manor is required to have their information updated once a year. Any manor that fails to update the current calendar year will have their list purged on January 15th of the following year.

3-105 PARKING

Vehicles other than golf carts and passenger vehicles used for daily transportation may not be parked overnight in a residential area without a permit from Security. **NO** vehicle too large to be parked within the interior dimensions of the garage or carport (i.e., vehicle must fit within the garage with the door closed even though the door is too small to allow access) may be parked overnight in a residential area without a permit or special permission from the Community Manager or designee. Parking of these vehicles will be permitted between 6:00 a.m. and 9:00 p.m. only. Parked vehicles may not block the sidewalk at any time.

Recreation vehicles parked in residential areas may be parked in front of the RV owner's manor or in common area parking or guest-parking areas where available. Specific permission must be granted by the manor owner in order to park in front

of another manor. No RV may be occupied overnight and all slide-out, stairs, and awnings must be retracted unless doing housekeeping on the unit with warning cones placed on the street. Permits will be issued at the Power Road guard gate and will be good for up to 3 nights in any 6-night period. After the 3 nights have been used, three nights must pass before a new permit will be issued to the same vehicle, except when otherwise authorized by the Community Manager or designee. Non-resident RVs are limited to three nights on any LWCA street in a 6-day period.

Commercial vehicles are not permitted to park overnight in a residential area without a permit. Moving vans and moving storage containers may be parked for a maximum of three nights, and are subject to the same time restrictions stated above. Moving storage containers/pods may be stored on the owner's driveway with a permit from Security for not more than 30 days. Reference Rule 3-110. A variance from this rule may be granted by the Community Manager or designee.

An RV owned by a guest or resident cannot be parked so as to create a traffic hazard or obstruct traffic visibility. The parking of the vehicle must allow for ample space for an emergency vehicle to have access to all manors in that vicinity. Awnings must be retracted unless doing housekeeping on the unit. At least one warning cone must be placed near the front of the vehicle and at least one warning cone must be placed near the rear of the vehicle. Residents and guests are not to occupy the vehicle during the night.

Violations of this rule may result in any of the following at the discretion of the Board of Directors of LWCA or its designated agent for enforcement of the parking rules set forth above: A warning may be given, or a fine may be imposed. Enforcement will be in compliance with section 9.101E schedule of Fines.

Stopping, standing or parking of vehicles is prohibited when it interferes with traffic or constitutes a hazard. **PARKING IS SPECIFICALLY PROHIBITED IN THE FOLLOWING PLACES:**

A. On a sidewalk. This includes sidewalks at the end of driveways.

B. In front of a public or private driveway.

C. Within an intersection.

D. Within 15 feet of a fire hydrant.

E. On or within 20 feet of a crosswalk.

F. Within 20 feet of a stop sign.

G. In any **RED** zone or place where signs or markings prohibit or restrict parking.

H. Alongside or opposite any street excavation or obstruction when traffic would be obstructed.

I. On the roadway side of any other vehicle legally parked on the edge or curb of a street (double parking).

J. In any location where a handicap sign or designation is clearly posted and the person parking is not handicapped, and/or the vehicle being parked is not displaying an approved handicap symbol commensurate with State and Federal Regulations.

K. On the sidewalks surrounding or in the courtyard, promenade, swimming pool or pavilion except as noted in Rule 3-106.

L. Two lanes on all roads must be kept open to traffic. If vehicles are parked on one side of a curb, the opposite side of the curb is closed for parking.

M. In a cul-de-sac if it would block the passage of emergency vehicles.

N. In front of a mailbox between the hours of 6:00 a.m. and 6:00 p.m.

O. In any space specifically designated for Golf Cart parking.

Personal and recreational vehicles: Personal and recreational vehicles shall not be parked on yard, easements, or any other portion of manor lots other than driveway, carport or garage. Personal vehicles that are not used for daily transportation cannot remain parked and unused on Leisure World streets for more than 3 nights.

Guests of Leisure World residents must park their cars in the garage, carport or on the driveways of the resident manor when available. If the vehicle will remain unused for more than 72 hours, and the garage, carport or driveway is not available, the resident must contact Security to notify them of this fact including the date the vehicle will be leaving. Security may authorize parking for longer than 72 hours for guests of residents based on the appropriateness and the facts of the individual request.

The off-street parking spaces provided in Districts 1, 3 and 7 are intended to be used for guest parking for short periods of time.

3-106 GOLF CARTS, SEGWAYS, HOVERBOARDS, BICYCLES, MOTORIZED BICYCLES (MOPEDS)

A. All of the above are bound by the same traffic rules as other vehicles.

B. Go-carts and motorized skateboards are not permitted to be operated within LWCA.

C. Vehicles used during nighttime hours must be equipped with white lights in front and red taillights.

D. All golf carts must have displayed on the rear, in numerals at least 2 inches high, an identification number, either the manor number or a number assigned by Administration.

E. Only battery-powered golf carts are permitted within LWCA with the exception of LWCA service carts or other LWCA vehicles.

F. Golf carts and bicycles are not allowed to use the walking paths/sidewalks around the lakes and ponds. Golf carts, Segways and Hoverboards are not permitted to use the sidewalks or walking paths at any location. Golf Carts and bikes have a designated lane of travel on Leisure World Blvd. Walkers and joggers who chose to use the golf cart/bike lane do so at their own risk. (revised 10-16-2024)

G. The following exceptions apply:

1. Bicycles must be walked, but not ridden, within the Recreation Facilities, or on the sidewalks directly adjacent to these facilities. Bicycle racks are available at both recreation centers, and all bicycles must be parked in these racks when space is available.

2. Golf carts driven by handicapped persons that are equipped with the proper handicap insignia may not be parked, but can be driven, on Recreation Center sidewalks for drop off and pick up when necessary to access Recreation Facilities. Association-owned carts and vehicles may be driven and parked in all areas, as necessary, to perform required work. Residents may be allowed to drive golf carts in the recreation areas to load and unload items on a temporary basis, but only after receiving approval from the Community Manager or designee. When golf carts or other vehicles are driven on Recreation Center sidewalks, extreme care shall be exercised at all times. Speeds in recreation areas shall be kept at a minimum, and care shall be taken to warn others of their approach by verbal notice, horn, or other noisemaker as may be reasonable and necessary.

3-107 STORAGE OF PERSONAL VEHICLES

Personal Vehicle Definition: A personal vehicle shall be defined for the purpose of these rules as a motor vehicle, other than a recreational vehicle, which is capable of being legally licensed and operated on the highways of this state. Golf carts are an exception for storage purposes only.

Personal vehicles may only be stored inside an enclosed garage or carport. Personal vehicles cannot be stored on Leisure World property or streets. Personal vehicles cannot be stored on yards, easements or any other portion of manor lots other than the carport or garage. Examples of "storage" for purposes of this rule shall be defined as:

A. Personal vehicle found to be in an abandoned condition as defined in these rules.
B. Personal vehicle having a storage cover affixed to or placed upon it and parked other than in a carport or an enclosed garage.

3-108 STORAGE/PARKING OF GOLF CARTS

A. Golf carts that are not being used on a regular basis shall be properly stored in a garage, carport or patio when such space is available. When protective covers are used for golf carts, the cover shall be a fitted type of cover designed for golf carts, in neutral, non-fluorescent or non-reflective colors. Tarps, etc. are not allowed. Golf carts may not be parked/stored or driven on landscape unless they are not visible from the outside of the lot. Any exceptions must be granted in writing by the Community Manager or designee. Examples of "storage" for purposes of this rule shall be defined as:

    1. Golf carts found to be in an abandoned condition as defined in these rules.
    2. Golf carts having a storage cover affixed to or placed upon it but parked other than in a garage, carport or patio.

B. Storing and Parking Golf Carts: Condominiums - District 1 Plats 1-5 (Manor 1-482) and District 3 Plat 16 (Manors 655-699)

    1. Golf Cart Storage: Golf carts not used on a regular basis must be properly stored in a garage.
    2. Golf Cart Parking:
        a. Golf carts used on a regular basis may be parked in a garage, on a driveway or on a patio. Golf carts may not park on common area landscape or grass surrounding the manor at any time.

b. When parking on a patio there shall be limited and minimal use crossing district common area landscape, using the shortest distance from the driveway or street to park the golf cart on the patio. Owners must avoid driving across common area irrigation sprinkler heads and creating ruts in the common area grass and landscape. Any damage to the common area will be the responsibility of the manor owner to pay for the repair.
c. Where travel on a lake path is required to get to a patio, owners must take the shortest route on the lake paths to access the patio for parking.
d. When protective covers are used for golf carts, the cover shall be a fitted type of cover designed for golf carts, in neutral, non-fluorescent or non-reflective colors. Tarps, etc., are not allowed. A covered golf cart not used on a regular basis is considered stored and must be stored accordingly in a garage.
e. District 1 manors where grandfathered golf cart garage doors have been installed are required to comply with these rules where the only access is across landscaping.
f. Manor owners with a State Issued Handicap parking permit may request exceptions to these standards. Any exceptions must be granted in writing by the Community Manager or designee.
g. Manor owners are responsible for the security of their golf cart and any equipment or items stored in the vehicle while parked.

3-109 ABANDONED VEHICLES

Abandoned Vehicle Definition: Any personal vehicle, golf cart, or recreational vehicle that is partially or wholly dismantled, discarded, wrecked, on blocks or similar devices, stripped or scrapped; or any vehicle with deflated tire or tires from which a wheel or tire has been removed; or any motor vehicle which is inoperable due to mechanical failure or mechanical disassembly or other reasons which may be evidenced by the absence of any unexpired lawfully affixed license plate. This includes any personal vehicle, golf cart or recreational vehicle that is in an apparently abandoned condition as evidenced by cobwebs or other debris building up underneath the vehicle or can be shown to have been parked and unmoved for more than 72 hours.

Removal of Hazardous or Abandoned Vehicles or Property: A personal vehicle, a golf cart or recreational vehicle which has been found to be in an abandoned condition or is parked so as to obstruct traffic or constitute a hazard, will be subject to removal if, after reasonable attempts to contact the owner, the vehicle, golf cart or recreational vehicle is not moved. Vehicles shall be towed or removed only upon permission of the Community Manager or designee. The registered

owner or party responsible for the vehicle shall be liable for all towing and storage fees.

3-110 ROLL OFF CONTAINERS/COMMERCIAL MOVING CONTAINERS/DUMPSTERS/DUMPSTER BAGS

A permit must be obtained from Security prior to utilizing the roll-off containers, commercial moving containers, dumpsters or dumpster bags. The permit is good for a period of 30 days. Extensions will be granted if the permit expires before the completion of the project, not to exceed 120 days total. Containers/dumpsters/dumpster bags may not be placed in the street or over the sidewalk blocking vehicle or pedestrian traffic. The size of the container is not to exceed 20 cubic yards. The Community Manager or designee shall have the right to grant exceptions on "undue" hardship case.

CHAPTER IV
RECREATIONAL VEHICLE STORAGE

4-101 SPACE ASSIGNMENT

LWCA may provide parking space(s) in the RV storage yard on a rental basis. Space assignments will be made based on a first-come, first-serve basis. If a parking space rental option is not renewed, the space will be assigned to the first individual on the waiting list. Management shall be notified immediately of such changes. Resident owners may only lease an RV space for the manor in which they actively live. During the time a manor is occupied by a renter or other person who is not the owner, the right of the owner to lease an RV space is automatically transferred by the owner to the actual occupant or occupants. (See also 2-209

4-102 VEHICLE IDENTIFICATION

Vehicles must be parked in the storage yard in an assigned space. Transponders for all motorized vehicles must be attached by Security. Motorized and non-motorized vehicles including pickup campers, 5th wheels, boats, pull trailers, and/or any vehicle on wheels (including pushed or pulled) MUST display the manor number in 2-inch lettering/numbering clearly visible from the access road. Short-term parking of any vehicle (less than 6 months) will require, in addition to the manor number, the expiration date of the rental space. All lettering/numbering must be clearly visible from the access roadway.

4-103 GUEST RV PARKING

Temporary guest RV parking (less than one calendar year) may be arranged, if space is available, through Administration. Information as to whom to contact in case of an emergency shall be affixed to the vehicle in a visible location, (MANOR NUMBER and EXPIRATION DATE of the rental permit).

4-104 OCCUPYING STORED VEHICLE

No vehicle may be occupied while stored.

4-105 VEHICLE SIZE

Vehicles may not be larger than is legally permissible to fit in the space assigned to that vehicle. Vehicles must be kept within the space designated. Swapping of space assignments shall not be allowed unless approved by the Community Manager or designee in writing.

4-106 HOUSEKEEPING AND DUMPING

Owners are responsible for keeping the area around their space clean. Any violation of this rule should be reported in writing (along with a photo) to the Community Manager or designee. If, in his opinion, the space assignment is not kept up in an acceptable manner, the item in violation must be removed by the owner(s) voluntarily, or if not, involuntarily at the owner's expense. If the area displays a health or fire hazard, biohazard, and/or is unkempt, it is a violation of this rule. All trailers or vehicles must be operational to be parked in RV parking (i.e., licensed, registered, insured, drivable and working at all times).

Miscellaneous materials may not be left in a parking space when the vehicle is absent.

No dumping of any kind is permitted in the recreational vehicle storage area, except the dumping of the RV holding tanks at the dump station.

4-107 USE OF TRANSPONDER GATE CARD

Only one transponder card can be purchased for each rented space. Cardholders will be fully responsible for the cards and agree to the following:

A. Transponder cards are for the exclusive use of the individuals that have rented the space. Cards shall not be loaned out or given to others for any purpose. Owners shall accompany all persons (i.e., guests, repair, maintenance personnel) while in the lot at all times.

B. Lost, missing, suspended, and/or stolen access transponder cards will be assessed a replacement fee. Any time a transponder card is lost, missing or stolen, the access cardholder shall be responsible for notifying management within 24 hours.

C. The lot will be open daily from 6:00 a.m. to 9:00 p.m. only. Entry into the lot other than these hours is not allowed.

D. Renters that have lost or forgotten their access transponder cards will not be allowed into the lot until their access card has been replaced. Security SHALL NOT be called to grant access to renters that do not have their valid transponder access card.

E. All gates are to remain locked at all times except for entering and exiting.

4-108 ALARM SYSTEM

An alarm system is activated from 9:00 p.m. to 6:00 a.m. The transponder during these hours CANNOT activate the gate.

4-109 DAMAGE

Damage to other vehicles must be reported immediately to the owner(s) of the involved property and to Security.

4-110 COMMERCIAL VEHICLES

No commercial vehicle storage of any type shall be allowed. The Community Manager or designee may grant an exception to this rule.

4-111 APPLICATION

A renter must complete a Recreational Vehicle Storage License Agreement and an application form for renting an RV storage space and submit these forms along with proof of vehicle ownership (i.e., valid title, current registration, or dealer bill of sale), proof of insurance, and the proper payment amount to Administration. A space will be assigned based on availability, size, and type of vehicle to be stored.

4-112 RENTAL PAYMENTS

Rental contracts are for the calendar year except for monthly and weekly rentals. Rental payments are due by January 1st of each year and are delinquent as of January 31st. Fees are set forth in the Schedule of Fees. The manor must be current in all other financial obligations to the LWCA. These financial obligations include, but are not limited to assessments and all other financial obligations to the LWCA.

4-113 USAGE OF SPACES

Only vehicles owned by LWCA residents, non-owner residents, long-term renters, or temporary guests (under one calendar year) of owners may be stored in the LWCA RV Storage Yard. OWNERS MAY NOT SUBLEASE, TRADE, OR SHARE STORAGE SPACES. Owners/residents must be in residence while temporary guests are using the RV storage lot.

4-114 STORAGE IN SPACES

This facility is provided for storage of recreational vehicles, boats, automobiles, and other wheeled vehicles. Storage of other items is not permitted at any time. In cases where the use of the space is challenged, the Community Manager or designee will have the final determination if the storage is allowed.

4-115 SPEED LIMIT

The speed limit in the RV lot is 5 miles per hour.

4-116 MOVEMENT OF STORED VEHICLES

By renting a space, every vehicle owner agrees to move their vehicle out of the space for lot maintenance or for any emergency such as, but not limited to, fire or release of any dangerous or toxic substance.

CHAPTER V
PETS

5-101 LIMITATIONS

There is a limit of two (2) animals per manor.

5-102 COUNTY LAWS

Maricopa County laws regarding pets must be obeyed.

5-103 LEASHES

Dogs outside fenced areas must be on a hand-held leash, rope or cord of not more than 6-foot solid leash and of sufficient strength to control the dog (Maricopa County Statutes). Runout leashes are not permitted. Cats and/or dogs are not allowed to run free.

5-104 WALKING OF PETS

A. Pets, other than service animals, are not allowed in LWCA buildings, including all walkways that are under roof overhangs, and all courtyard areas.

B. **GOLFERS ONLY** should be on golf courses during scheduled golfing hours as described in Section 8-101. Walking pets on golf courses can occur before and after scheduled golfing hours. Any entry to the golf courses is **AT YOUR OWN RISK.**

C. In accordance with Maricopa County Ordinance 9-1-2 F every owner of every animal shall immediately remove and dispose of in a sanitary manner (in an exterior receptacle) any solid waste deposited by the animal on any Leisure World facility, public property, or upon any private property without the consent of the owner or the person in control of the property. This section shall not apply to persons with mobility disabilities or police officers, or other law enforcement officers accompanied by police dogs on duty. All violations are subject to a fine in accordance with Chapter 9-101 - Schedule of Fines.

5-105 IDENTIFICATION/STRAY ANIMALS

A. Security is authorized to notify proper authorities to pick up stray animals.

B. Pets are required to have identification. Any stray pet lacking proper identification will be impounded.

5-106 SERVICE ANIMALS

Service animal must be harnessed, leashed, or tethered, unless these devices interfere with the service animal's work or the individual's disability prevents using these devices. In this case, the individual must maintain control of the animal through voice, signal, or other effective controls. Owners may be required to sign a liability release related to the service animal's activities while in the Leisure World community. (Ref. US Department of Justice)

5-107 VICIOUS PETS

If a pet attacks another pet or person without provocation and breaks the skin, the pet will be deemed VICIOUS, and not be allowed in the dog park, or any common area of the community, except for the common area immediately adjacent to the Leisure World condo owner. The pet will be required to stay on the owner's property only, unless they are transported in or out of the Community by a vehicle. Arizona state law makes dog owners generally liable when their dog bites a victim (animal or person) who is in a public place or when the victim is lawfully present on the owner's private property. (revised 10-16-2024)

CHAPTER VI
RECREATION CENTERS

6-101 OPERATING HOURS

Most rooms are open from 6:00 a.m. to 10:00 p.m. every day. Exceptions are posted in specific rooms with specialized equipment and will only be open when a monitor or supervisor is on duty. Hours are posted on the door.

6-102 GUESTS

The facilities are primarily for residents. Guests are welcome as space allows. Residents are responsible for informing their guests of LWCA's regulations before they use the facilities. Guests under 18 years of age must be accompanied by a responsible adult at all facilities. Guests 18 years or older do not require adult supervision.

The use of LWCA facilities is not intended or allowed for regular use by guests who live in the local area but are not actually visiting the resident where they are listed as a guest. Nonresidents may not use guest registration by multiple residents for community entrance to use LWCA facilities. This rule does *not* apply to guests staying overnight in a resident's home for more than 3 days.

If a resident brings a guest who lives in the local area on a regular basis (more than 3 times per month) such guests will not be permitted to use LWCA amenities.

6-103 CLUBS

Club Requirements

Any group of residents desiring to become a chartered club must apply to the Recreation Department for its approval. The Recreation Department will do the first review and approval, or return to submitter, letting them know why the application is not approved. The application will then be submitted to the Community Manager or his/her designee for final approval or denial. An automatic review of the newly approved club will take place at the end of the first year following the club becoming active. The Recreation Department has the authority to revoke its approval. Consideration for approval requires the following:

Club application form: The form is available in the Recreation Office. The form must be completed and returned to the Recreation Office along with a copy of the bylaws for the proposed club. The Recreation Department will notify the club upon approval. (revised 10-16-2024)

Club Members

A. Seventy-five (75%) percent of proposed members must be LWCA residents.

B. All clubs and organized activity groups must maintain an average per session, attendance minimum, of twenty. Failure to maintain a minimum of twenty could result in room reassignment, a requirement to share the facility with another like (similar) group, or possible cancellation of the event.

6-104 ROOM USE

RESERVATION PRIORITIES FOR Meeting dates for most clubs, classes and special events are determined after organizations make their reservation requests in the Recreation Office. Requests may be made for an entire season starting in the fall (September) for the following June through May months. Requests are granted according to priority with Board meetings, District meetings and any LWCA department-sponsored activities taking precedence over clubs. Event size, entertainment/catering contracts in-place, community purpose, etc. will be considered in negotiating which application will prevail.

6-105 RECREATION CENTER ROOMS

PRIORITY 1: LWCA Management business functions such as Board meetings, District business meetings, and department head and other staff meetings.

PRIORITY II: Recreation Department and other LWCA sponsored events; programs with wide appeal such as cultural activities, bingo, and flea market.

PRIORITY III: LWCA activities and activities open to all residents such as hobby crafts, tournaments, and performing art club shows and performances.

PRIORITY IV: Leisure World clubs and organizations, such as special interest groups, hobby and crafts, Lions, state clubs, card groups, and district parties. Club by-laws and current membership will dictate precedence in scheduling.

PRIORITY V: Leisure World private organizations and private parties; meetings of groups with an exclusive or restrictive membership policy (by invitation or personal qualifications) such as fraternal and sorority groups, investment clubs, and dance clubs.

Private parties clarification: Residents may reserve a room for a private party 6 months in advance. Wedding anniversaries, 25th and 50th +, and birthday parties 75th +, take priority over other private parties and may be reserved 7 months in advance. Rooms may not be booked for third-party or business functions.

No group or person may reserve the same room for 2 consecutive years on the same major holiday unless no other request has been received 2 months prior to the holiday.

6-106 ROOM USE FEES

The use of facilities will incur a charge:

A. When a room is reserved by any group or individual for other than a LWCA Business Function or LWCA Department-sponsored event.
B. When an organization fails to clean up after a meeting or event.
C. When rooms are used for private parties consisting of over 50% non-residents. (Some exceptions may apply).
D. When audio, furniture setup, supplies, or support are requested.

E. When damage to Association equipment or property is caused due to misuse by user group.

6-107 RECREATION CENTER ONE BULLETIN BOARDS

The Marketplace Board: 5 inches by 8-inch cards may be posted for LWCA residents only, who wish to sell, rent or give away their personal property (not including LWCA real estate). One notice at a time, per manor, may be put up for a maximum of 2 weeks. If the item is not sold, it may be re-posted after 1 week.

Leisure World Club Activities Board: Posters or notices advertising club meetings may be put up for 2 weeks (or as space allows) and may be re-posted after a 2-week interval. Club signs must bear the signature of a Club Officer, the name of the club, and be signed by the Lifestyle Director. Signs may not exceed eight and one half (8 ½") inches in width and eleven (11") inches in height.

6-108 RECREATION CENTER 2 BULLETIN BOARDS

Space is limited and priority is given to LWCA Board of Directors and District meeting minutes and Recreation Department-sponsored events. Club signs will be posted on a space available basis with priority given to activities open to all residents. Club signs must bear the signature of a Club Officer, the name of the club, and be signed by the Lifestyle Director. Signs may not exceed 8 1/2 inches in width and 11 inches in height.

CHAPTER VII
SPECIFIC RECREATION AREAS

7-101 CRAFT ROOMS

Craft rooms with specialized equipment such as woodshop, computer center, lapidary, ceramics, pottery, and porcelain art (if operating kilns) may require residents to be certified before operation. Rules for the use of the equipment are posted in each of these rooms.

Craft rooms may not be used for commercial production except for biannual arts and crafts fairs.

Resident Guests as participants: Visitors and guests may not participate in activities in the craft rooms with specialized equipment even if they do not intend to operate it. If space allows, they may attend classes in the art room or classes of a general nature not held in other craft rooms.

7-102 ALL SPORTS AREAS (All persons under the age of 18 shall be accompanied by an adult)

Proper attire, including appropriate footwear, is required forall game and sports areas; bathing suits are acceptable at the pool area but not on courts or in game rooms. Participants must observe careful handling of all equipment with a concern for safety. Any damage to Association equipment or property due to misuse will be repaired at the expense of the responsible user or group.

A. Minor Guests: Age requirements are observed in the following areas:

    1. Pools: Use is limited to hours posted for guests under the age of 18.

    2. Fitness Center: Individuals must be 15 years of age or older to use the equipment. No attendant is on duty. For safety purposes, everyone is advised against using the facility alone. (See 7-108).

    3. Sauna and Steam Rooms: Individuals must be age 18 or older. No attendant is on duty. For safety purposes, everyone is advised against using the facility alone. (See 7-108 B).

B. Sport Court: Only non-marking shoe soles are permitted. Equipment may be checked out at the Fitness Center desk.

C. Other Sports Areas: Minors capable of participation may do so when accompanied by an adult.

7-103 SWIMMING POOLS (Subject to Maricopa County Environmental Health Code)

Pool Hours for both Rec 1 and Rec 2 are daily from 4:30 am to Midnight. There is no lifeguard or attendant on duty in the pool area. For safety purposes, everyone is advised against swimming alone. (revised 10-16-2024)

Manor residents are accountable for the actions of their guest(s) at the pool facilities. Rule violations may lead to loss of privileges and/or fines.

Everyone must shower before entering the pools in the locker rooms or in the outside showers.

Children that are not toilet trained and adults that are incontinent must wear specifically designed protective swim diapers in the pool.

Anyone with an illness or health condition that may pose a health risk to others by swimming in the pool should refrain from entering the pool.

Proper swimming attire shall be worn at all times while in the pool. Cutoffs, shorts, sports bras, or other clothing items not specifically designed for swimming shall not beworn while in the pool or hot tub. Thong or G-string type bathing suits and breast pasties are not considered appropriate swimming attire. Clean shirts worn for sun protection are allowed.

Children's hours (anyone under 18 years of age) in all pools are l0:00 a.m. to 12:00 p.m. and 4:00 p.m. to 6:00 p.m. Children's swim hours are extended from 10:00 a.m. to 6:00 p.m. at the Recreation 1 pool only on 7 holidays per year: New Years Day, Easter Sunday, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day. Children must ***always*** be supervised by a responsible adult (18 years old or older).

No foods, beverages, or obstructions (i.e., tables, chairs, etc.) are allowed within 4 feet of the pool. (Per Maricopa County) No glass containers are allowed within the fenced pool area. All food***s*** and beverages are to be placed and consumed at the tables and chairs provided in the seating area.

Smoking/vaping is not allowed in the pool area. (See 2-404).

Devices used in conjunction with LWCA water fitness classes are allowed.

Non-inflatable rubber belts worn around the waist and "noodles" (one per person) are permitted for use. Flotation devices larger than 3' x 3' are **NOT** permitted.

Kickboards and other training devices are allowed for use at any time, provided the kickboard is no larger than 18 inches by 24 inches in size and is so constructed that pieces will not break off.

Note: Kickboards, worn devices, floaties, rubber belts, and "noodles" are not considered swimming safety devices and should not be used as such. Non-swimmers are recommended to always use the shallow end of the pool at all times.

Only water-based, non-oily sunscreen products are allowed around the pool area.

Animals are not allowed inside the fenced area of the pool except trained, registered service animals. (See Pet Rule 5-106). No animals are allowed in the pools.

All activities in the pool/hot tub cannot infringe on the safety of others or their ability to enjoy the pool/hot tub. **Reasonable and proper behavior must be adhered to.**

Only **LWCA-Management authorized signs** will be posted at the pools and shall be enforceable as part of these rules.

7-104 HOT TUBS

Users **MUST** be 15 years of age or older.

Use at your own risk. Time in hot tub should be limited to 10 minutes or less if age or physical condition is an issue (As per the American College of Sports Medicine's (ACSM) Health/Fitness Facility Standards and Guidelines).

Pool rules as stated above in 7-103 are applicable.

7-105 LAWN BOWLING

The use of the bowling green is restricted to residents and their guests who have been certified by the club. The green is available for play at scheduled times as posted on the Lawn Bowling Club bulletin board. Non-lawn bowling activities are prohibited.

7-106 TENNIS/PICKLEBALL, **AND ALL OUTDOOR SPORTS COURTS**

A. Shoes: All players or others must wear only regulation court shoes within the court areas. Note: Black sole shoes that create marks on the courts and heel type shoes are prohibited.

B. Attire: It is mandatory that a shirt or top cover be worn at all times. (No "bare chest" players permitted).

C. Guests: All guests using the Tennis/Pickleball (and all outdoor sports courts) facilities must be sponsored by a resident of LWCA and / or checked through Security.

D. Smoking/Vaping: Smoking/vaping is prohibited within the boundary fences of the Tennis/Pickleball and all outdoor sports courts. (See 2-404).

E. Debris: Upon completion of play, the **participants are responsible** for the removal of debris from their immediate area of play.

F. Policies: Tennis/Pickleball court policies are posted at the courts and must be obeyed.

G. Equipment: Only LWCA-approved equipment may be used in the Tennis/Pickleball and all outdoor sports courts. Refer to the LWCA chartered clubs for recommendations.

7-107 BILLIARDS

All tournament play (whether men's or women's) will be limited to the 7 pool tables in the west end of the Billiard Room. Open play on all other tables will be permitted during tournament play.

Residents and guests must obey LWCA approved rules, as posted, in the Billiard Room.

7-108 WELLNESS CENTER

A. Fitness Center

1. Use is restricted to residents and their guests only. The Community Manager or designee may also approve LWCA personnel usage. ALL users are required to sign in at the Reception Desk and be prepared to show identification if requested. Fitness Center staff has LWCA authority to make a judgment call on individual situations.

2. Activities in the Fitness Center areas are not fully supervised. All persons using equipment and participating in activities in the Fitness Center do so at their own risk.

3. Individuals with known medical conditions or who are unsure of their physical condition are advised to consult with their physician(s) before engaging in exercise activity and utilizing the Fitness Center.
4. No one under 15 years of age will be allowed to use the equipment. An adult must accompany any guest under the age of 18.

5. Equipment must be used in a safe and proper manner. Cardio equipment usage is limited to 20 minutes when someone is waiting for that particular equipment type.

6. Antibacterial wipes are available for use in the Fitness Center and should be used to wipe down equipment after use.

7. Available lockers are for short-term, Fitness Center or pool use only. Individuals are required to remove personal items after each use. Keys must be left in the existing lock prior to exiting the facility. For safety reasons, personal items, bags, and other items must be stored in lockers only and not in the Fitness Center, classroom, or bathroom floors. The Fitness Center is not responsible for lost or stolen items.

8. Report injuries immediately to the Fitness Center, Admin Office, Security Office staff, or call 911.

9. Only closed non-glass container(s) are allowed in the fitness area. Food items are allowed only in the reception or lobby area.

10. Personal trainers must be pre-registered with the Wellness Department and adhere to the documentation of required information.

11. Dress Code for Fitness Center Participation**:** LWCA will adhere to the posted dress code policy that promotes health and safety.

B. Electronic Device Guidelines: Audible cell phone use is limited to the lobby area. Participants' personal space and privacy will be respected. I-phones, I-pods and I-pads and similar devices can be used for reading, watching videos, or listening to music with headphones and earpieces. Participants shall refrain from using the cameras on their electronic devices or any other image-capturing devices while in the Fitness Center.

C. Sauna and Steam Room**s**

1. The sauna and steam rooms are used at your own risk and should not be used alone. No one under the age of 18 are allowed in the sauna and steam rooms unsupervised.

2. Foot covering is required.

3. Individuals with medical problems should consult a physician prior to using the sauna/steam room.

4. Limit stay in sauna/steam room to a maximum of 15 minutes per session. If you feel faint, dizzy, or nauseated, leave the sauna/steam room immediately and notify staff or volunteer on duty.

5. Do not put water on the heater in sauna. (If you want moist heat use steam room.) Use of a towel is required inside the sauna/steam room.

6. Lotions and/or oils are prohibited in the sauna/steam room.

Only **LWCA Management authorized signs** will be posted at the Fitness Center, pools, lockers, steam rooms and saunas and shall be enforceable as part of these rules. Be sure to read posted signs.

CHAPTER VIII
GOLF COURSE

GOLFERS AND THEIR GUESTS ARE FINANCIALLY RESPONSIBLE FOR ANY

PROPERTY DAMAGE RESULTING FROM ERRANT GOLF BALLS.

8-101 RULES

The detailed rules for golf course play are available at the golf shops.

Scheduled golfing hours run from 6:30 a.m. until 6:30 p.m. during the period of May 1 to October 1, and from 8:00 a.m. to 5:30 p.m. during the period of October 1 to May 1. Pro shop maintains the overseeding schedule that occurs in October which can vary slightly each year. Only golfers are allowed on the golf courses during golfing hours Exception to these times may occur for published special events. Golfers may be on the golf courses after golfing hours and have the right of way at all times.

All persons must register at the Pro Shop before play. After hours players must also sign in on the sheets outside of the Pro Shop door. **No practicing is allowed on the golf course at any time.** Practice is limited to the practice areas and driving range.

The golf cart paths are part of the golf course Persons who walk, run or ride bicycles on the cart paths do so at their own risk and are only allowed on the golf courses during non-golfing hours. Golf carts must be identified as required in Paragraph 3-106. Golfers will use no more than 1 cart per twosome, 2 carts per foursome and 3 carts per fivesome.

Per PGA regulations, maximum time to retrieve a lost golf ball is 3 minutes.

Golfers and others accompanying them must be properly attired in accordance with the posted dress code in the Pro Shops.

ANY ENTRY ON TO THE GOLF COURSE IS AT YOUR OWN RISK.
(revised 3-20-24)

8-102 Outside Golf Memberships

Leisure World can sell up to 100 outside golf memberships, in order to increase revenue. The Leisure World age restriction of 45 applies to outside golf memberships, unless approved by the Community Manager or his/her designee.

(revised 10-16-2024)

CHAPTER IX
SCHEDULE OF FINES

9-101 RULE VIOLATION CONSEQUENCES INCLUDING FINES and SANCTIONS

A. In LWCA it is necessary to establish Rules to assist the LWCA in serving the best interest of the greatest number of owners, residents and guests while protecting the rights, health, safety and property value of the members of the LWCA. These rules apply to all people (owners, residents and guests) within the boundaries of LWCA.

B. The Consequences of Rules and Regulations Violations: Information is provided to increase awareness and add to the likelihood that all owners, residents and guests have the right to enjoy the Association's LWCA Facilities subject to the terms of the Governing Documents. To accomplish this task, violators of these rules are subject to a schedule of fines.

C. Monetary consequences (hereafter referred to as "fines") for violation of the rules shall not exceed $2,000 per violation, with each additional day/event constituting ~~a~~ further violation and an additional fine. The number of fines are based on the severity, duration, and-or frequency of the violation. The fines set forth in this Schedule of Fines constitute damages sustained by the LWCA and are intended to compensate the LWCA for the administrative burden of addressing the violation and its adverse impact on the LWCA.

D. Schedule of Fines:

The schedule of fines listed below are general guidelines. Based on the severity of the offense, in particular with respect to the violations that pose a serious health or safety risk, the fine could be increased to the maximum of $2,000 per violation.

LW Violation	**Comment**	Fine (USD)
1st Violation	warning or fine up to →	$400
2nd Violation	same offense →	$100 to $400
3rd Violation	same offense →	$200 to $600
Additional Violations	same offense up to →	$800
Safety Violation	warning or fine up to →	$1000
Continuing Violation	daily fines until cured and/or additional sanctions may be imposed.	TBD

E. Determination of Fines and or Sanctions: Rule violations may be reported to LWCA Security, to the Department's Supervisors, or by filing a Form # 2 to Administration. Violations will be investigated as described in Section 1-105. Fines and or sanctions are determined by Administration.

F. Collection of Fines: If a fine is levied, payment is due to the LWCA Finance Office within 21 calendar days following notification. ARS.33-1242 and 33-1803

G. Appeals Process**:** Appeals of fines or sanctions will be presented to the LWCA Board of Directors for consideration in writing, in accordance with Arizona Statutes.

CHAPTER X
GLOSSARY OF TERMS

Terms used in this document are defined as:

ACC: Architectural Control Committee

Additional Service Areas: Those areas that receive additional services beyond the services provided in basic homeowner monthly assessments. These services may include such items as water, lawn care, shrub trimming, roofs, painting, etc.

Administration: Office of the LWCA Community Manager

ARS: Arizona Revised Statutes

Board: Leisure World Community Association (LWCA) Board of Directors

Common Area: Area outside of the Condo and Limited Common Area (i.e., the streets, recreation facilities, golf courses, tennis courts and other properties owned by the LWCA)

Condos/Condominiums: Homes in Plats 1 through 5 and 16

Drones and other remote controlled flying devices: Any unmanned aircraft which can fly autonomously under the remote control of a licensed pilot.

Golf Carts: These terms shall be considered synonymous for motorized vehicles

Grandfather (prior approval) Rule: This document is subject to the grandfather rule which states that certain previous rules in existence are applicable until the manor changes ownership.

Guests: Individuals who are temporary invitees of residents of Leisure World as determined by their property ownership or leasehold interest.

Limited Common Areas: Include areas described on a condominium plat as balcony, patio, carport, storage area, parking space or walkway.

Living wall: A hedge of densely planted shrubs or trees which results in a visual barrier between two properties

Lots: Private properties within the LWCA which are also referred to as property within the LWCA Covenants, Conditions and Restrictions (C, C&R's)

LWCA: Leisure World Community Association

Management: LWCA Community Manager and/or designee

Manors: Residences within the LWCA which are also referred to as units within the LWCA Covenants, Conditions and Restrictions (C, C&R's)

Non-Condos: Homes and Lots that are deeded to the owner in plats other than 1 through 5 and 16

Property: Private properties within the LWCA which are also referred to as lots within the LWCA Covenants, Conditions and Restrictions (C.C&R's)

Rules: The Rules and Regulations for the Leisure World Community Association as contained in this document.

Transponder: A device issued by the LWCA which responds to a designated electronic signal and is placed on a resident vehicle for entry control.

Units: Residences within the LWCA which are also referred to as manors within the LWCA Covenants, Conditions and Restrictions (C, C&R's)