

## **BOULDER CANYON AT LA RESERVE GENERAL RULES AND GUIDELINES**

In order to maintain and protect our Community in a manner that will distinguish it as a prestigious and aesthetically tasteful place to live, the Boulder Canyon at La Reserve HOA Board of Directors has adopted the following General Rules and Guidelines on behalf of all Owners and Residents. The Rules and Compliance Committee is authorized by the Board of Directors to assure that Boulder Canyon maintains those characteristics and is a pleasant and safe place for all invested parties (Homeowners, Tenants, Seasonal Residents and Guests alike) to own and live. The Board of Directors and their management company, Paul Ash Management, work together to help implement the requirements of their governing CC&Rs and other Documents. If a resident is found to be not in compliance with community CC&R's or General Rules and Guidelines, they may levy sanctions for those violations as stated in the Boulder Canyon HOA Governing Documents. **See Boulder Canyon CC&R's 7.14.**

**ADVERTISEMENTS:** Signs other than the following must have written consent of the Board of Directors to be publicly displayed on any building on the premises: One "For Sale" sign or "For Rent" sign, or a "For Sale or Rent" sign. The size of these signs must conform to industry standard size, not to exceed 18"x24". One "For Sale" sign rider( i.e., "tile flooring," "garage included", etc.) is allowed and must conform to industry standard size, not to exceed 6"x24". Signs may not be affixed to railings or on building exteriors (**Arizona Revised Statutes § 33-1261, C.1, C.2, C.3**) Advertisements may be posted on the Community Resident's Billboard located at the mailboxes. Be advised that inappropriate or unacceptable postings will be removed without notice.

**ASSESSMENTS:** Assessments are due and payable on the first day of each month. For further information, please see the CONTACTS, COMMENTS AND CONCERNS section below.

**BARBEQUES:** Charcoal grills are located poolside for your use and enjoyment. USE or STORAGE of flame producing devices (charcoal burners, barbeques, grills: propane or charcoal) on patios, balconies, or within 10 feet of any combustible material is STRICTLY PROHIBITED by Subsection 308.3.1 of the Int'l. Fire Code of Golder Ranch Fire District. Electric grills are permitted. (**See Boulder Canyon CC&R 7.19**)

**CHILDREN:** Children must be supervised at all times for their own safety. Children under the age of 14 are required to have adult supervision while in the pool and spa area. Use of the Fitness Center and exercise equipment is restricted to Boulder Canyon residents and their guests 16 years or older. \*For safety reasons, bicycles, skateboards, scooters and rollerblades are not allowed in the pool area nor are they to be ridden on sidewalks within the community area.

**CLUBHOUSE ACCESS:** Be advised that the main clubhouse is open Monday thru Friday 9:00 AM to 3:30 PM. The clubhouse is closed evenings and weekends. Rental of the main Clubhouse facility is available. Please access the documents page of the Boulder Canyon Website to obtain rental packet and additional information.

**CONTACTS, COMMENTS AND CONCERNS:** Homeowner comments and concerns should be mailed, phoned or emailed to: Danielle Morris

Paul Ash Management,  
3499 N. Campbell, Suite 907, Tucson, AZ 85719  
520-795-2100, ext. 119  
[dmorris@paulashmgt.com](mailto:dmorris@paulashmgt.com)

Paul Ash Management Co or the Board of Directors will address the issue as soon as possible.

Rental Residents should direct their concerns to their appropriate leasing agent.

**DAMAGES:** Damages to common areas caused by owners, their tenants, or guests will be assessed to the legally responsible unit Owner.

**DECORATIVE LIGHTING:** Residents may tastefully decorate their patios, balconies and railings with decorative lighting from one month before through two weeks after the designated holiday and must be removed after that timeframe. No additional permanent lighting is allowed other than the patio carriage light.

**EMERGENCIES:** Contact Paul Ash Management- During normal business hours M-F 9:00 AM- 5:00 PM (520) 795-2100 or outside of normal business hours (520) 512-5340

**EXTERIOR SPACES, PATIOS AND BALCONIES:** Patios and balconies must be kept in a neat, clean condition. Plants may be displayed in an attractive manner and pots should be in a neutral color to blend with the exterior of the buildings. No items may be hung from any patio or balcony railing. This includes drying or laundering clothes, towels or other items. Outside clotheslines or drying racks are prohibited. Furniture designed for exterior use, including furniture that is of a neutral color and built to store items within, is permitted. Storage furniture may not extend above the height of the railings. Large storage containers such as Rubbermaid, Sterlite, or others may **NOT** be used as outside storage on patios or balconies. No objects of any kind may be stored or placed in the common areas. No potted plants are allowed in any portion of the common area. One plant may be positioned at a unit entry door as long as it does not impede access to/from a unit per fire code. (See Boulder Canyon CC&R 7.14)

**FITNESS CENTER:** Fitness Center hours are from 5:00 AM to 11:00 PM. Your electronic access card opens the Fitness Center doors, allowing access to the Fitness Center and restrooms. Use of the Fitness Center and equipment is restricted to Boulder Canyon Homeowners, Residents, and Guests 16 years or older. Guests are required to be accompanied by a unit owner or lease holder. Posted Fitness Center rules must be observed. Shirts must be worn. Athletic shoes only, no sandals or flip-flops. Please turn off lights, fans, TVs, close and secure doors when you leave. For further information, please see Pool/Spa & Fitness Center Rules at <http://bouldercanyonhoa.com>.

**FLAGS:** The American Flag, and certain others, may be flown year round. (See the United States Code sections 4 through 10, A.R.S. § 33-1261) No vertical flag poles shall be mounted / placed on common area grass, sidewalks, etc. Flag mountings shall be placed within the individual patio/balcony spaces. Flag poles shall be no greater than 4 feet in length and flags shall be not larger than 6 feet long by 4 feet wide. Flag pole mountings shall be non-permanent and placed on the patio/balcony itself and not attached to the patio or balcony railing.

**GARAGE DOORS:** Garage doors are to be kept closed at all times when not in use.

**IMPROVEMENTS AND ALTERATIONS:** All additions, alterations, and improvements that will be visible from the exterior of a unit require the unit owner to submit the proper Architectural Change Request (ACR) form and obtain written approval from the Architectural Committee PRIOR to making the improvement or modification. This includes, but not limited to windows, doors, screens, window blinds, non-lighted fans, sunshades, satellite dishes, benches\* etc. Due to fire regulations, fans with lights are not permitted. No additional permanent exterior lighting is permitted. Modifications must be aesthetically pleasing and in harmony with the surrounding improvements. Architectural changes prior to March 2011 are grandfathered in; however, these must have been documented and on file at Paul Ash Management Co. Architectural Committee Request (ACR) forms are available on the Boulder Canyon Website at <http://bouldercanyonhoa.com>.

\* Benches - restrictions apply. ACR Form must be submitted with exact dimensions to comply with access restrictions.

**IMPROVEMENTS AND ALTERATIONS cont:**

\*\*\*GRANDFATHERED EXCEPTIONS - Architectural enhancements that occurred prior to March 1, 2011. Any pre-existing enhancements must have received Architectural approval and be on file at the offices of Paul Ash Mgmt, Co. All units under "Grandfathered" status must be brought into compliance with BC CC&R's and General Rules & Guidelines prior to sale. Architectural Change Request (ACR) forms can be found on the HOA website at [www.bouldercanyonhoa.com](http://www.bouldercanyonhoa.com) and returned to Paul Ash Management, Co. at the address listed above under CONTACTS, COMMENTS AND CONCERNS.

**LIGHTING:** The exterior lighting next to the main entry doors, as well as pole lighting and common area lighting (hallways and walkway entrances) throughout the community are maintained by the Association. To report an outage, please notify Paul Ash Management at 520-795-2100 or submit a Maintenance Request on the Boulder Canyon Website at: <http://bouldercanyonhoa.com>.

**MAINTENANCE ISSUES -**

**ALL RESIDENTS:**

Emergency Maintenance Service – call Paul Ash Mgmt. On Call Service -- 520-512-5340  
For maintenance requests pertaining to Common Elements such as, but not limited to, roof leaks, exterior damage to the balcony and patio areas, and common element lighting, please call: Paul Ash Mgmt. 520-795-2100 M-F, 9AM – 5PM  
A maintenance request may also be submitted via the BC Website Home page.  
A list of service providers is available on the HOA Website at [www.bouldercanyonhoa.com](http://www.bouldercanyonhoa.com).

**RENTAL RESIDENTS:**

Please contact your appropriate Leasing Agent.

**NOISE AND OTHER DISTURBANCES:** Reasonable consideration for your neighbors is extremely important. No resident shall permit any noise which may annoy or disturb other homeowners or residents. No homeowner, resident or guest shall permit any activity that will interfere with the rights, comfort, convenience or quality of life of other residents of Boulder Canyon. This includes pets disturbing other neighbors. Excessive barking and noise will not be tolerated. Use of foul language in any Common Area will not be tolerated. \*\*Please be respectful and close entry doors quietly. Do not slam entry doors as this can be disturbing to your neighbors. (See Boulder Canyon CC&R 7.13)

**PARKING:** Parking on Boulder Canyon property is reserved for Residents and Resident’s Guests. Since there is limited parking space in the complex, residents are required to park in their assigned covered parking before using uncovered guest parking spaces. Please be respectful and park between the lines as to not infringe on adjacent spaces or walkways. Additionally, if a Resident is not using their assigned covered parking space (ex; a part time resident who is away), that resident may provide written permission to another resident to park in the assigned covered parking space (written permission must identify the other resident’s vehicle Make, Model and License Plate Number). No Overnight Parking is allowed in front of the Clubhouse. Please respect posted parking restrictions. Commercial vehicles, trailers etc. may not be parked, kept or maintained on any part of the Boulder Canyon property without prior Board approval. Parking is only for use by legally operable, currently registered, licensed vehicles. See the VEHICLE REPAIR AND MAINTENANCE section in the CC&R’s for additional information regarding violations. (See Boulder Canyon CC&R 7.8, 7.9)

**PETS:** Pets (dogs and cats) must be leashed at all times while in common areas in the community. Owners are required to clean up after their pets. Bag stations are located throughout the community as a courtesy. The only pets allowed inside the pool area or the Clubhouse are ADA Certified Service Dogs. Tethering pets in any common area is prohibited. Residents are responsible for any damage to common areas caused by their pets or their guest’s pets. (See Boulder Canyon CC&R 7.15)

**POOL:** Pool and Spa hours are from 5:00 AM to 11:00 PM. An access card is required for entry and exit from the pool area. Access to the pool area is via the East Gate (near Bldg. 6). The West Gate is for Service Access Only. Children under 14 are required to have adult supervision at all times while in the pool area. For additional information, see the Pool/Spa & Fitness Center Rules on the Boulder Canyon website:

<http://bouldercanyonhoa.com>.

Please be respectful of others and observe posted QUIET TIME after 10:00 PM and before 8:00 AM.

**GATES ARE PROGRAMMED TO LOCK AUTOMATICALLY AT 11:00 PM AND YOUR CARD WILL NOT OPEN THE GATE TO GET IN OR OUT, SO MAKE SURE ALL PERSONS AND BELONGINGS ARE OUT BY 11:00 PM.**

If you are accidentally locked in, there is a red telephone on the corner of the clubhouse wall around the corner from the fountain. You can use this to dial the Paul Ash after hours number (520-512-5340) listed on the phone sign. They will be able to open the gate for you. Jumping the wall/gates is never allowed and may result in suspension of card privileges and/or fine. Also, please be advised that the pool area is monitored by a 24 hour visual security system.

**RENTAL & LEASE AGREEMENTS:** The minimum rental/lease term is 30 days. Homeowners are required to notify Paul Ash Mgmt. Co. of the names of tenants and lease dates for each new lease of tenancy and to submit a Boulder Canyon Declaration of Lease/Rental Agreement for any new lease PRIOR to occupancy. Failure to provide lease agreements will result in fines pursuant to the Boulder Canyon Leasing Policy, posted on the website at [www.bouldercanyonhoa.com](http://www.bouldercanyonhoa.com)

- **LOCKBOXES: Unit Owners and Leasing Agents are reminded** that lockboxes are permitted only on the front door handle of a unit. Under no circumstances are lockboxes permitted to be attached to any common element or limited common element. This includes but is not limited to stair railings, patio railings, or trees. Any lockbox attached to a common element or limited common element is subject to immediate removal and disposal.

**RESPONSIBILITIES:** Homeowners assume full responsibility for their tenants and guests and are required to provide them with copies of these Boulder Canyon General Rules and Guidelines and all referenced documents.

**ROCK WALLS, RETENTION AREAS & GREEN SPACE:** Please be respectful of the rock retention areas within our community. No climbing on or over these areas as this will loosen the rocks that help secure the soil in the surrounding areas. Please use the sidewalks. Damages to common areas caused by owners, residents or guests shall be assessed to the legally responsible individuals.

**SATELLITE DISHES:** ACR approval required. Restrictions apply. Please refer to Boulder Canyon CC & R's, or contact Paul Ash Management for information. (See [Boulder Canyon CC&R 7.17](#))

**SPEED LIMITS:** All residents and guests must comply with the posted speed limits for everyone's safety. The posted Speed Limit at front entrance is 5mph, at back entrance is 15mph. We are a residential community and the safety of our residents, guests and our pets is in your hands.

**TRASH AND RECYCLING:** Please secure all garbage and refuse in bags and place in trash dumpsters. Trash bags must be disposed of promptly and not left outside of units or on patios or balconies. Boulder Canyon is proud to participate in recycling, so please utilize our Recycling Containers located next to Bldg. 4 and between Bldgs. 12 & 13.

**VEHICLE REPAIR AND MAINTENANCE:** Temporary emergency repairs needed to make a vehicle operational, such as a jump start, windshield replacement or tire change are permitted. All other maintenance, servicing, repair, construction, reconstruction of any vehicle is not permitted. No inoperable or unregistered vehicle may be stored on any portion of the property. (See [Boulder Canyon CC&R 7.10](#))

**WIFI:** Wi-Fi is available in the Clubhouse area for all residents and their guests. Network: BoulderCanyonClubhouse Password: [BoulderCanyon](#) (the 0 in the Password is a zero not the letter O)

**WINDOW COVERINGS:** Maintenance of screens, exterior doors, and window blinds is important for the appearance of our community. Screens must be undamaged, intact and may only cover the sides of the windows that open. All windows must have interior blinds with horizontal slats that are white or shades of white; sliding glass door blinds are to have vertical slats also in white or shades of white. If there are multiple blinds bent, twisted, or broken in a unit, they are to be repaired or replaced. Reminder: All additions, alterations, and improvements that will be visible from the exterior of a unit, require prior written approval from the Architectural Committee before they can be installed. The Architectural Change Request (ACR) forms are available on the BC Website at [www.bouldercanyonhoa.com](http://www.bouldercanyonhoa.com). (See Boulder Canyon CC&R 7.20)

\*\*\*All Residents are reminded to review the Boulder Canyon Covenants, Conditions and Restrictions (CC&R's) and By-Laws to insure compliance with Association rules. Complete information is available at [www.bouldercanyonhoa.com](http://www.bouldercanyonhoa.com).

\*\*\*Additional questions regarding the rules and regulations of Boulder Canyon should be directed to your leasing agent (as applicable) or [Paul Ash Management Co, 520-795-2100](http://www.paulashmanagement.com).

\*\*\*The Boulder Canyon HOA Board of Directors reserve the right to change or modify any rule or regulation established on behalf of the Association.

\*\*\*Please retain this information for future reference