

The Palms RV Resort

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Yuma, AZ 85365

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CCR's - ARTICLE 3 - Property Rights In Common Areas....Pg. 7

3.1 COMMON AREAS AND PURPOSES. The Common Areas and related improvements exist solely for the use by the Lot Owners, their invitees and Lessees. Common Areas may only be used for purposes approved by The Association and in accordance with all reasonable provisions and limitations described in the Project Documents.

NOTE: We know this and the two areas of concern are: 4.3 Easement for Public Access and Landscaping (PAL) and 4.4 Lot Owners Common Area Easement of Enjoyment. (Tract B and LA-1 to LA-34)

4.3 Easement for PAL is very clear as to Lot Owners use:....No structure, improvement, fixture, fence, vehicle, equipment, personal property, trash or rubbish shall be permanently or temporarily constructed, placed, parked, or maintained by any Lot Owner within the PAL Easement area, other than such improvements as are constructed by the Declarant or replacements thereof constructed by the Association.

ACTION: The rule is clearly stated in the CCR's

4.4 Lot Owners' Easements of Enjoyment. Each Owner shall have a non-exclusive easement for the use and enjoyment of the Common Areas which shall be appurtenant to the lots and shall be subject to the following provisions:

A. The right of the Association to adopt reasonable Rules governing the use of the Common Areas & Facilities.

ACTION: Therefore the Board of Directors with the recommendation from the Advisory Board adopt the following rules governing the use of all Common Areas that are adjacent to Lot Owners Lots (Tract B and LA-1 to LA-34):

A 1. No ground cover can be placed over plants or existing vegetation but can be placed over graveled area only.

A 2. The use of outdoor furniture is restricted to chairs and small tables.

A 3. Fire pits and cooking stoves or grills are prohibited.

A 4. Any furniture or objects that would harm or distract from the plant life is prohibited.

A 5. Jam sessions are prohibited.

A 6. Any item or furniture placed for use in these common areas must be removed at 2200 hours (Quiet time start) .

A 7. Those persons using these common areas must leave the common ground area in the same condition as maintained by The Palms Lot Owners Association.

A 7. Holiday Christmas Decorations are allowed in the common areas to be lit from the day after Thanksgiving through January 5th.