

DREAMLAND VILLA RETIREMENT COMMUNITY

Rules and Regulations

As adopted by the DVRC Board of Directors 2/12/2024

Introduction

The Dreamland Villa Retirement Community Board of Directors has adopted the following Rules and Regulations pertaining to usage of the Common Areas. These Rules and Regulations may, from time to time, be modified, added to, or deleted as determined necessary by the Board of Directors. If any conflict exists between the provisions of the Declarations, the Articles, the Bylaws, or any amendments thereto, and these Rules and Regulations, the provisions of the Declarations, Articles, or Bylaws shall prevail.

The Board recognizes that, from time to time, a violation of the established Rules and Regulations, the Articles, the Bylaws or the Declarations (collectively “Community Documents”) may occur, and that a reasonable penalty structure is necessary in such cases to encourage compliance. The goal is to achieve compliance and not to punish.-

Definitions

Articles – Shall mean the Articles of Incorporation of the Dreamland Villa Retirement Community, Inc. which have been filed in the Office of the Corporation Commission of the State of Arizona, as said Articles may be amended from time to time.

Board – Shall mean the Board of Directors of the Corporation.

Bylaws – Shall mean the Bylaws of the Corporation, as such Bylaws may be amended from time to time.

Common Area – Shall mean all real property owned and operated by the Corporation.-

Common Expenses – Shall be (1) all expenses of administration of the Corporation and of the maintenance, operation, management, improvement, repair and replacement of a Common Area. (2) all expenses declared or contemplated to be Common Expenses as provided by the Declarations, the Articles, Bylaws or Rules of the Corporation (as the same may be duly adopted and amended from time to time) or applicable statutes or regulations; and (3) subject to the provisions hereof, all valid charges, assessments or taxes against the Common Area as a whole.

Corporate Documents – Shall mean the Articles, Bylaws, and Rules, including amendments thereto from time to time.

Corporation – Shall mean and refer to the Dreamland Villa Retirement Community, an Arizona nonprofit corporation, its successors and assigns.

Declarations – Shall mean the First Amended Declaration of Restrictions for each relevant Section of the Dreamland Villa Development, as they may be amended from time to time, except where the context indicates otherwise.

Guest (Day Guest) – This term will be used for the purpose of defining those visitors who reside outside the boundaries of Dreamland Villa but in the greater Phoenix Metropolitan area and are here to spend a day or less with a DVRC voting member. (Example –friend or relative from elsewhere in Mesa or perhaps a neighboring city is visiting a DVRC voting member for the day).

Guest (Houseguest/Out of Town Guest/Overnight guest) – These terms are used to define a friend or relative of a DVRC voting member who lives outside the Dreamland area and usually from a more remote location. Such a visit requires overnight accommodation whether in the home of a DVRC voting member, some other local home, or in a motel or hotel, or similar business established to provide overnight accommodations. Such accompanied Guest shall be limited to 30 days or less.

Lot – Shall mean and refer to any separate parcel of real property shown upon the recorded subdivision plat of the Dreamland Villa Development, with the exception of the Common Area as identified above.

DVRC Sponsored Associate Member - shall mean and refer to an individual who lives outside the Dreamland Villa Development or nearby apartments and has been sponsored and accepted, as specified in the By Laws into the DVRC. This individual pays the annual fees and has no voting rights with DVRC. These members will be issued a Kee Card and are entitled to Dreamland Villa's amenities, activities, facilities including the swimming pools and hot tubs.

DVRC Non-Voting Member - shall mean and refer to property owner(s) who acquires title to a lot in Dreamland Villa's 18 sections, the owner(s) become a non-voting member(s) of the corporation and are entitled to use its nature walk for recreational and socialization activities. These members will not be issued a Kee Card and are not entitled to Dreamland Villa's amenities, activities, facilities including the swimming pools and hot tubs.

DVRC Voting Member - shall mean and refer to an Occupant in the Dreamland Villa Development or nearby apartments, as specified in the By Laws, who pays the annual fees and has voting rights with DVRC. These members will be issued a Kee Card and are entitled to Dreamland Villa's amenities, activities, facilities including the swimming pools and hot tubs.

Occupant – Shall mean a person or persons, including an Owner or renter, who resides in and who is in rightful possession of a Lot. By way of illustration and not of limitation, an Occupant is one who regularly receives mail at a Lot, is counted for the purpose of paying fees to the Corporation, and who considers a Lot as one of his or her primary residences. A guest of less than 30 days is not an occupant.

Owner – Shall mean and refer to the record owner, whether one or more persons or entities, of equitable or beneficial title (or legal title if same has merged) of any Lot but excluding those having such interest merely as security for the performance of an obligation.

Rules – Shall mean the rules and regulations adopted by the Board as may be amended from time to time.

COMMON AREA RULES AND REGULATIONS

A. General:

1. Only voting members and their guests or sponsored associate members are permitted use of DVRC facilities, with the exception of those facilities open to the public.
2. Guests will be allowed use of Corporation facilities provided they are accompanied and signed in by a voting member.
3. A Day Guest who is accompanied by a voting member will be allowed use of the Corporation facilities for the day of his/her visit. It is not intended that such guests will be permitted unrestricted use of Corporation facilities and such guests will limit such use to no more than twice in any given calendar month, regardless of whose guest he or she is. It is the voting member's responsibility to ensure that their guests do not violate this rule.
4. A Houseguest or Out of Town Guest who is accompanied by a voting member will be allowed use of the Corporation facilities for the days of his/her visit up to 30 consecutive days. It is not intended that such guests will be permitted unrestricted use of Corporation facilities. It is the voting member's responsibility to ensure that their guests do not violate this rule.
5. Smoking or vaping is not allowed in the interior rooms, pool facilities, or within 20 feet of the doors of any Dreamland Villa Retirement Community facility.
6. The use of illegal drugs is prohibited in or on any Common Area.

7. Sexual harassment, any deliberate act that interferes with another's use of the Common Area, and/or harassment of other individuals of any nature or form, the use of offensive or profane language, and/or the conducting of one's self in an offensive, suggestive, or rude manner while on or in any Common Area, is strictly prohibited.
8. The use of all DVRC facilities for any purpose or activity, with the exception of facilities assigned to DVRC, or activities for use on a continuing basis, must be approved in advance by the DVRC Business Office or Board.

B. Swimming Pools and Hot Tubs/Spas (collectively "Pools"):

1. Only Kee Card holders and guests of voting members are permitted to use the Pool facilities. It is the voting member's responsibility to instruct their guests on the Pool rules, to accompany them, and remain with them while at a Pool.
2. All persons using the Pool facilities must shower before entering pools. Only water-soluble sunscreen may be used and must be applied at least 45 to 60 minutes before entering the Pool area. **NO OILS.**
3. Children that are not toilet trained are not permitted in Pools. Children (up to age 16) must be accompanied by a voting member. Children may only use toys in the Pools that cannot be sucked into the vacuum system and clog the filters and valves. The hours that children (up to age 16) may use the Pools are:

Read Hall Complex Pools – 10:00 am to 1:00 pm only

Farnsworth Hall Complex Pools – 11:00 am to 1:00 pm and 5:00 pm to 6:00 pm

4. Running, diving, or horseplay is not permitted. The use of small inflatable items and noodles may be used provided they do not interfere with other swimmers.
5. Only standard swimwear is allowed. No diapers are allowed.
6. Persons with open cuts, sores, rashes or wearing adhesive bandages are not permitted in the Pools.
7. Eating and drinking are not allowed in the pools or spas. Each person is responsible for depositing all trash and cans in trash containers. Absolutely no glass containers are permitted in Pool areas.
8. Smoking and vaping in Pool areas, dressing rooms, and showers is not permitted.
9. Individuals under the age of 18 are not permitted to use the hot tubs (spas).
10. All adult three wheeled bicycles (tricycles), scooters, and bicycles parked within a Pool area must be walked through the access gate.

11. No portion of any Pool equipment may be used for anything other than the intended purpose. By way of clarification and not of limitation, no person shall be permitted to use

the metal railings and ladders in Pools for any purpose other than for the entry or exit from the related Pool. (This includes, but is not limited to, a prohibition on using the metal railings and ladders for exercise purposes.) Moreover, no person shall situate himself or herself in a Pool so as to impede or interfere with anyone entering or exiting a Pool from an intended entry or exit point.

12. Animals, except for service dogs, are not allowed in the pool area at any time. Animals are not permitted in the water at any time.
13. Pools Opening and Closing Times:

Opening Time – 7:30 a.m.
Closing Time – 10:00 p.m.

Times may be adjusted for maintenance purposes.

There are no lifeguards on duty. To swim alone is dangerous. Swim at your own risk and enjoy yourself, but please be considerate of other people.

C. Nature Walk:

The Nature Walk, which contains the power easement, is located between Colby and Decatur Streets and from Higley Road through the 6000 block of Colby and Decatur Streets is part of the Common Area. The Board of Directors has adopted the following Rules and Regulations with the intent to maintain the Nature Walk in its most natural state as is reasonably possible while giving consideration to accessibility, hazards, cost of maintenance, the member's desire to protect the land from other usage, and to permit use of the Nature Walk for the purpose of enjoying the vegetation and wildlife.

1. All trees, shrubs, cacti, etc., planted on the Nature Walk must be native to the Southwest and must be able to survive on their own without any care (drought resistant).
2. Vegetation on the Nature Walk, with the exception of normal cleanup and maintenance, is not to be removed without the prior written approval of the Board.
3. Individuals using the Nature Walk to walk pets are responsible for cleaning up and disposing of any and all droppings left by the pets. All pets walked on the Nature Walk must be on a leash.

4. Only vehicles belonging to Occupants who reside in lots bordering the Nature Walk, or vehicles authorized by the Corporation, may be driven on the Nature Walk. This rule applies to Occupants who are Lot owners of record as of November 11, 2008. Subsequent Lot Owners will not be granted vehicle or trailer access to their Lot by way of the Nature Walk.
 - (a) The driving speed on the Nature Walk shall be “walking pace”, defined as not to exceed three (3) miles per hour.
 - (b) Occupants desiring access for permitted storage of vehicles or trailers on their Lot will be required to pay a refundable key deposit of fifty (\$50.00) dollars. When the key is returned the deposit will be refunded no later than the next regularly scheduled check-writing day. Deposits for keys that are lost will be forfeited and a one hundred (\$100.00) dollar refundable deposit will be required before a replacement key is issued. Keys may not be duplicated or loaned to another individual or Occupant. All Occupants issued a key will be required to sign a key issuance agreement. Any Occupant issued a key is required to return the key when their Lot is sold and/or ownership is transferred to another person(s) or entity.
5. The driving of any vehicle on the Nature Walk, except as provided for in Section 4, above, is strictly prohibited; however, electric carts, wheelchairs, bicycles and walkers are permitted, provided they are operated/used in a safe and prudent manner.
6. The Corporation has the sole authority to place, at appropriate locations, signage informing users of the Nature Walk of some or all of these Rules and Regulations.
7. The Corporation may do whatever is necessary to maintain the appearance and functionality of the Nature Walk, while giving special consideration to maintaining the natural foliage and habitat of wildlife.
8. No structures of any kind, including sheds or fences, are allowed on the Nature Walk.
9. With prior Written Board approval, landscaping is permitted on the Nature Walk, provided such landscaping does not discourage or inhibit individuals from walking on the Nature Walk. Extending yards on to the Nature Walk by installing curbing, edging, and/or fences, etc., is prohibited.
10. The dumping of yard trash, building materials, etc., on the Nature Walk is strictly prohibited.

11. Water run off systems from Lots adjacent to the Nature Walk are to be constructed in such a manner so as not to cause erosion, a safety hazard, or harm to foliage or wildlife habitats on the Nature Walk. Wastewater runoff of any kind onto the Nature Walk is strictly prohibited.
12. The parking of any vehicle, trailer or boat of any kind or nature on the Nature Walk is strictly prohibited.

D. Enforcement:

All complaints should be promptly reviewed to determine if a violation does or does not exist. Violators of Common Area Rules and Regulations will be sent written notification informing them of the violation and informing them that continued violations will result in action by the Corporation.

Voting members are responsible for their guests. In addition to a permanent revocation of a guest's privileges, the Corporation reserves the right to simultaneously suspend or revoke a member's privileges pending a hearing as a result of the actions of a voting member's guest and to take any other action against a voting member as a result of the guest's actions.

Dreamland Villa Development is located within Maricopa County, therefore the Ordinances, Zoning, and Rules and Regulations of Maricopa County are applicable. Maricopa County is responsible for enforcement.

Maricopa county Code Violations and Complaints

602-506-3301