

## 8 Amendments to the Rules & Regulations

The RULES AND REGULATIONS were restated April 13, 2022. Since that date, the Board of Directors amended the Rules and Regulations with Amendments 1, 2, 3, & 4 approved on December 6, 2022, and Amendments 6, 7, 8, & 9 approved on January 3, 2023. The below table briefly shows where these eight amendments made changes:

1	1.04 & 1.08	Define club /Group	Club generates funds and must comply with IRS Rules Groups may only charge of fees and expenses
2	2.04	Common Areas	Properly dispose of trash & cigarette buttes. No unauthorized alterations.
3	3.11F	Special Age waiver	Paragraph renamed "Temp Special Age Waivers" several revisions
4	8.04	Exercise Room	Removed requirement to register, pay fee, & sign waiver.
6	4.04	Signs, Flags, & Banners	Several revisions
7	6.05-6.08	Parking	Several revisions
8	10.05	Trees, Shrubs, and vegetation	Addresses Trees, Shrubs, and vegetation on owner's lot.
9	9.08	Dumpster Use	Prohibits residents from adding appliances etc. in dumpster <b>No trash left on the ground near dumpster</b>

The 8 amendments are attached.

The Rules & Regulations document will be restated at the end of the season. These 8 amendments (plus any other amendments approved during the season) will be incorporated into the restated R&R document.

**Rules and Regulations of  
Golden Vista R.V. Resort Association, Inc.  
Amendment #1**

On December 6, 2022, the Board of Directors reviewed and approved the following amendments to:

PART 1  
DEFINITIONS

- 1.04 Clubs. Permission of the Board of directors must be granted before a group of residents may create a formal entity to pursue a common interest, activity, or goal with financial arrangements.  
Clubs must comply with IRS Rules and Arizona Statutes. The rules for Club operations with financial arrangements that are mandated for planned communities can be found online.
- 1.08 Groups. Several residents with an interest or activity in common that does not generate funds in a manner similar to a club, may create an informal group.  
A group may only charge fees or dues to cover costs.

Approved /S/ Harlan Johnson

Harlan Johnson, President

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**Rules and Regulations of Golden Vista  
R.V. Resort Association,  
Inc. Amendment #2**

On December 8, 2020, the Board of Directors reviewed and approved the following amendments to:

PART 2  
DECORUM

2.04 Common Areas Residents, guests and visitors are expected to keep the Resort common areas clean and orderly. Trash and cigarette butts must be disposed of properly.

No common area, facilities or utilities are to be altered in any manner by any individual, group or committee without prior approval by the Board of Directors and/or the Community Manager.

Any unauthorized alterations or damage caused thereby will require the responsible party(ies) to reimburse all costs. The offending party(ies) is (are) subject to fines.

Approved /S/ Harlan Johnson

Harlan Johnson, President

**Rules and Regulations of  
Golden Vista R.V. Resort Association, Inc.  
Amendment 3**

On December 6, 2022, the Board of Directors reviewed and approved the following amendment to:

PART 3  
GENERAL INFORMATION

3.11 Age Requirements

- F. Temporary Special Age Waivers A temporary **fifteen (15) day** waiver may only be granted to the owner, nonowner occupant, an immediate family member or legal representative upon written request.

The request for a special age waiver must be approved by the Community Manager prior to occupancy and include the names and age of the party(ies) to occupy the unit with no more than two (2) adults.

When a lot is not being occupied by the owner/nonowner occupant due to health or hardship reasons, age restrictions may be temporarily waived for fifteen (15) days under circumstances the Community Manager or Board of Directors deem appropriate.

Approved /S/ Harlan Johnson

Harlan Johnson, President

**Rules and Regulations of  
Golden Vista R.V. Resort Association, Inc.  
Amendment #4**

On December 6, 2022, the Board of Directors reviewed and approved the following amendment to:

**PART 8  
ACTIVITIES**

8.04 Exercise Room No one under eighteen (18) years of age is permitted to use the equipment.

*Exception: If underage permission is granted by the Community Manager, that person MUST be accompanied by an adult resident.*

Approved /S/ Harlan Johnson

Harlan Johnson, President

**Rules and Regulations of  
Golden Vista R.V. Resort Association, Inc.  
Amendment# 6**

On January 3, 2023, the Board of Directors reviewed and approved the following amendments to:

PART 4 MISCELLANEOUS

- 4.04 Signs, Flags and Banners The following provisions apply to signs, flags and banners posted or displayed within Resort boundaries by lot owners and businesses:
- A. Signs.
    - 1. No private business signs are permitted.
    - 2. Lot owners and Realtors may display standard industry sized 'For Sale' or 'Rental' signs (18"x24") plus sign riders (6"x24"). "Open House" signs may be out only after 8:00 a.m. and before 6:00 pm.
    - 3. Single signs affixed to palm trees on a lot:
      - a. may not exceed 10" x 14"
      - b. cannot be attached with nails, staples, screws or any invasive material.
  
  - B. Club/Activity/Personal Signs, Advertisements and Flyers in Common Areas.
    - 1. Signs needed by clubs, activities or those approved by management may be placed in common area.
    - 2. Personal ads/flyers may be placed on the Resident Bulletin Board in the billiards breezeway and other designated Resident Bulletin Board.
  
  - C. Political signs, flags and banners:
    - 1. Resort Elections
      - a. Political signs supporting candidates for a Resort election may not be larger than 10" X 14" each.
      - b. May be hung or posted only following the nomination of candidates and must be removed no later than three (3) days following the election.
    - 2. Other Political Elections
      - a. Political signs supporting candidates for a non-Resort election may not be larger than an aggregate total of nine (9) square feet on a lot. It may be hung or posted no earlier than seventy-one (71) days in advance of the election and **MUST** be removed no later than three (3) days following the election, as provided in Arizona Statute:

- D. Personal signs, flags and banners permitted on private property.
  - 1. Name and address signs
  - 2. Fabric, seasonal, decorative, state/country, sports and patriotic.
  
- E. Businesses are not permitted to display signs, advertise on vehicles or in any other way that would indicate a phone number or address location in the Resort.

Approved     /S/ Harlan Johnson

Harlan Johnson, President

**Rules and Regulations of  
Golden Vista R.V. Resort Association, Inc.  
Amendment# 7**

On January 3, 2023, the Board of Directors reviewed and approved the following amendment to:

**PART 6  
PARKING**

- 6.05 Prohibited Vehicles. The following vehicles prohibited from being parked or stored on any lot, Resort common property or street without a permit and subject to being towed include:
- A. any unlicensed vehicle.  
*Exception: Residents leaving their vehicles on their lot in the Resort at the end of the season are encouraged to remove license plates and notify Security to be added to the list of approved unattended vehicles.*
  - B. Cargo, utility, ATV and golf cart trailers.
  - C. Boats, trailers and other watercraft.
  - D. Any vehicle which detracts from the intent, purpose or general appearance of the Resort.
  - E. Car dollies, unless stored under the rear of the recreational vehicle.
  - F. Un-mounted truck campers.
- 6.06 Special Use Parking Passes. Special use parking passes may be secured from the front office or Security.  
A pass can be secured for the purpose of loading or unloading a recreational vehicle or a unit not normally allowed in the Resort. Maximum use of these parking passes is three (3) days, unless otherwise authorized.  
No overnight parking is allowed on common property without a special permit. Security will ticket offenders and fines collected.  
No camping/staying overnight in any type of vehicle on common property is allowed. Violators will be fined.  
No parking allowed on another resident's lot without permission.
- 6.07 Tow Without Warning. A vehicle parked on the street or in a common parking space or area without a permit between the hours of midnight and 6:00 a.m. is subject to IMMEDIATE TOWING.
- 6.08 RV, Vehicle and Trailer Storage Not Allowed Golden Vista Resort DOES NOT provide storage facilities. Any type of utility trailer, ATV, boat, unlicensed vehicle or unoccupied RV must be stored out of the Resort.  
*Exception: With written permission from the Community Manager, golf carts, ATVs or motorcycles may be stored on or inside a trailer on the owner's lot when the owner leaves the resort at the end of the season.*
- A. Temporary Permit. An owner must notify the office in advance if another licensed vehicle will be brought into the Resort on a short-term basis:
    - (1) the office or Security will issue a fifteen (15) day temporary parking permit at the time the additional licensed vehicle arrives.
    - (2) The temporary vehicle permit must be displayed at all times.
    - (3) NO temporary permits will be given for utility trailers, boats or unlicensed vehicles in the Resort.

Approved     /S/ Harlan Johnson

Harlan Johnson, President



**Rules and Regulations of Golden Vista  
R.V. Resort Association  
Inc. Amendment# 8**

On January 3, 2023, the Board of Directors reviewed and approved the following amendment to:

**PART10  
LOT MAINTENANCE**

10.05 Trees, Shrubs and Vegetation All trees, shrubs and other vegetation on an owner's lot belong to the lot owner. An ARC permit is necessary prior to removing, replacing or planting new trees, shrubs or permanent/perennial plants. With the exception of the single palm tree on the Resort right-of-way in front of owner's lot, the care and/or removal of all such trees, shrubs and vegetation are the responsibility of the lot owner.

- A. A single palm tree is required in front of each lot.
- B. The resort will trim and/or skin all palm trees annually as a maintenance function.
- C. The palm tree:
  - 1. must be Mexican Washingtonia, also known as "Mexican Fan Palm.
  - 2. may not be defaced or have nails and screws inserted into it.
  - 3. removed prior to January 2007, will be replaced by the Resort as soon as is practicable after the property is sold.
  - 4. if diseased, unsightly, or causing damage or obstruction on a lot or common property, may be removed at the Resort's expense.

Approved /S/ Harlan Johnson

Harlan Johnson, President

**Rules and Regulations of  
Golden Vista R.V. Resort Association, Inc.  
Amendment #9**

On January 3, 2023, the Board of Directors, reviewed and approved the following amendment to:

**PART 9  
USE OF RESORT FACILITIES**

9.06 Dumpster Use The dumpster located in the maintenance area on the west end of Nightdigger is primarily for use by Golden Vista employees.

Residents, however, may occasionally dispose of trash that does not include any of the items in "A" below.

**NO trash or garbage should be left on the ground. If it occurs, fines will be added to the Resident's assessment.**


- A. The following items are prohibited. Items not listed may be considered prohibited if listed on posted signs.
1. Appliances e.g., refrigerators, stoves, microwaves, A/C units, washers, dryers, water heaters, softeners.
  2. Furniture e.g., sofas, mattresses, box springs, dressers, desks, chairs, tables, cabinets.
  3. Electronics e.g. televisions, computers, laptops, hard-drives, monitors, audio equipment, phones, printers, video players, projectors, shredders, etc.
  4. Biohazard waste e.g. Paint/lacquer, oil, fuel, flammables, corrosives, or asbestos products.
  5. Miscellaneous items e.g. Tires, batteries, RR ties, landscaping pavers, propane tanks, BBQ grills, demolition/ remodeling materials/debris for which contractors and/or residents are responsible.

Golden Vista pays per pound for dumpster contents disposal in addition to fees for street pick-up, Cameras in place in the area will identify violators of this rule.

Cameras in place in the area will identify violators of this rule.  
**Fines in 18.05 [18) will be charged for placing prohibited items  
IN or NEAR the dumpster.**

- B. Fines plus Costs Residents who dispose or cause to be disposed (this includes a contractor or anyone performing a service for a resident) of any prohibited item is also subject to an immediate fine of One Hundred Dollars (\$100) plus any costs incurred by Golden Vista disposing of the prohibited item(s).

APPROVED



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Harlan Johnson, President