



AIRPARK RULES

The Mohave Sun Valley Property Owners Association's Board of Directors, per the CC&Rs and By-Laws, has the duty, responsibility and authority to adopt and enforce Rules and Regulations governing the conduct of all persons in the common area of the subdivision.

The following Rules and Regulations are adopted for the mutual benefit of all property owners and to ensure a pleasant, safe environment in which to live. As an Airpark, we are a unique community, requiring particular attention to aircraft safety on our taxiways and roadways.

The Board of Directors has authority to assess penalties for violations of the Rules and Regulations, By-Laws and CC&Rs. As a last resort, monetary penalties may be assessed for violations.

We will all enjoy and appreciate our community, friends and neighbors more if we all work together. As always, if anyone has comments or suggestions for improvements, please feel free to bring them to the attention of the Board.

Thanks for your understanding and cooperation!

1. AIRCRAFT RIGHT OF WAY

Aircraft have the right of way over all other vehicles. Drivers should pull into driveways and provide sufficient clearance for aircraft to proceed.

2. CONSTRUCTION SITE

Refer to Architectural Rules.

3. FIREARMS SAFETY

Shooting of firearms is prohibited in the Airpark.

4. GARAGE SALES

Garage sales are not permitted within the Airpark, except for two times per year. These two garage sales will only be permitted if someone volunteers to be the Garage Sale Coordinator. The Coordinator does not have to be a Board member, but must be a property owner.

- a. The Board will select two dates on a Saturday, one in March and one in October. The suggested hours will be 7:00 AM to 2:00 PM. Estate sales must be approved by the Board on an individual basis.
- b. The Board will notify the airport owner and all property owners that the Airpark taxi ways that provide access to the runway will be closed for aircraft movements during the sale.
- c. The Coordinator will recruit individuals to be in charge of making sure that the main gate is opened for the sale and closed after the sale. The Coordinator will also recruit individuals to block access to the runway and to open access after the sale. The Coordinator will also recruit individuals to place a sign at the main gate reading, "NO PARKING ON VACANT LOTS – PARKING ON SIDE OF ROADS OK".
- d. The Coordinator will be responsible for any advertising, and the costs are to be shared by property owners who participate in the sale.
- e. The Coordinator will identify to the Board, 2 weeks prior to the Sale, those individuals who volunteered to assist with the above duties.

5. GARBAGE / TRASH CONTAINERS / DUMPSTER

- a. Any personal garbage or trash containers placed outside a residence must be secured and not visible from the street. Individual trash pickup service is not permitted within the Airpark, except during construction periods as noted in the Architectural Rules.
- b. All personal and household garbage and trash should be disposed of in the community trash dumpster provided by the Association. No large items such as furniture, TVs, and mattresses are permitted in the dumpster, and nothing should be left outside the dumpster. All cardboard boxes must be broken down prior to placement in the dumpster.
- c. Any expenses incurred by the Association as a result of violating these rules will be the responsibility of the violating property owner.

6. GATE CODE

The code for opening the main entry gate is for property owners' use only, and **is not to be given out to anyone else.** Visitors are to use the "phone box/key pad" at the gate to call the property owner/resident they are visiting. The property owner/resident will then enter a code using either his/her house land line or cell phone to open the gate. If further details are needed, contact a Board member or the office.

7. HAZARD

Upon discovery of any hazard to aircraft or to persons, the Board will notify the property owner to correct the hazard immediately. If not corrected immediately upon notification, the Board reserves the right to remove the hazard/s at the owner's expense.

8. HELICOPTER FLIGHT OPERATIONS

No helicopter flight operations are permitted within the Airpark. Helicopters may land at the Airport and be towed to property within the Airpark, if the owner desires.

9. INDEMNIFYING ASSOCIATION

Neither the Association nor the Board shall assume any liability of any kind or nature with respect to any vehicles moving within or parked upon any portion of the Common Areas (taxiways, roadways, easements). Any person operating or parking any vehicle within the boundaries of the Common Areas shall do so entirely at such person's own risk and shall indemnify and hold the Association and the Board harmless from and against any and all claims, demands, actions, causes of action and proceedings arising out of the presence of any such vehicle within the boundaries of the Common Areas.

10. PARKING

- a. No vehicles should be parked in a manner that creates a hazard to taxiing aircraft. Aircraft have the right of way at all times.
- b. No overhaul, repair, or construction of any airplane, car, boat, or other equipment or machine shall be done on any lot in the Airpark in any place other than a garage or hangar that can totally enclose the project from public view.
- c. All vehicles, including, but not limited to cars, trucks, RVs, campers, boats, trailers, jet skis, tractors, etc. which are not used on a regular basis (not moved at least 2 times per week) should be parked in the garage or hangar, or in the backyard or side yard, but not the front yard. The "front yard" is defined as any portion of the property between the street (or streets for corner lots) and the building (house, garage, or hangar) which is closest to the street. The "front yard" area extends the width of the lot, from property line to property line. The "backyard" shall mean any portion of the property behind any building. The "side yard" shall mean all areas not in the "front yard" or "backyard".
- d. Parking or placement of any items on a vacant lot for more than 48 hours is not permitted.
- e. Anyone holding an event must obtain prior approval from a lot owner for temporary parking on said lot for the event.

11. PEDESTRIANS / MOVING VEHICLES

- a. All pedestrians (including children and pets) must move safely off to the side of the street whenever a moving vehicle or aircraft approaches. Be extremely cautious of moving propellers, and allow plenty of room for aircraft wingspans which are wider than our streets.
- b. Children under 13 years of age are not allowed on our streets/taxiways/easements unless accompanied by an adult 18 years of age or older. By definition our streets/taxiways/easements are 60 feet wide for Antelope, and 75 feet wide for all others.

12. PERIMETER FENCE

Maintenance of the eastside perimeter fence is the responsibility of the Association. Residents are not to modify the fence without the approval of the Architectural Committee. If the fence is damaged by a lot owner, it will be the lot owner's responsibility to restore the integrity of the fence. If the lot owner does not take action to restore the integrity of the fence, the Association may be forced to take care of restoring the integrity at the property owner's expense.

13. PETS

Personal pets must be kept fenced or leashed within the property owner's lot. Pets must be on a leash if on the taxiways/roadways/easements. Numbers and types of pets should be per local/Arizona law. All dog poop must be picked up and disposed of by owner.

14. RENTALS: PROPERTY OWNER'S OBLIGATIONS

- a. Property owners are responsible, at their own expense, to provide a copy of the CC&Rs, Bylaws, and Association Rules to their tenants.
- b. Property owners are responsible to provide the Association with the tenant's names and contact information.
- c. Property owners who rent their hangar to an aircraft owner are responsible to advise the Association office.

15. ROCKS, DIRT, AND DEBRIS ON STREET PAVEMENT

All property owners/tenants must keep rocks/dirt/debris off the blacktopped area in front of their property.

16. SIGNS OF ANY KIND

All signs place on a lot must comply with Arizona State law. Real estate signs must comply with real estate industry standard size not to exceed 18 x 24 inches. Any Open house should not be held before 8:00 AM or after 6:00 PM.

17. SPEED LIMIT

Speed limit within the Airpark is 25 MPH for all moving vehicles, including aircraft.

18. STREETS / TAXIWAY EASEMENTS

All property owners are liable and responsible for all landscaping, rocks, and taxiway lights they place in the easements. The Association is to be held harmless.

ENFORCEMENT PROCEDURE FOR VIOLATIONS / NOTICES / FINES

Our goal is that enforcement of these rules will be by our own self discipline. If not, the first course of action should be a neighborly discussion. If further action is required the matter should be brought to the Board's attention as follows:

The complaint of a violation should be submitted to the Board in writing by filling out the attached "Violation Report Form". If the Board agrees that there is a valid violation, the Board will assign 2 representatives (at least one of which is a Board member) to verbally notify the property owner of the violation. The property owner will have 10 business days to correct the violation. If not corrected, the Board will send a letter by certified mail to the property owner again stating the violation and the property owner will be given 21 calendar days to correct the violation or respond to the Board via certified mail. If not corrected, and no response has been received, a fine of \$100 per month will be imposed.

The offending property owner has the right to appeal to the Board within the above mentioned 21 calendar days. If the appeal is not successful and the violation has not been corrected, the Board will proceed with the fines as noted above, and action will eventually result in a lien being placed against the property. All related legal expenses will be charged to the property owner.

**Mohave Sun Valley
Property Owners Association
Violation Report Form**

Describe the Violation:

Date Violation Observed: _____

Date of Report: _____

CC&R, By-Law, or Rule being violated:

Property Owner, Address, or Lot Number in violation:

Property Owner reporting the violation:

Send completed form to: MSVPOA, P.O. Box 9563, Ft Mohave, AZ 86427
or Email to: office.msvpoa@gmail.com

(Refer to Arizona state law ARS 33-1803 for procedural details)