

Non-compliance by guests or owners with the following QB Rules and Policies will result in a fine of \$250, which will be charged directly to the owner of the unit occupied by the offending parties. If you or your tenant engages in behavior that requires police intervention or if there is a second warning issued, there will be an additional \$500 fine.

## **PARKING**

1. All ATVs, UTVs, motorcycles, and PWCs, hereinafter referred to as "Recreational Vehicles," must be parked in bays 4, 5, or 6. Licensed autos and trucks should be parked in bays 1, 2, or 3.
2. All vehicles, including Recreational Vehicles, must fit within the designated marked areas without crossing into adjacent spaces.
3. All vehicles must display parking permits on the rearview mirror or dashboard.
4. All trailers must display the condo unit number on the tongue. Temporary tags are for tenants/renters.
5. No vehicle, trailer, boat, or Recreational Vehicle can be left parked unattended in the vehicle wash area.
6. No boat and trailer combination can exceed 36 feet in the standard boat parking area and should not cross the yellow line.
7. No camper or motorhome may exceed 40 feet. Camping is not permitted on the property.
8. No commercial vehicles are allowed unless they are making a delivery or conducting work on the premises.
9. No vehicles, trailers, boats, or Recreational Vehicles can be left in the parking lot unless they have current registration attached to their property and are fully insured by the owner or tenant currently occupying a unit, either full time or seasonally. Proof of insurance may be requested.
10. On all pull-through spaces, the trailer must be parked at one end or the other of the space. Parking in the center of the space is not permitted to allow space for an additional vehicle when applicable.
11. All vehicles, trailers, boats, PWCs, ATVs, and any recreational vehicle required by law to be licensed for legal operation in public must display a current up to date license on their property.
12. Inoperable vehicles & Recreational Vehicles, including those with flat tires, are not allowed to be stored in the parking lot.
13. **EFFECTIVE 6/8/2023:** No more than two items may be "stored" on property in Bays 4, 5, 6, and the backwall.
14. Management may remove or tow any vehicle that violates the above parking regulations at the owner's expense.
15. There are no assigned parking spaces; parking is on a first-come basis.
16. No vehicle repairs are allowed in the parking lot, including mechanical, electrical, or maintenance work, except for vehicles washed in the wash area.

## **POOL**

### **NO LIFEGUARD ON DUTY**

1. Pool hours are 8 am to 11 pm each day.
2. Children under the age of 14 should not use the pool without a parent or adult guardian in attendance.
3. Young children who are not toilet trained must wear swim diapers.
4. No GLASS is allowed in the pool or pool area.
5. Owners or tenants must accompany their guest to the pool and be present at all times.

*Caution:* Elderly persons, pregnant women, infants and those with health conditions requiring medical care should consult a physician before entering the spa.

### **SMOKING**

1. Smoking is only allowed in the designated smoking areas. Smoking is not permitted on balconies, patios, pool areas, or in the lobby. If you wish to smoke in or near your vehicle, please do so in Bay 3 or beyond and ensure proper disposal of cigarette butts.
2. Smoking marijuana is not allowed anywhere on the Queens Bay grounds, even if you have a medical card.

### **PETS**

1. Only one (1) household pet is allowed per unit.
2. Pets are not allowed in common areas.
3. Pets must be on a leash when outside your condo.
4. The owner is responsible for cleaning up after their pet and disposing of pet waste in the large trash bins located at the south end of the complex.
5. All pets must be kept under reasonable control at all times. The board reserves the right to have any pet removed if the pet's behavior becomes objectionable to the members of the association (per 8.5 of the CC&rs).

### **SKATEBOARDS/SCOOTERS/BICYCLES**

1. No skateboarding, scooters, or bicycling in the parking lot, riding curbs, between vehicles, or in the breezeways in front of the unit doors.

**Please be considerate of your neighbors. Any unacceptable behavior will not be tolerated.**