



# ***RULES & REGULATIONS***

**WELCOME to Campus Walk Condominiums!** As a resident in this community, please be aware that you will be required to adhere to the rules and regulations as specified in the governing documents of the Association. This letter is to inform you of some common problems encountered in your community and the procedures associated with dealing with them. For a full copy of the documents, please ask your landlord or property manager.

In order to maintain a clean, healthy and desirable community at Campus Walk, the Board of Directors has implemented a fines policy to penalize those residents who disregard the rules of the community. With every rule violation the offender will receive a **FIRST NOTICE**, followed by a **HEARING - NOTICE** for a second violation, which must be held before fines can be assessed. If the Board wishes to impose fines after this hearing is held, each fine can be assessed up to \$1000 per offense depending on the offense and the severity.

**BALCONIES** - According to the CC&Rs of the community, there can be nothing on units' balcony except a gas-operated BBQ. This includes bicycles, plants, furniture, boxes, etc. If you would like to add anything to your patio, there is an Architectural Request form that must be filled out and signed by the Homeowner and sent to our office. *(copy included in your welcome packet)*. Use good judgment; don't overload balcony, do not lean or sit on railings.

**BICYCLES:** Bicycles must be stored at the bike racks provided on the property. They are not allowed on walkways, breezeways, or balconies.

**GATES** – Campus Walk was designed with security gates in order to be a safe place for its residents. **PLEASE do not prop gates open.** This causes stress on the hinges and causes them to break. The security gates lose all purpose and function if they are propped open or constantly broken. Please instruct guests to enter through the two main gates. Residents can activate the electronic gate by dialing “9” on their phone. \*\* See On-Site Manager to register and more details.

**PARKING** – Vehicles parked in the parking lot must display **Current** Parking Permit. New Permits are available to be picked up beginning **AUGUST 1**. Stop by the HOA office to pick up your permit and register your vehicle at your earliest convenience. *\*additional information is provided in the Welcome Packet or on the HOA website ([www.campuswalkhoa.com](http://www.campuswalkhoa.com))*.

**PET WASTE** – It is the responsibility of each resident with a pet to pick up after his or her own pet. Not properly disposing of your pet’s waste not only violates the rules and regulations of Campus Walk, but is also in violation of city ordinances. Residents not picking up after their pets are subject to fines by both the City of Tucson and the Association. **PLEASE HELP KEEP OUR COMMUNITY CLEAN AND PICK UP AFTER YOUR PETS!**

**PARTIES** – Parties that do not respect the rights of all property owners and residents have been a problem at Campus walk. Any time the police are called regarding any disturbance, that unit can be fined from \$100-\$1000 per occurrence. In addition any unit that has a Red Tag placed on their door from this point forward will also face additional fines from the Association.

**POOL** – Carrying any type of glass into the pool area carries a MINIMUM fine of \$100. Anyone found or witnessed throwing glass into the pool area will be fined a MINIMUM of \$250. The pool will also be closed for an indeterminate amount of time whenever glass is found in the pool area. Any other infraction of pool rules carries a fine to be determined specific to that incident. *Please follow posted COVID procedures.*

**PROPERTY DAMAGE** – Intentional or unintentional property damage or vandalism shall be considered a serious, finable offense.

**REGISTRATION OF VEHICLE** – All vehicles MUST be registered and display a current parking permit. Should permit not be visible and vehicle is parked in assigned spot, vehicle ***might still*** be towed. Stop by the HOA Office at your earliest convenience (12pm-3pm – Monday -Thursday). ***If vehicles are switched out, Association Manager should be notified (dtolton@cadden.com).***

**TRASH** – Any unit with trash found outside the door of a unit or on the patio will be subject to a fine of a minimum of \$50. After the second violation and subsequent hearing, each time trash is seen outside the unit door, a \$50 fine can be imposed with or without notice. This policy also applies to trash found around the common area, i.e., ANYWHERE other than in the two designated dumpsters in the parking lot. We will have maintenance personnel taking note of trash in the common area and inspecting it to determine the unit responsible. **THE DUMPSTER IN THE ALLEY DIRECTLY BEHIND CAMPUS WALK DOES NOT BELONG TO CAMPUS WALK. DO NOT THROW YOUR TRASH IN THIS DUMPSTER.**

If the trash contains broken glass or other dangerous materials, the fine will increase to a minimum of \$100. ANY broken glass found on the property that can be attributed to a specific unit carries a MINIMUM fine of \$100.

**Note:** THE SMALL TRASH CANS AROUND THE COMMON AREA OF CAMPUS WALK ARE FOR SMALL MISCELLANEOUS TRASH, **NOT** PIZZA BOXES, BEER CASES, OR ANY OTHER HOUSEHOLD TRASH. ANY RESIDENT FOUND LEAVING INAPPROPRIATE TRASH ON THE COMMON AREA PROPERTY WILL BE SUBJECT TO THE FINES DESCRIBED ABOVE.

**WALKWAYS:** Walkways are to be kept clear – no items (except doormats) are to be placed on walkway. There will be a \$50/day fine for storage of water bottles and such on the walkways.

**WEAPONS – Per State mandate. Violations may be fined as much as \$1000.**

**COMMON AREAS:** The Association’s Common Area including, but not limited to, all landscape grounds, walkways, sidewalks, breezeways, study lounge, pool and parking lot. We have a maintenance man who maintains all common areas. However, it is the responsibility of all owners/tenants to take care of these areas to a reasonable extent and take pride in these areas. Please remember to clean up your trash and cigarette butts and place them in the trashcans and ashtrays provided.

Fines for violations of CC&Rs or other Board-adopted rules and regulations are subject to the same contractual laws as regular assessments, and can and will be collected in the same manner as regular monthly assessments.

*It is important to note that the Association can ONLY assess fines to HOMEOWNERS (landlords) of the units. Fines will be posted to the homeowner’s account along with regular monthly assessments. It is the homeowner’s responsibility to monitor the actions of their tenants and to collect fines from their tenants for any violations.*

As in many cases, the actions of a few cause problems for an entire group. We hope that these monetary penalties will help maintain appropriate behavior by the residents in Campus Walk. We also ask for assistance from our rule-abiding residents in discouraging these behaviors. The most effective way to monitor the community is with the residents’ help. We believe the majority of Campus Walk residents will abide by the rules of the Association, and they would like to discourage problematic behavior as much as we would. Please report any illegal or disturbing behavior to the on-site manager.

Sincerely,

Board of Directors for  
Campus Walk Condominiums

## ***Cadden Community Management***

***1870 W. Prince Road #47***

***Tucson, AZ 85705***

***(520) 297-0797 Office (520) 742-2618 Fax***

***(520) 408-4561 Emergency after hours***

***(520) 882-0228 On-site Office***

***Debbie Tolton – On-site Manager***