

Rules & Regulations

1. CAM Charges are due on the 1st of each month. Late after the 10th of the month. After the 10th a late fee of 10% will be assessed. Please make CAM Dues payable to Cliffs POA and mail them to Cliffs POA, c/o Sage Partners Real Estate, 5100 W JB Hunt Drive, Suite 800, Rogers, AR 72758 if you prefer you can also set up an ACH through our Commercial Cafe tenant portal.
2. In the interest of safety, storage at entrances, in breezeways or on walkways or sidewalks of athletic equipment, toys, bicycles, motorcycles, boxes, personal belongings, or any equipment of any kind is prohibited. For your protection please label your belongings with your name and unit #.
3. There are no assigned parking spaces however, only one parking space will be provided per bedroom. Parking passes MUST be displayed in your vehicle at all times. Vehicles found without a parking pass will be towed at the owner's expense. Visitors are to park outside the gate. See parking rules for additional information.
4. The gate code is your security. You should not give out the code to your friends, family or any delivery service or company. You should meet them at the gate and open the gate if necessary for them.
5. The designated quiet hours are from 10:00 p.m. to 7:00 a.m. During this time, please do not play any musical instruments, electronic equipment, radio or television at a noise level that is disturbing to your neighbors. Excessive noise that disturbs the peace and quiet of the premises is discouraged at all times.
6. Pets should be on a leash at all times, no exceptions. Please be courteous and pick up anything that your pet may leave behind as you take your pet for a walk on the premises. It is a Little Rock ordinance that animal waste must be picked up from all public property and private property of another owner. (Municipal Code Sec. 6-3) This means that just taking your pet outside the gate does not relieve you of the responsibility of removing the pets waste. Not abiding by these rules will results in fines being issued. The first offense you will be given a warning, 2nd offense a fine of \$50 will be issued, 3rd offense an additional \$50 will be added. With the maximum fine of \$500. All pets have to be registered with the POA board which includes a picture and updated

shot records. Little Rock Animal Control requires all pets to be on a leash, licensed by the city and a collar with their rabies vaccination on at all times. We are abiding by the city animal control laws. All owners are also required to pick up after their dogs. Doggy stations with bags are provided on the property. A warning is given with the first offense of not picking up after your dog, a fine of \$50 will be issued with the 2nd offense, all offenses afterward an additional \$50 will be added.

7. Door to door soliciting is not allowed and should be reported to the management company immediately.

8. No signs, posters, billboard or any other advertising device of any kind shall be erected, hung or placed on or over any common element. Realtor signs should be placed on the hanging pole sign outside of the gate, sign should be the same dimension as the others and hung with "s" hook.

9. No television, radio or electronic antenna or device shall be erected, constructed, placed or permitted on any of the buildings.

10. Any construction or demolition to your unit needs to be reported to the Management Office prior to work beginning. Contractors are not allowed to leave their tools or any equipment in the breezeways for any length of time

11. Trash or any type of food that wildlife would come to eat is not to be left outside of your door or in the breezeway at any time.

12. Bird feeders are limited to 1 (one) per balcony and not to be hung from any railing.

13. Prior to executing any lease or rental agreement, the owner must submit to the Board of Directors a copy of the lease agreement, and signed building rules for approval. A minimum initial term length of 1 (one) year is required. All units must be owned no less than 1 (one) year before leasing. Any owner leasing their unit without board approval will be fined \$1,000.00 per occurrence and the tenant will be denied access to the property. The owner will also be responsible for any fines incurred by the tenant.

14. Charging of Electrical Vehicles is not allowed. There are free charging stations nearby in the downtown area.

15. Dogs are not allowed on balconies unattended.

Owners are encouraged to hold other owners responsible for following these rules. This makes community living enjoyable. You must remember this is a community and not your private home. Rules are made for your protection along with every other owner/resident. The POA Board governs these rules and will abide by them.

Phone Numbers

Sage Partners Real Estate: (501) 508-2845

After Hours Number/Emergency: (501) 716 5511

Property Manager: Jennifer Lind