



## OWNER'S ASSOCIATION

### **Rules and Regulations**

**The community is governed by the recorded bylaws and city, state and local ordinances. All residents are required to follow the rules and regulations established by the authorities and established by the community management. Copies of the bylaws are available by email. Please request a copy from the HOA.**

#### **TOWN HOMES**

- 1.1 Structural changes to your home are strictly prohibited without written consent from the HOA and the Owner.
- 1.2 Town Homes are to be used as a private living quarters. No business is allowed on premises. This includes no babysitting or day care allowed.
- 1.3 No disturbances of others; no loud music, TV, musical instruments or parties, etc. are allowed. All home owner's have the right to quiet enjoyment.
- 1.4 Hazardous materials are not allowed, such as gas and any other flammable substances.

#### **CONDUCT**

- 2.1 Conduct shall not disturb others. Public drunkenness or public immoral conduct will not be tolerated.
- 2.2 Children playing within the community need to be respectful of other residents. Excessive noise and destruction of property is forbidden.

#### **GUESTS**

- 3.1 Each resident is responsible for their guests on property. In the event of vandalism, disturbances, or not following community rules, residents will be held financially responsible and have a fiduciary responsibility to the community.
- 3.2 Guests are to park in designated visitor areas. Guests parking in reserved spaces will be towed.



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### **ILLEGAL SUBSTANCES**

- 4.1 All city, state, and federal laws will be followed. Authorities will be immediately contacted in the event of illegal substance discovery or use on property.

### **ALCOHOL**

- 5.1 **Alcohol is not allowed in the common areas and around the pool. State and Local laws apply.**

### **SMOKING**

- 6.1 Smoking is prohibited in common areas except where designated.
- 6.2 If you have cigarette butts in a receptacle or ashtray please take it indoors and don't leave it in community view. It falls under the personal property rules for the community.
- 6.3 **Please do not discard your cigarette butts in the parking lot or common areas.**
- 6.4 Currently there are no cigarette butt disposal receptacles or designated smoking areas so use your best judgment. We have ordered cigarette receptacles and will be designating smoking areas.
- 6.5 **No Smoking within 20 feet of any front entry door.**

### **PERSONAL PROPERTY**

- 7.1 No personal property is to be left or stored in common areas. This includes bikes, bbq grills, furniture, and trash.

### **PETS**

- 8.1 **Tenants are forbidden from keeping pets on premises.**



Superstition  
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### **PARKING**

- 9.1 Each residence will be assigned One (1) Covered Parking Space and One (1) Uncovered Parking Space. There will be visitor spaces (V) as well as the required handicapped spaces (near the pool).
- 9.2 Vehicles must be in working condition in order to be on property.
- 9.3 **Vehicle repairs are strictly prohibited on property.**
- 9.4 All vehicles parked in either assigned or non assigned resident spaces must be registered with SCOA(Owner's Association). Registered vehicles must display the registration sticker on the vehicles lower driver side windshield.
- 9.5 Abandoned vehicles will be removed from the property.
- 9.6 No Trailers, RV's, Recreational Vehicles, Semi-cabs or Stored Vehicles allowed.

### **CABLE/DISH**

- 10.1 You have several options for television, cable or satellite. Please contact the HOA Office for satellite dish placement. There are certain bylaws that are very specific to this. If they are placed improperly they will need to be moved at your cost.

### **GARBAGE**

- 11.1 No littering. All tenants are responsible for keeping all areas around town home building free of paper and garbage. Please make sure your trash and debris are deposited in the dumpsters. **The dumpster is for daily trash deposits not for used furnishings and beds.**
- 11.2 **All larger trash items are to be removed from the property by residents.**

### **INSURANCE**



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- 12.1 We do not insure your personal property. We suggest you obtain insurance to cover your own valuables and cover you for any liability. Our insurance through the HOA is walls out.

### **HOLIDAY DECORATIONS**

- 13.1 Holiday decorations are allowed around your homes entry. All holiday decorations must be removed no later than 7 days after the holiday.

### **FIREWORKS**

- 14.1 **Fireworks are strictly prohibited within the community.**

### **POOL**

**The Pool, Tot Lot and Ramadas are for the enjoyment of Superstition Commons residents and their guests only.**

**All residents and guests must follow the pool rules posted around the pool. No running, diving, or horse play.**

**Please be respectful of others by cleaning up after yourself and guests.**

**Each resident will be given 2 card keys for the pool. If a replacement is needed it will be at a cost of \$50.00 per card key. The lost key will be deactivated. Card keys are not to be given to non residents. All guests must be accompanied by the Resident that invited them.**

### **IN CASE OF EMERGENCY**

In case of Emergency call the authorities at **9-1-1**

**Contact the HOA staff at 480-256-9198 or email at [scoa854@gmail.com](mailto:scoa854@gmail.com).**