

RULES & REGULATIONS

- A) **AMPLIFIERS:** No radio, stereo, television, broadcast or loudspeaker unit, and no amplifier of any kind, may be placed upon or outside, or be directed to the outside of, any building without prior written approval from the Board of Directors or designee.
- B) **BASKETBALL GOALS: (including portable units)**
- 1) No permanent basketball backboards or posts shall be installed without the prior approval of the Board of Directors or its designee(s).
 - 2) When a basketball backboard is installed structurally on a building or structure, the backboard must be painted to match the color of the trim or roof.
 - 3) When a basketball pole and backboard is detached from the structure in the front, or a portable unit, the pole or portable unit must be placed on the side of driveway with the most distance from Neighboring Property. If the pole is placed on the side with the shorter distance to the property line, there must be a method of ball containment.
 - a) Portable play units other than basketball units must be stored out of sight from neighboring property when not in use.
 - b) Portable basketball units must be returned to the driveway or garage when not in active play.
 - c) All equipment must be maintained in good condition.
- C) **CLOTHES DRYING FACILITIES:** All clothes drying facilities must be located and maintained exclusively within a rear yard and concealed from the view of Neighboring or public Property.
- D) **HOLIDAY DECORATIONS AND LIGHTS:**
- 1) Winter holiday decorations and all decorative lights on structures that can be viewed from the street or lake shall not be installed or utilized before November 1st, and must be removed not later than January 15th.
 - 2) All holiday, seasonal, and special event lights are permitted to be placed one week prior to and must be removed no later than one week after.
- E) **TRUCKS, TRAILERS, CAMPERS, AND BOATS: (CC&Rs Article IV, Section 2 s)**
- 1) No motor vehicle classed by manufacturer rating as exceeding 3/4-ton, mobile home, travel trailer, motor home, tent trailer, trailer, camper shell, detached camper, boat, boat trailer, other similar equipment, or other vehicles with body modifications, may be parked, maintained, constructed, reconstructed or repaired on any Residential Lot or Parcel or on any street in Val Vista Lakes so as to be Visible From Neighboring Property, the Common Areas or the Streets.
 - 2) Trucks, trailers and campers are permitted to be parked in areas designated for parking in non-residential Land Use Classifications in connection with permitted commercial activities conducted in such non-residential Land Use Classifications.
 - 3) Pickup trucks of 3/4-ton or less capacity with camper shells not exceeding 7 feet in height measured from ground level and mini-motor homes, and vehicles of 3/4-ton or less capacity with body modifications not exceeding 7 feet in height and 18 feet in length which are parked in residential driveways of the Owner, and or other designated parking areas and are used on a regular and recurring basis for basic transportation, are permitted. Vehicles may not be parked in such a way that they extend on to or over the sidewalk, thus blocking the use of the sidewalk by pedestrians.

- 4) Commercial signage on vehicles that are parked in residential driveways of the Owner, or other designated parking areas and are used on a regular and recurring basis for basic transportation is permitted.

F) ***DOGS OR ANIMALS:*** If the Board of Directors receives information that a dog or other animal has bitten or attacked a person or other animal without provocation, has a propensity to attack other persons or other animals or otherwise endanger the safety of persons and other animals in Val Vista Lakes or has been found to be a vicious animal by a court of competent jurisdiction, the Board of Directors may, but shall not be obligated to, give written notice to the owner of such dog or other animal of the date, time, and place of a hearing to be held by the Board of Directors to determine whether the Board should require the dog or other animal to be removed from Val Vista Lakes. The hearing shall not be held sooner than ten (10) days after the date the notice is mailed to the owner. At the hearing, the owner of the dog or other animal may present any relevant testimony to the Board of Directors. The Board of Directors may also accept written statements or receive testimony at the hearing from other owners or residents of Val Vista Lakes.

If, following the hearing, the Board of Directors determines that the dog or other animal has attacked another person or animal in Val Vista Lakes without provocation, has a propensity to attack persons or other animals or otherwise endanger the safety of persons or other animals in Val Vista Lakes.

G) ***DISEASES AND INSECTS:*** No owner shall permit any thing or condition to exist upon any Property, which shall induce, breed or harbor plant disease or noxious insects.

H) ***LIGHTING:*** Exterior lighting must be soft and indirect, with no light sources visible directly to neighboring Properties.

I) ***MISUSE AND NON-MAINTENANCE:*** No lot shall be maintained or utilized in such manner as to present an unsightly appearance or as to unreasonably offend the morale of or as to constitute a nuisance or unreasonable annoyance to, or as to endanger the health of, other Owners or Residents of the Property; and no noxious or otherwise offensive condition or activity shall be allowed to exist or conduct thereon.

J) ***PARKING (CC&Rs Article IV, Section 2 u):***

- 1) Parking is defined as an unattended vehicle. Vehicles of all Owners, Lessees and Residents, and of their employees, guests and invitees are to be kept in garages, carports, residential driveways of the Owners, and other designated parking areas whenever such facilities are sufficient to accommodate the number of vehicles. Parking on an unpaved area is not permitted.
- 2) Van and/or trailers engaged in loading or unloading of household goods may be parked at a residence for a period not to exceed 24 hours. Such vans or trailers should be parked in the residence driveway if at all possible and only if they will not fit on the driveway is street parking permitted, consistent with the Gilbert Fire Code.
- 3) Parking of commercial vehicles used in a trade or business engaged in providing on site services to a property owner shall be allowed during normal day time business hours for a reasonable time to complete the specific task for the homeowner.

K) ***RECREATIONAL VEHICLES (CC&Rs Article IV, Section 2 s and u):*** No recreational vehicles, except for the purpose of loading or unloading (not to exceed 24 hours in a seven

day period), may be parked, stored, or repaired on any lot or parcel, street, or common area so as to be visible from neighboring property or the lake. The term "recreational vehicle" includes motor homes, mobile homes, recreational trailers, campers, jet skis, boats (moored boats excepted) and all terrain-cycles.

L) **REPAIRS (CC&Rs Article IV, Section 2 t):** No repairs of any detached machinery, equipment or fixtures, including without limitation motor vehicles, shall be made upon any portion of any Lot within view of neighboring property, dwelling units, pathways and streets or the lake, without prior written approval and authorization of the Association. Emergency repair of a vehicle parked in a driveway, to render it movable and that can be completed within 24 hours, is permitted. All other repairs must be conducted inside the garage or off site.

M) HOME BUSINESS GUIDELINES:

THE FOLLOWING IS TAKEN DIRECTLY FROM THE TOWN OF GILBERT ORDINANCES AND APPLIES TO OUR COMMUNITY:

- 1) A home business use may only be conducted within the dwelling unit or an accessory structure and must be incidental to the principal use of the dwelling unit for residential purposes.
- 2) Other than family members residing within the dwelling unit, there shall be no more than one employee working at a home business.
- 3) There shall be no signs, display of merchandise or products in trade, outdoor storage of materials or any other exterior indication of a home business.
- 4) A home business use shall not produce noise, odors, vibrations, glare, dust, fumes or electrical interference.
- 5) The use and/or storage of any flammable or toxic chemicals except for normal household usage, is prohibited.
- 6) A home business use shall not generate vehicular or truck traffic in greater volume than normally expected in the residential district.
- 7) All parking for the home business use shall be on-site and comply with Town of Gilbert LDC Article 4.2: Off-Street Parking and Loading Regulations.
- 8) At no time shall the property in which a home business use is located be used as a headquarters for the assembly of employees for instruction or other purposes, including dispatch to other locations.

N) STORAGE (CC&Rs Article IV, Section 2 c and s, Section 4):

- 1) No exterior storage of any items of any kind shall be permitted, except with prior written approval and authorization of the Association. Any such storage as is approved and authorized shall be in areas attractively screened or concealed (subject to all required approvals as to architectural control) from view from neighboring property, visible from the lake, dwelling units, pathways and streets.
- 2) This provision shall apply without limitation, to woodpiles, camping trailers, boat trailers, travel trailers, boats, mobile homes and un-mounted pickup camper units.
- 3) Also, without limitation, no automobile, truck or other vehicle, regardless of ownership, age, condition or appearance, shall remain on any Lot in any manner, which could be construed as being stored, neglected, abandoned or otherwise not in frequent use, except pursuant to written approval and authorization from the Association.
- 4) Boats such as, canoes and kayaks not to exceed 17feet in overall length, sailboats not to exceed 16 feet in overall length, and paddleboats are allowed to be placed on the dock, in a gravel area, in the water, or out of sight, provided such does not damage the existing landscape.

No watercraft, dock, or attached equipment may strike the lakes easement. Please ensure all boats are secure to one's property.

Visible from the lake is defined as anyone passing from a boat floating by on the lake.

For more information on Lake Rules and Regulations please refer to K) Lake Activities.

O) TRASH CONTAINER CRITERIA (CC&R Article 4, Section 2 j and e):

- 1) The Town of Gilbert Ordinance Sec. 66-290 regarding placement of collection containers:
 - a) Collection containers must be properly located for pickup. Any person found to be in violation of a requirement of this section is responsible for a civil offense, subject to citation, civil sanctions, and subject to abatement under section 66-274 and 66-275.
 - b) Collection containers shall be placed in the street at the curb line. A separation of a minimum of three feet is required between containers. One side of street placement may be required to save routing time or distance, as determined by the director.
 - c) Collection containers shall not be placed for collection before 6:00 p.m. of the day preceding regular collection and shall be removed from the curb by 6:00 a.m. of the day after collection.
 - d) All containers shall be stored between collection days so as to not be visible from the street or public rights-of-way.

- 2) The City of Gilbert Ordinance Sec. 66-288 regarding preparation of refuse for collection.
 - a) Bulk trash. Bulk trash shall be prepared for pickup as follows:
 - b) Bulk trash is collected monthly for single-family dwelling units paying for regular refuse service. A special collection requiring additional fees is available, pursuant to section 66-292.
 - c) A pile up to five feet by five feet by ten feet of combined yard waste and bulk trash shall be collected on a scheduled bulk trash collection. A special collection for larger quantities requiring additional fees is available pursuant to section 66-292.
 - d) All brush, tree limbs and cuttings shall not exceed five feet in length and 12 inches in diameter.
 - e) Bulk trash shall be placed on private property within plain view as seen from the public right-of-way for pick up no earlier than the Saturday immediately preceding the designated collection week and no later than Monday at 5:00 a.m. of the designated collection week.
 - f) Items must be placed parallel to the street adjacent to the owner's property line for collection.
 - g) Bulk trash may not be placed on sidewalks, curbing, or public right-of-way in any manner as to interfere with or be hazardous to pedestrians or vehicles, or with any mechanized collection container in such a manner as to interfere with its being emptied.
 - h) Appliances, air conditioners and other items that involve freon gases are not accepted as part of normal bulk trash service. A special collection requiring additional fees pursuant to section 66-292 is available. The customer must take off the locking mechanism or remove the door from any container or appliance, including freezers, refrigerators, stoves or chests before setting them out for special collection as required by section 42-106 of the Code.

- i) Items not accepted for collection will be left. The following are unacceptable materials: Disposable or unwanted material resulting from construction, repair, or demolition of the premises; large auto parts; tires; used oil; rocks, soil-like and concrete materials; unbagged leaves and grass clippings; and vegetation over five feet in length and 12 inches in diameter. These items must be disposed of at a landfill by the owner, lessee or occupant, or by an alternative service, such as roll-off containers.
- j) Century plants, cacti, and similar plants hazardous to collection employees shall be contained in cardboard boxes with a total weight not to exceed 60 pounds per box.

P) **WINDOWS:** No aluminum or other reflective material may be installed in windows.

Q) **MAINTENANCE (CC&R Article IV, Section 2, g):** Lots and Parcels are responsible for keeping all structures on their lots, including but not limited to; buildings, foundations, fascia boards, mailboxes, gates, walls, doors, windows, roofs and garages, in well maintained, clean, neat, and attractive conditions at all times. If any of these items are in disrepair or appear visibly non-maintained from the street or the lake they must be repaired. In maintaining these items, colors need to match the existing color. This will ensure the highest quality of life and maintenance of property values for all Val Vista Lakes' residents and visitors.

As used herein, the word "non-maintained" means peeling, discolored, rusted, mildewed, stained, or otherwise is showing a lack of reasonable maintenance

R) **DRIVEWAYS:** For homes in communities with street parking restrictions with large side gates or utility gates needing vehicle access, a solid access drive made of concrete, brick, or pavers may curve off of the drive and the street/neighborhood property. This area must be landscaped as per the landscaping guidelines. The access drive may be used for one additional vehicle to be parked. Prior approval must be obtained by the MAC. In addition approval must be obtained by the sub association for your neighborhood if applicable. Sub association may have further restrictions regarding driveway additions.

S) **SINGLE FAMILY RESIDENTIAL USE (CC&Rs Article IV, Section 2, Definitions M, W, Ss, & T):**

- 1) Single Family shall mean a group of one or more persons each related to the other by blood, marriage, or legal adoption or guardian, or a group of not more than three (3) persons not all so related, who maintain a common household in a Dwelling Unit.
- 2) Single Family Residential Development shall mean a development of single family detached housing, each intended for use by a single family as herein defined, and subject to restrictions contained in any Tract Declaration recorded for any such specific development, and which shall be subject to the restrictions defined in Article IV, and the entire Covenants as applicable.

T) **RENTAL PROPERTIES**

- 1) Val Vista Lakes requires owners of a residential rental property to inform our administrative offices within the ten days after a change in the information occurs.
- 2) Statue 33-1902: An owner of residential rental property shall maintain with the assessor in the county where the property is located information required by this section in a manner to be determined by the assessor. The owner shall update any information required by this section within ten days after a change in the information occurs.

- 3) Where the dwelling changes from owner occupied to a rental property owner must advise the county assessor and furnish information required by the county assessor in the county where the property is located.