

Catalina Point Homeowners Associations Rules and Regulations

Draft April 24, 2024

The following Rules and Regulations are for the resident 's and tenants of Catalina Point Homeowners Association aka (CPHOA) in order to effectively communicate key portions of the Covenants, Conditions and Restrictions (CC&R's) that govern Catalina Point Homeowners Association aka (CPHOA). These Rules and Regulations are intended to ensure a well-maintained community and to promote the enhancement of property values. This document does not replace the CC&R's. These Rules and Regulations may be modified by a majority vote of the (CPHOA) Board of Directors.

Section I. General information

- A. Leasing / Rental
- B. Altering or Damaging Common Areas
- C. Quiet Times
- D. Pets E. Vehicle Parking
- F. Designated Parking Areas, other than your garage or driveway.
- G. Vehicle Maintenance
- H. Garages
- I. General Property Maintenance (Architectural)
- J. Assessment fees
- K. Speed Limit
- L. Common walls
- M. Operation of a Business

Section 2. Enforcement Procedures

- A. Notice of Violation
- B. Notice of Continuing Violation
- C. Schedule of Fines
- D. Further Legal Action
- E. Suspension of Privileges

Section 3. Procedures for Parking Enforcement

- A. Vehicles Parked in the Private Streets and Common Area
- B. Abandoned Vehicles

Section 4. Architectural; Exterior Paint; Native foliage.

- A. Guidelines and Objective
- B. Native Desert Landscape

Catalina Point Homeowners Associations

Rules and Regulations

Section 1. General Information

A. Leasing/Rental

1. CPHOA owners who lease/rent their property shall forward tenant information to the Community Manager within THIRTY (30) days of signing the lease/rental agreement. Information shall include the names of all adults residing at the property. Property owners are responsible for ensuring that their tenants receive a copy of these Rules and Regulations in order to be informed of their obligations for residing on the property of Catalina Point Homeowners Association.

B. Altering or Damaging Common Areas

1. Altering, damaging or dumping debris or trash in the Common Areas is strictly prohibited.
2. Owners and/or tenants shall not plant trees, bushes or shrubs in the Common Areas without prior written approval by the Board of Directors of CPHOA.

C. Quiet Periods

1. Designated 'Quiet Time' for all residents, tenants and guests is from 10:00 PM to 8:00AM no matter the day of the week. During these times, noise shall be controlled to levels that does not restrict normal life within the community.

D. Pets

1. No animals, other than common household pets, may be kept or maintained.
2. Common household pets may not be bred or kept for commercial purposes.
3. Dogs must be on a leash when outside the confines of a home or enclosed yard.
4. Pet feces/droppings must be picked up immediately.
5. No livestock or poultry is permitted.
6. Any pet causing a nuisance or unreasonable disturbance may be reported to the Pima County Sheriff's Department and/or to the Animal Control Center.

E. Vehicle Parking

1. Vehicles are to be parked in residential garages or driveways
2. Owners with more than 2 vehicles that will fit in the garage may obtain approval from the Community Manager to park extra vehicles in designated parking areas. Residents must provide the Community Manager with the make, model and current license plate number in order to receive approval.
3. No vehicle is to be routinely or intermittently parked, kept or stored on the street parking day or night. This requirement is to fulfill CPHOA's responsibility for ease of access by emergency teams (fire department, paramedics, sheriff's department, etc.), Exception is made for short term services and/or delivery trucks.
4. Vehicles shall not obstruct another resident's driveway or obstruct the flow of traffic.
5. The storage of vehicles with expired tags, broken windows, flat tires, etc., or which seem to be inoperative or abandoned are strictly prohibited from parking in any designated parking areas or street side parking. Storage of such vehicles may be parked in the resident/tenant private garage as long as the vehicle is completely covered with a professional vehicle covering.
6. Parking of RVs, trailer's or vehicles over 3/4 ton is strictly prohibited.
7. No parking is allowed in 'No Parking' areas, in front of the Fire Hydrants or where access to the fire hydrants would be blocked and is strictly enforced.

Catalina Point Homeowners Associations Rules and Regulations

F. Designated Parking Areas Other than Garages

1. Additional parking may be utilized by the mailboxes that are on the south side of East Dawn Post Road. Or on south side of East Sunset Post Road; and on the east side of North Sky Post Road (except where designated by "No Parking" signs). See Section 3 of these Rules regarding procedures for parking enforcement. G. Vehicle Maintenance 1. Only minor vehicle maintenance is permitted in garages. No vehicle maintenance is permitted on common areas or in guest parking areas.

H. Garages

1. Owners shall keep their garage structures properly maintained and painted with approved colors.

2. Trash and recycling receptacles may be stored in your garage OR in the back yard, not visible from the main road. All trash must be kept in these receptacles. No trash shall be allowed to accumulate in bags or piled in or around the garage area or visible from the street.

I. General Property Maintenance (Architectural)

1. Front yards are not to be used for storage of any kind.

2. All property widows visible from the Common Areas or neighboring properties shall be covered with drapes or blinds. The Community Manager or Board of Directors shall have discretion in determining what constitutes an unsightly or in appropriate window treatment.

3. Any external modification or improvement to a property requires approval of the Architectural Review Committee or the Board of Directors. Request forms are available from the Community Manager.

4. CPHOA is not responsible for and will not maintain the adjoining common walls between two property. However, CPHOA will maintain the exterior common walls that surround the detention basins and community property.

5. Holiday decorations may be placed on properties no more than 30 days prior to the holiday and must be removed no later than 30 days after the holiday.

J. Assessment Fees

1. Please refer to the Collection Policy adopted by the board at the November 15, 2021 meeting.

2. CPHOA Association fees cover the following expenses: Irrigation water for all common areas; utility service for the common areas; landscaping and general maintenance of the common areas; general liability insurance; property taxes on the common areas and; CPHOA corporation licenses and permits.

3. On a yearly basis, the Board may increase the amount of the assessment fees by no more than 5% of the current assessment fee. A Special Assessment may be charged to each CPHOA lot if the homeowners approve such an assessment in accordance to the CC&R

K. Speed Limits

1. The speed limit is not to exceed twenty-five (25) miles per hour, per City code.

L. Common walls

1. Responsibility for the replacement or reasonable repair of a common wall between two property owners is equally shared between the property owner. Therefore, prior to any replacement or repair, the property owner must submit a request to the CPHOA Architectural Committee or the Board of Directors and receive approval before any replacement or repair may be conducted. If the need to replace or repair a common wall is due to the negligence of or damage by the property owner, the property owner will be solely responsible for the expense incurred.

Catalina Point Homeowners Associations Rules and Regulations

2. Responsibility for the replacement or responsible repair of a common wall on the surrounding property bordering or exterior common walls bordering the detention basins are the responsibility of CPHOA.

M. Operation of a Business

1. CPHOA property is not zoned for business. Therefore, no businesses are to be conducted on the CPHOA property that could be construed as to interfering with the easement and enjoyment of the resident that reside in this community. Home based businesses conducted solely within the residential property are exempted if there is no excessive ingress/egress of traffic within the CPHOA property, including delivery trucks.

Section 2. Enforcement Procedures Please refer to the Enforcement Policy that was adopted by the board at the November 15, 2021 board meeting.

Section 3. Procedures for Parking Enforcement

A. Vehicles parked in the common areas

1. Vehicles parked in violation of these Rules will be have a violation sticker placed on the windshield of said vehicle.

2. If the vehicle remains in violation of these Rules, the vehicle may be towed at the Discretion of the Community Manager. Owners of towed vehicles shall be responsible for all costs incurred.

3. Vehicles illegally parked on the public street are subject to TDOT, Tucson Department of Transportation enforcement codes. On street parking is permissible for up to 7 days on the legal side of the street parking. Vehicles parked on the public street after 7 days are subject to a review by the Tucson Police Department Community Enforcement Officer. This rule is strictly enforced by The Community Manager, The Neighborhood Watch Captain and the Tucson Police Community Enforcement Officer.

B. Abandoned Vehicles

1. Any vehicle that is abandoned or appears to be abandoned may be towed at the discretion of the Community Manager. Owner of towed vehicles shall be responsible for all costs incurred.

Section 4. Architectural

A. Please see the attached revised paint guidelines

B. Native Desert Landscape: All front yards are required to have native drought tolerant vegetation. For a more complete list of approved plant choices please contact your Community Manager. Tree's are NOT recommended in the front yards due to our small parcels and primary water and utility lines. Large shrubs are permitted in lieu of trees and they are not to exceed 15 feet in height once they are mature.