

TEMPE HOMESTEAD HOMEOWNERS' ASSOCIATION

**RULES
AND
REGULATIONS**

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RULES AND REGULATIONS
TEMPE HOMESTEAD HOMEOWNERS' ASSOCIATION

STATEMENT OF GENERAL POLICY

Recognizing the individual and collective property investments of the membership of Tempe Homestead Homeowners' Association and the value to all owners and residents of the beauty and peacefulness of this community, the Board of Directors has adopted these Rules and Regulations effective November 2000 and amended May 2018. Your cooperation in supporting not only the letter, but also the spirit of these Rules and Regulations will contribute significantly to the protection of the rights and privileges of all.

The overriding philosophy is to establish guidelines that will maintain the private lifestyle and architectural decor of this community. The Board considers it essential that all members of the Association familiarize themselves with these Rules, and the Covenants, Conditions and Restrictions (CC&R's), which are the governing documents of our Association.

It is the intention of the Board of Directors to adopt as few Rules and Regulations as are appropriate while maintaining a peaceful, livable community and preserving individual freedom. On the other hand, it is the responsibility of each homeowner to abide by each rule and of the Board to assure that each is enforced. Achievement of community harmony does require some regulation of individual activity to protect the rights of all residents.

The terms and conditions set forth in these Rules and Regulations are binding upon all owners and tenants residing within the boundaries of the Tempe Homestead Homeowners' Association (The Association), and invited guests who might be visiting.

BOARD OF DIRECTORS, TEMPE HOMESTEAD HOMEOWNERS' ASSOC.

Your Board of Directors will meet at scheduled times as needed. The first thirty minutes of the Board meeting is the Homeowner Forum, and is open to all homeowners and residents to participate in active discussion relating to Association concerns.

Homeowners are invited to stay and see how the Board operates, but may be asked to leave if an Executive Session is required.

COMMITTEES

In addition to being elected to the Board, Committees are the forum in which you can participate in the affairs of the Community, make your needs, complaints and suggestions known, and above all, be a part of the decision making process.

Owners are encouraged to participate in these Committees.

The following Committees are active in the Community and need your support in order to be effective. If you are willing to help, you are encouraged to volunteer at the Annual Board of Directors' Meeting.

- Architectural
- Social

GENERAL RULES

1. All living units are to be used solely as private residences.
2. No living unit or exclusive use area is to be used in such a manner as to cause unreasonable noise, nuisance or illegal activity.
3. No living unit or exclusive area is to be used in any manner so as to cause said property to be uninsurable.
4. The owner of the living unit shall not be permitted or allow residents to drape the interior side of windows or doors with aluminum foil or any other material such as sheets and blankets.
5. No automobile or motorcycle overhaul or maintenance shall be permitted anywhere except INSIDE the garage.
6. Garages must be kept clean and safe. No activity that would be a health, fire or safety hazard and/or noise nuisance is permitted. Wiring changes in the garages requires a Building and Safety Permit. Flammable products such as gasoline, paint, thinner, or oil shall be stored in suitable containers and marked as such.
7. Stereos, radios or television sets used outdoors should have the volume kept at a courteous level.
8. Owner will keep and maintain their property in good condition. In the event an Owner fails to maintain their property in good condition, including but limited to painting, roofing, yard, pool, fencing, etc. in a manner defined necessary in the judgment of the Board of Directors, the Board shall send written notice to the Owner stating that work or repairs are required. The repairs shall be carried out within a period outlined by the Fine/Enforcement policy.

9. Homeowners are held accountable for their own and/or their tenants' and guests' actions.
10. Violations resulting in damages to Association Common Areas will result in charges being levied to the homeowner for all repair of damages.
11. All complaints/violations shall be submitted in writing to the Board of Directors through the Management Company.

ANIMALS

1. Pets shall be controlled by the Owner.
2. It is the absolute duty and responsibility of animal owners to clean up after their animals that have defecated on any portion of Homestead including personal yards.
3. All cats and dogs must be licensed and tagged with the identification of the owner's name, address and phone number. Untagged and stray animals will be sent to the animal shelter.
4. Residents are responsible for any personal injury or property damage caused by their pet(s).
5. No animal may be kept, bred or maintained for commercial purposes.
6. All state and local ordinances apply, i.e. licensing, leash laws, etc.
7. Please call County Animal Control for violation of County ordinances:
602-506-7387

TRAFFIC AND VEHICLE RULES

1. Vehicles parked illegally in fire lanes (west side of Homestead Lane) may be towed away at the vehicle owners' expense without warning. (Tempe City Ordinance)
2. All vehicles are to be kept in garages, driveways or on fence enclosed concrete pavement.
3. Vehicles are not permitted to be parked in the street without moving for more than 48 hours.
4. No inoperable, unlicensed or unregistered vehicle shall be parked except inside a closed garage.
5. No commercial or delivery trailer, tractor or truck with more than four wheels or greater than one ton, boat or off-road vehicle shall be stored or maintained anywhere on the yard, driveways or streets.

6. Recreation vehicles, motor homes and campers may not be parked on the streets, driveways or lots for more than 24 hours.
7. Double parking is prohibited.
8. Maximum speed on all streets within the community is 20 MPH. Use extreme caution for children.
9. Vehicle repairs, except within a homeowner's garage, are not permitted anywhere on the property, with the exception of minor repairs that can be accomplished in a matter of minutes such as tire or battery changes. The overhauling of engines is not permitted under any circumstances except within the homeowner's garage, and vehicles are not permitted to be placed up on blocks in the driveway or on the street.
10. Gate controllers are the responsibility of each homeowner.
11. Never pour or spill gasoline or any solvents on the pavement as they destroy the asphalt.
12. Vehicles which drip excessive amounts of oil or fluids on the pavement may not be parked anywhere on the property. Owners are responsible for cleaning up any excessive leaking in their driveways and on the streets.
13. The parking or storing of motorcycles on walks or patios is prohibited.
14. Garage doors shall be kept shut except when being used.

STRUCTURAL ALTERATIONS

No exterior improvement, change or alteration other than repair and maintenance including paint touch-up shall be permitted in the community or to any unit without the written consent of the Architectural Committee which shall include a completion schedule. Exterior paint, stone and brick color must be approved in advance by the Architectural Committee. For more specific information see Architectural Guidelines

LANDSCAPING AND MAINTENANCE

1. Maintenance and repair includes landscape maintenance. Lawns should be green, weed free and neatly trimmed, fences and walls in good repair and painted, homes painted as needed, etc.
2. Antennas and like devices shall not be visible from the street.
3. Failure to properly maintain landscaping may cause the homeowner to be fined or maintenance to be done by the Association. Fines and costs incurred will become a special assessment of the lot owner.

4. The Landscape Standards of Care are as follows:
- Front and rear yards should be cared for in a professional manner and be maintained on a weekly basis. This includes shrubbery, flower beds and trees.
 - Flower beds, shrubbery beds and tree wells should be free of weeds and grass. Flower beds and shrubbery beds will have flowers/shrubs in them year round. Flower beds will be replanted a minimum of twice per year. All of last year's citrus fruit should be completely removed by April 1st each year
 - Mounting or storage of garden hoses should be out of view from the street when not in use.
 - Holiday lights cannot be installed before November 15th and must be taken down by January 15th.
 - Paint color on the outside fence on the east and west sides of Homestead Lane shall be painted the color approved by the HOA and match the other outside fences on the east and west sides of Homestead Lane.
 - Lawns, trees and shrubs shall be fertilized as necessary to maintain good health and green color, at least 4 time per year.
 - No areas visible to the street shall be left as dirt or unfinished. All planting areas and tree wells are to be treated in a finished and presentable manner. Unplanted tree wells are not acceptable.
 - Winter rye grass shall be installed in the front yard in October of each year. This is mandated by the Tempe Homestead deed restrictions and shall include side yards on Homestead Lane.

SIGNS

1. One residential address sign is allowed with a total face area not exceeding two hundred fifty-six (256) square inches.
2. "For Sale" and "For Lease" signs are permitted (size: not more than five (5) square feet).
3. One security/alarm sign with a total face area of two square feet is allowed.
4. One election sign, not exceeding five square feet, may be placed on the homeowner's lot no sooner than 71 days prior to an election, and must be removed no later than 3 days after an election.
5. No advertising signs will be displayed with the exception of a "For Sale" sign not to exceed 5 square feet

6. All signs must be properly maintained so as not to create an eyesore.

RESIDENT'S CONDUCT

1. No unit shall be used in such a manner as to interfere with the enjoyment of other residents; nor shall any nuisance be permitted to occur in any unit.
2. Loud music, stereo or television sound shall not be allowed to reach a level that is objectionable to other residents.
3. No motor-driven cycles or vehicles of any kind shall be raced in the driveways or streets.

INVESTOR/OWNER

1. Off-site owners must supply the Management Company with their current address information in writing within 20 days of any change.
2. It is the Owner's responsibility to assure that his/her tenants comply with these Rules and Regulations. Owners will be subject to penalties caused by non-conformance of tenants with these Rules and Regulations.
3. Occupancy information submitted to the Association shall not be revealed by the Management Company to any third party, except as may be required in the reasonable administration of Association affairs.
4. Owners should understand that they are fully responsible to the Association for the conduct of their tenants, tenant's guests, or the pets of their tenants. An owner should, therefore, carefully evaluate a prospective tenant's ability to accept and abide by these Rules and Regulations.
5. No Owner shall lease his unit for transient or hotel purposes. No owner shall enter into any rental lease or tenancy agreement unless such agreement is in writing. Such written agreement shall include an express provision that is subject in all respects to the provisions of the CC&R's, By-Laws, and Rules and Regulations. Any failure by the lessee or tenant to comply with the terms of such documents shall be in default under the agreement. All leases must be for a minimum of 12 months per Article VI of the CC&RS (second amendment).
6. Any costs incurred by the Association in enforcing any of its Rules and Regulations of the Covenants, Conditions and Restrictions (CC&R's) will be assessed to the owner of the unit involved.

TRASH DISPOSAL

1. Garbage and re-cycle trash must be staged in conformance with the City of Tempe's requirements.
2. Toxins and non-degradable materials such as motor oil, grease, paints, etc., are not to be deposited in trashcans. Contact the City of Tempe for locations where proper disposal may be made.
3. No rubbish or debris of any kind shall be permitted to accumulate anywhere within any lot. Residents are not permitted to place trash for collection in the Tempe Uncontained Trash Collection Service more than twenty-four (24) hours in advance of scheduled pick up.
4. Trash, trash cans and recycling bins shall only be placed for collection in cul-de-sacs.
5. Trash is to be put out no earlier than the day prior to pick up and removed no later than day after pick up.
6. Trash cans, trash and any other rubbish must be stored out of view from the street and other Homestead Owner's property.
7. Disposal for The Homestead is done by the .City of Tempe Department of Sanitation and Collection Schedule can be reached by calling: (480) 350-8265.

ASSESSMENT COLLECTION PROCEDURE

The following homeowner ("member") assessment collection procedures will be in force:

Regular monthly assessments as determined by the Board and due in six month increments are payable on the first day of January and July each year. If the assessment payment has not reached the Management office by 4:00 p.m. on the 15th day of the month, a \$15. 00 late fee will be added.

At forty-five (45) days past due: A second notice shall be sent to the delinquent member with an administrative charge of an additional \$15.00.

At seventy (70) days past due: A Notice of Intent to File Lien shall be sent to the delinquent owner. If not paid in ten (10) days, a lien will be filed. An administrative fee for such preparation shall be charged. Additionally, attorney fees, lien filing fees and such related expenses shall be charged to the delinquent member's account.

ENFORCEMENT PROCEDURES

See Fine/Enforcement Policy

1. An infraction of the Rules shall be reported in writing and signed by complainant. Letters should be sent to:

Tempe Homestead Homeowners' Association
Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048
Phone: (480) 759-4945
Fax: (480) 759-8683
www.wearevision.com

Adopted by Tempe Homestead Homeowners' Association BOD

May 2018