

**RULES &
REGULATIONS**

For

**CASA BLANCA VILLAS
TOWNHOUSE
ASSOCIATION OF
PHOENIX**

Rules & Regulations

Revised 04-01-19

Table of Contents

Definitions.....	4
Animals.....	5
Balconies and patios.....	6
Businesses.....	6
Machinery and equipment.....	7
Motor vehicle & parking	7
Nuisances.....	8
Personal property insurance.....	8
Renters	8
Report unsafe conditions.....	8
Restriction on subdivision.....	8
Roofs.....	9
Seasonal decorations	9
Signs.....	9
Storage and other structures	9
Swimming pool and spa rules	9
Trash containers and collection.....	9
Trucks, trailers, campers and boats	9
Utility services.....	9
Window coverings, lights, and reflective materials.....	10

Rules & Regulations

These rules and regulations apply to all residents at the community including both owner occupants and renters.

The basis for a high quality condominium community is the understanding of Covenants, Conditions and Restrictions (CC&R's), and the cooperation of the property owners.

Each property owner should have received a copy of the CC&R's during the purchase of the property. If they do not have a copy, one may be obtained from the Management Company. Homeowners are urged to review these CC&R's to gain a full understanding of the community organization and operation.

As a part of their responsibility to the homeowners, the Board of Directors of the Condominiums Homeowners Association have adopted the following Rules and Regulations which shall be known as "The Homeowners Association Rules and Regulations." The CC&R's give the Board of Directors the authority to create rules and regulations.

These Rules and Regulations explain in detail what is desired and expected of each property owner. The procedures for architectural submittal, addressing violations and a fine schedule have been included.

This is an important document. It allows the Management Company to do their job with clear direction and complete understanding.

Homeowners must read this document and familiarize themselves with it. Homeowner's cooperation and understanding will ensure that the community association continues to be the high quality community each resident desires.

Definitions

The definitions of terms used in the rules and regulations are the same as those found in the CC&R's. Additional definitions are as follows:

Animals

1. All animals must be licensed and vaccinated in accordance with local laws.
2. No animals, bird, fowl, reptile or livestock other than generally recognized housepets are allowed in any condominium or anywhere on the common area.
3. Pets cannot be left outside unattended.
4. No more than 2 dogs can occupy any Unit regardless of the animal's size or weight. The board of directors retains the right to disallow any animal that shows aggressive tendencies.
5. There will be no breeding of house pets for commercial purposes.
6. Pets must be kept on a leash no longer than 6 feet in length when outside the condominium Unit.
7. Pets must be directly under the condominium owner's control at all times.
8. Owners of pets will be responsible for assuring their pets do not make unreasonable noise or become a nuisance. Complaints regarding barking dogs should be directed to the local police.
9. No structure for the care, housing, confinement, or training of any animal or pet shall be maintained on any portion of the Common Elements or in any Unit so as to be visible from the exterior of the Building in which the Unit is located.
10. Upon the written request of any Unit Owner, the Board of Directors shall determine whether a particular animal or bird is a generally recognized house pet, a nuisance, or whether the number of pets in any Unit is allowable.
11. Owners walking pets will be responsible for picking up all droppings. The board of directors has the right to impose a fine to any homeowner who fails to clean up after their pet.
12. The board of directors has the right to impose a fine on any homeowner whose dog barks excessively.

Board approved antennas & satellite dishes shall be permitted and installed according to the following guidelines.

- (1) Installation inside the unit.
- (2) Installation on the balcony below the railing/wall.
- (3) Installation on the balcony on a mast or tripod as close to, but below, the railing/wall as possible.

Balconies and patios

Balconies and patios must be kept clean and neat at all times.

1. No flammable materials may be stored on patios or balconies
2. No trash may be stored on patios or balconies
3. Only electric grills may be used on patios or balconies. No gas grills and no charcoal grills are allowed
4. Patio furniture is the only type or style of furniture allowed on patios or balconies. No non-patio furniture is allowed
5. No offensive sights, sounds, or odors are allowed on patios or balconies

Businesses

No gainful occupation, profession, trade or other nonresidential use shall be conducted in any residence, except that an indoor home occupation may be conducted so long as the dwelling continues to be occupied as the principal residence of the person conducting the home occupation and it:

1. Displays no signage
2. Is conducted entirely indoors
3. Is not discernable from outside the dwelling
4. Complies with all laws and ordinances
5. Does not generate additional traffic within the community or cause obstruction of sidewalks or neighboring driveways
6. Conforms to city codes

Machinery and equipment

Machinery and equipment of any type shall not be placed, operated or maintained upon the common elements.

Motor vehicle & parking

1. No vehicle is permitted to be parked in any fire lane at any time
2. No mobile home, camper, tent camper, travel trailer, bus, recreational vehicle, commercial truck, or boat can be parked on the common elements
3. Automobiles, motorcycles, motor bikes and any other type of vehicle shall not be constructed, reconstructed or stored in any Unit or on any common element including the parking area.
4. No inoperable vehicle of any kind can be parked on the premises
5. All vehicles must be registered and have current license plates and tags
6. The Board shall assign one covered parking space to each Unit
7. No parking space shall be used for storage or for any purpose other than the parking of vehicles
8. The Board has the right to have any vehicle towed when it is violating the rules and regulations. It will be towed at the owners cost.
9. Motorcycles are not permitted to be parked in any breezeway or sidewalk area.
10. Oil leaks are not permitted. Any motor vehicle with an oil leak must be repaired immediately. The Board of Directors has the right to impose a fine to any home owner who does not promptly repair oil leaks
11. Guests must park in open, unassigned guest parking areas.
12. Vehicles are not allowed to be backed in.

Nuisances

No nuisance, either public or private, shall be permitted to exist anywhere on the premises so as to be offensive or detrimental to any other property in the vicinity, or its occupants, or to property values:

1. Loud parties shall not be permitted. Parties cannot exceed the boundaries of the condominium
2. Offensive odors shall not be permitted
3. Homeowners assume full responsibility for the behavior of their guests
4. Any condition determined to be unsanitary, unsightly, offensive, detrimental to people or property shall be regarded as a nuisance and will not be permitted
5. External speakers, bells, horns, whistle and similar devices are not allowed
6. Trash and debris will not be allowed to accumulate in any condominium or any location on the common areas
7. No use of golf equipment, baseball equipment, etc. in the association's common areas shall be allowed

Personal property insurance

Homeowners are urged to obtain personal property insurance to cover their personal possessions. The blanket hazard and liability insurance policy for the homeowner's association does not cover personal property.

Renters

All renters must comply with all rules and regulations. The homeowner will be responsible for the payment of any fines levied in response to rules violations by a tenant who occupies a condominium,

Report unsafe conditions

All homeowners and tenants are required to report any unsafe conditions they may observe on the property. They should report this to the management company.

Restriction on subdivision

No Condominium shall be further subdivided, or changed in total or part from its original intended use.

Roofs

The installation of solar panels, air conditioning units, evaporative coolers or other apparatus, structure, or object is not allowed without prior written approval of the Board of Directors.

Any damage resulting from the installation of equipment on a roof will be the responsibility of the homeowner

Seasonal decorations

Seasonal decorations may be displayed; however, decorations must be removed within 14 days following any holiday. Decorations may be displayed no earlier than two weeks before and no later than two weeks after any nationally recognized holiday.

Signs

1. Signs shall not be erected or maintained in windows, on doors, or on the common elements
2. No sign including "for sale" or "for lease" signs shall be erected so as to be visible from the exterior of any Unit or Building or any other portion of the Condominium
3. Signs required by local, state or federal governments are allowed

Storage and other structures

Storage facilities, storage sheds and any other structures will not be placed upon or erected on the common areas.

Swimming pool and spa rules

The following rules apply to the swimming pool:

1. The swimming pool hours are 6AM to 9PM
2. No glass is allowed in the pool area
3. An adult must accompany persons under the age of 16
4. The pool gate must remain locked
5. No loud parties are permitted in the pool area
6. There is no running or rough housing allowed in the pool area
7. No pets are allowed in the pool area
8. No alcohol is allowed in the pool area

Trash containers and collection

The trash dumpsters must be kept neat at all times. Residents are expected to pick up their own messes around the dumpsters.

Trucks, trailers, campers and boats

Commercial trucks, motor homes, mobile homes, travel trailers, tent trailers, trailers, detached campers, boats, boat trailers, or other similar equipment or vehicles shall not be parked, maintained, constructed, reconstructed or repaired on any lot or parcel so as to be visible from a neighboring property. Pickup trucks with camper shells shall be allowed provided the height of the pickup truck's camper shell does not exceed 7 feet in height as measured from ground level.

Utility services

Lines, wires and other devices for communication or transmission of electricity, i.e., telephone, television, radio signals, etc., shall not be erected, placed, or maintained anywhere in or upon the Common Elements unless they are contained in a conduit or cable installed underground. The Board of Directors must approve all modifications.

Window coverings, lights, and reflective materials

1. There shall be no spotlights or other lights in any Unit which may reflect upon or cause glare to neighboring condominiums
2. Foil or light reflective materials shall not be placed or maintained in windows or glass areas, and these or similar materials shall not be installed anywhere else on any structure or erected on the common elements
3. Window coverings visible to street, common area, or neighboring property must be manufactured for the sole purpose of covering window areas. The use of bed sheets or other materials not specifically made for the purpose of covering windows is prohibited
4. No personal property may be displayed on external window ledges
5. High intensity lights used to illuminate areas out of doors shall be allowed only after obtaining prior written approval of the Board of Directors