

RULES
&
REGULATIONS

WOODMAR IV ASSOCIATION, INC.

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INTRODUCTION

The following are the revised Rules and Regulations of the Woodmar IV Association, Inc. complex. These Rules and Regulations were approved by the board of Directors and will become effective on August 13, 2019. Infractions of the Governing Documents and Rules and Regulations will be cited, and fines will be levied in accordance with the Enforcement Policy established by the Board of Directors, which may be changed from time to time. In addition to any fines, owners will be responsible for the costs and expenses, if any, related to repairs and cleanup of common elements and legal fees, if any, incurred for such violations. Questions about these Rules and Regulations should be directed to the management company.

MANAGEMENT COMPANY INFORMATION

COMPANY NAME:

VISION Community Management

MAILING ADDRESS:

16625 S. Desert Foothills Pkwy, Phoenix, AZ 85048

PAYMENT ADDRESS*:

PO Box 65422, Phoenix, AZ 85082-5422

*(*Please reference your account # on your check. This is a bank lockbox. Do not send any correspondence to this address. It will not be forwarded to our office.)*

OFFICE:

(480) 759-4945

FAX:

(480) 759-8683

E-MAIL:

Woodmar4@WeAreVision.com

COMMUNITY WEBPAGE:

<https://www.visioncommunitymanagement.com/current-homeowners/community?name=Woodmar+IV>

RENTAL PROPERTIES

Please refer to the *CRIME FREE PROGRAM RESOLUTION AND RULES* of Woodmar IV Association, dated March 10, 2016 and recorded on March 11, 2016, with the Maricopa County Recorder, No. 20160157819. A copy of this document can also be found on the management website or obtained by contacting the management company.

COMMON AREAS

The Woodmar IV Association supports the City of Phoenix Crime Free Multi-Housing Policy and has adopted a zero tolerance for criminal activity in the complex. As a result, all persons using the common areas may be asked to identify themselves when approached by the Association's contract security personnel. Owners, tenants and guests must cooperate with security personnel at all times.

- There will be no playing in driveways or parking areas.
- Bicycles, tricycles, skateboards and roller-skates are not be used in the driveways, pool area and lawn areas.
- Children must be properly supervised, as there are no designated "Playground" areas in the complex.
- No advertising signs of any kind are allowed, with the exception of traditional for rent or for sale signs. The signs are allowed to be a maximum of one (1) sign per unit and no more than five square feet in size. Signs are to be removed within seven (7) days after the sale or rental agreement conclusion.
- No littering of papers, cigarette butts, soda cans, beer bottles, etc. or any trash is allowed. No trash or other materials may be accumulated which will cause hazard or be in violation of any health, fire or safety ordinance regulation.
- Alcoholic beverages are prohibited in all common areas.
- Holiday decorations must be removed within 30 days after the holiday.

LOITERING

Loitering of Owners, Tenants or guests in common areas is prohibited. Owners will be subject violation penalties in accordance with the Association's Enforcement Policy established by the Board of Directors.

DUMPSTERS

Regular household trash is to be bagged and placed inside the dumpsters provided and should not be allowed to accumulate. If the dumpster near your unit is full, use the next available dumpster. Owners or Tenants must make arrangements to have large bulk items removed from the property and disposed of at their own expense as the Association does not offer bulk trash service. Do not put large furniture, mattresses, or other large, bulk trash items inside the dumpsters or dispose of them next to the dumpsters. Under no circumstances shall garbage or trash be left on the walkways, sidewalks, parking areas, or outside the dumpster. Owners will be subject violation penalties in accordance with the Association's Enforcement Policy established by the Board of Directors.

STORAGE

Entrances, walkways, gravel, lawns and other common areas shall not be obstructed. No personal belongings may be placed in stairways, or around the exterior of the building. Items such as bicycles, etc. shall be a size and quantity to permit storage inside the unit or enclosed patios.

LAUNDRY ROOMS

Laundry rooms must be kept clean at all times and may not be used as storage for personal items. Laundry rooms must be locked at all times. Owners will be responsible for all doors, locks, keys and repairs or replacement of doors and locks.

CARPORTS AND STORAGE ROOMS

Owners are responsible for keeping their carports free of all items other than operable vehicles. This includes boxes, wood, trash, etc.

HOT WATER HEATER ROOMS

The Association will be responsible for maintaining the Hot Water Heater Rooms, locks and keys. Owners may contact the management company to arrange access to their hot water heater for maintenance or replacement.

BALCONIES AND PATIOS

Owners are responsible for keeping balconies, patios or entryways clean at all times. No furniture or personal items may be stored in the unit entryways and balconies. No rugs, towels, laundry, clothing or other items shall be stored, hung or draped on railings or other portions of the balcony or patio. Unsightly items must be kept out of view of neighboring properties or the common areas.

NOISE

Disturbances caused by any loud noises, music systems, slamming doors, loud and/or vulgar arguments will be considered nuisances and are not permitted.

GRILLS

The use of charcoal barbeque grills and gas grills is prohibited at Woodmar IV. This regulation is for the safety of all residents.

WINDOW COVERINGS, ENTRANCE DOORS, SECURITY AND SCREEN DOORS, ARCADIAN DOORS

In no event shall the interior or exterior of any window, entrance door, security door, screen door, or Arcadian door be covered with any reflective material such as foil, or with any paper, bed sheets, towels, plywood, 2x4s or any other temporary covering. The only approved window and Arcadian door coverings are to be blinds or curtains which must be a solid neutral color. All blinds must be in working order and not damaged at all times. Black security bars and sunscreens shall be permitted to be installed over any window or Arcadian door. Notwithstanding the foregoing, if a window, entrance door, security door, screen door or Arcadian door becomes damaged, an Owner shall be allowed to secure the window, entrance door, security door, screen door or Arcadian door according to current City of Phoenix specifications for a period of no more than thirty (30) days following the date the respective window, entrance door, security door, screen door or Arcadian door was damaged. Any infraction of these Rules and Regulations shall be assessed a fine for each window, entrance door, security door, screen door or Arcadian door until the infraction is corrected.

VIOLATIONS OF THE PHOENIX CURFEW LAW

Persons under the age of 15 are not allowed to be in the common area past 10:00 PM. Persons 16 and 17 are not allowed in the common area past midnight.

ANTENNAS / CABLE TV / TELEPHONE

Antennas: No antenna, satellite television dish or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be installed, used or maintained on any portion of the Condominium whether attached to the Building or otherwise without the prior written approval of the Board of Directors, unless the guidelines of the Federal Communications Commission or other applicable law prohibits the Board of Directors from requiring prior approval for the installation or use of certain types of antennas, satellite dishes or other devices. Any such antennas, satellite dishes or other devices must be installed or constructed in accordance with the rules. Applications for the installation of antenna may be obtained from the management company.

Cable TV: When ordering cable TV, the installation of wiring from the cable box to the unit is subject to approval by the Association. When Owners or Tenants order the installation of cable TV from a Cable Company, the cable installation person contact the Association's onsite Maintenance Manager for approval prior to installing the cable.

- Cable wiring running along the ground must be buried so that it is not visible.
- Cables attached to the building must be secured properly and located on the least visible walls of the building.
- Owners or Tenants that have installed Cable TV without prior approval of the wiring by the Association will have 30 days to have the Cable Company make any required changes or corrections.

Telephone: Telephone wires may not be installed on the exterior portions of the building.

BUSINESS ACTIVITIES

No business activities of any kind whatsoever shall be conducted in or from any building in the complex.

PARKING POLICY

- a. Each unit will be issued one (1) resident parking pass and one (1) visitor parking pass as available upon receipt of a valid parking registration. A vehicle with a resident parking pass must park in the assigned carport per the parking registration. A vehicle with a visitor parking pass shall park only in its assigned carport or in an uncovered designated parking spot. Units with designated parking spots that allow double parking will be given one (1) resident parking pass, one (1) double park pass and zero (0) visitor parking passes. A unit Owner that does not own a vehicle can request (1) visitor parking pass that must only park in its assigned carport. Additional visitor parking passes may be issued upon board approval and availability. To obtain a parking registration, a unit owner must either be current with the monthly association assessments or have entered into a written payment plan with the association.
- b. The speed limit on any roads and driveways throughout the complex is five (5) miles per hour.
- c. Parking passes must be prominently displayed at all times from the rearview mirror of a vehicle. Vehicles not displaying a valid parking pass will be tagged on the first occurrence and towed on the 2nd occurrence.
- d. Parking is not allowed at any time on the roads, streets, alleys, open curb areas, sidewalks or landscaping. A vehicle found parked in any spot other than a designated parking spot or carport will be towed immediately.

- e. All vehicles must be parked “nose first” with the license plate visible. Vehicles are to not be “backed in” a parking spot. Vehicles found “backed in” without the license plate visible will be tagged the first occurrence and towed on the second occurrence.
- f. Any car with a valid parking pass found blocking a vehicle without a valid parking pass will be towed immediately along with the vehicle missing a valid parking pass.
- g. Vehicles are not allowed to be protruding the streets at any time. Vehicles found protruding the streets will be towed immediately.
- h. All vehicles must have a valid current registration with operable tires. A vehicle cannot be placed on blocks for more than 24 hours. Any vehicle found on blocks for more than 24 hours will be tagged on the first occurrence and towed on the second occurrence. The owner of a unit will be fined for any registered vehicle found to be leaking oil on the asphalt or concrete. The vehicle parking pass, visitor parking pass and/or double park pass will be revoked on the third fine issued to the same vehicle.
- i. No commercial vehicles are allowed in the community (except when services are being performed or goods are being delivered). Commercial vehicles that are not making deliveries or providing services will be tagged the first occurrence and towed on the second occurrence.
- j. No mobile home, commercial truck, recreational vehicle, camper van, delivery van, boat, or trailer of any kind can be stored or parked in any carport or designated parking spot. Mobile homes, commercial trucks, recreational vehicles, camper vans, delivery vans, boats, or trailers found in any carport or designated parking spot will be tagged on the first occurrence and towed on the second occurrence.
- k. A vehicle cannot display “FOR SALE” signs or markings on it while on the property. Fines will be assessed against vehicles displaying “For Sale” signs or markings.
- l. Vehicles cannot be parked in the fire lanes. A vehicle found parked in a fire lane will be towed immediately.

PETS

A maximum of two (2) pet animals will be permitted in any unit, provided they are not kept for breeding or any other commercial purposes. Should pets defecate on the common areas, the owner of the pet is responsible for the immediate waste removal in a plastic bag and placing it in the dumpster. Owners or Tenants who fail to immediately remove waste will be subject to fines in accordance with the Enforcement Policy established by the Board of Directors.

Dogs must be on a leash whenever they are in the common area and under the control of the pet owner at all times. Local leash laws apply.

Barking dogs sufficient to annoy nearby residents constitutes a nuisance and should be reported to the Maryvale Police and Maricopa County Animal Control at 602-269-3491. You should then inform the management company with the specific unit in violation and times of the occurrences.

WATER/ELECTRICITY USAGE

The Association pays for all water usage throughout the complex. Owners and Tenants are requested to conserve water whenever possible. Owners and Tenants should check consistently for toilet and plumbing leaks in the unit and laundry rooms. Water misuse and water leaks not repaired within 48 hours are subject to violation penalties in accordance with the Enforcement Policy established by the Board of Directors.

When units become vacant, owners are requested to leave the electricity on in the unit in order to operate the dusk to dawn exterior security lights attached to each unit.

Owners are required to keep all exterior security lights outside the Apartment and in each Owner's carport operable and in good working condition.

VACANT APARTMENTS / UNSECURED APARTMENTS

All Owners shall immediately report any vacant Owner Apartment to the Association (a "Vacant Apartment"). An Owner shall secure any Vacant Apartment on a daily basis including keeping all doors and windows locked and securing a Vacant Apartment from entry by vandals and trespassers. Owner shall provide the Association or the Association's management company a 24-hour contact phone number and email address for the Association to provide notice to an Owner if the Association determines that a Vacant Apartment has not been secured as required.

All Apartment exterior doors, security doors, windows, Arcadia doors and laundry room doors must be kept in good working order and condition and secured at all times. If the Association determines that any Apartment exterior door, security door, window, Arcadia door or laundry room door is unsecured or in violation of this rule, Owner shall have twenty-four (24) hours after receipt of notice from the Association to cure the violation in accordance with the Association's governing documents and applicable City of Phoenix codes, rules, requirements and specifications. Owner must immediately provide photographic evidence to the Association or the Association's management company evidencing the cure of the applicable violation as required by this rule. If an Owner fails to cure any violation within said 24-hour period in accordance with this rule, the Association shall have the right, but not the obligation, to secure the respective exterior door, security door, window, Arcadia door or laundry room door and take such other actions as may be appropriate in the Association's reasonable judgment to cure the applicable violation. If the Association cures an Owner's violation of this rule as provided herein, the Owner in violation of this rule shall pay and be liable for any charges or costs the Association incurs in securing such exterior door, security door, window, Arcadia door or laundry room door or taking such other actions.