

Ivyglen Townhouses

HOA Rules and Regulations

Effective November 2019

Residency at Ivyglen Townhouses carries with it the price of belonging and a responsibility to fellow residents. Every effort is made to make your stay here enjoyable and comfortable but the support and cooperation of you, as fellow residents, is necessary. Living in close proximity of each other requires a high degree of respect and tolerance for each other. The following rules will help maintain the property to high standards as well as facilitate positive relationships among all residents. **Fines of \$50 for the first occurrence and \$100 for subsequent occurrences** will be issued for non-compliance.

- 1. BALCONIES, PATIOS AND WINDOWS:** Any attachments that alter the outside appearance of the apartment building are prohibited without the written permission of the Association. Temporary holiday decorations removed within 7 days of the holiday are exempt as are American Flags and no more than five (5) plants/flowers that are neatly stored on the patio or balcony and well-maintained. Non-potted plants are not permitted. No personal property including plants is allowed on the landscaping i.e. the rocks. No other objects are allowed including mops, trashcans, clothing, towels, pictures, posters, signs, stickers, foil, etc. **Only patio furniture specifically designed and sold for outdoor use is allowed.** All balconies/patios must be maintained in a neat and clean manner.

In order to maintain an attractive appearance, all windows must be covered with blinds or curtains. Blinds must not have slats that are missing, bent or broken. Curtains must look attractive and be installed with the recommended number of panels for the window size. No other window coverings are allowed including but not limited to foil, blankets, sheets, table clothes, etc.

- 2. SIGNS:** No signs, advertisements, notices shall be placed anywhere on the property or in the windows of the unit unless approved in writing by the HOA except for temporary signs indicating an open house that is in progress. Open house signs must be removed the same day.
- 3. SATELLITE/CABLE WIRES:** A maximum of 4 dishes are allowed per building and must be attached to the roof or eaves. All dishes not in use should be immediately removed from the building. All wires must be neatly secured to the building and must be snug against the wall from top to bottom. Wires should be run straight down and/or straight across.
- 4. PETS:** All animals must be on a leash, in hand and in control at all times when outside of the unit. All animal droppings (poop) must be cleaned up and disposed of in the dumpster immediately. No animals may be tied up or kept outside of the unit. Pets may not cause a disturbance to others due to noise or vicious nature.
- 5. LANDSCAPING:** The desert landscaping must be maintained. Throwing rocks, digging, touching plants, climbing trees, moving rocks, touching irrigation, driving/parking on the rocks, etc. is not allowed. No personal property is allowed on the landscaping including trash, toys, plants, grills, etc.
- 6. DAMAGES/GRAFFITI:** Residents are responsible for any damages to the landscaping, irrigation,

children, pets or guests. If the damage is deliberate, vandalism charges will be pursued with the Mesa Police Department.

- 7. LITTER:** Litter must be disposed of properly in a dumpster including junk mail, drink containers, food wrappers, broken toys etc.
- 8. TRASH:** Only personal trash from your unit is allowed and must be carefully disposed of in the dumpster. Trash resulting from employment or a business is not allowed. All trash that falls outside of the dumpster must be immediately picked up and disposed of. Cardboard boxes must be flattened before throwing them in the dumpster. Large items can be neatly disposed of beside the dumpster.
- 9. MOTOR VEHICLE PARKING:** Each unit has two parking spaces; one covered and one uncovered. If a unit has more than 2 vehicles on the property at the same time, the extra vehicles must be parked on the street. Each unit will be provided two hanging placards that indicated the unit number. Any vehicle parked in a numbered spot without a matching placard (same number on placard and parking space) will be towed without notice. Any vehicle displaying a placard that doesn't match the parking space will be fined without a warning and subject to a tow. Tenant towing is permitted should guests or unassigned vehicles be improperly parked. Guest parking spots are intended for guests. Any resident regularly using the guest parking spots overnight will be subject to a fine (if the resident can be identified) or tow (if the resident cannot be identified). Vehicles must be licensed and in good working condition e.g. no broken windows, flat tires, etc. Only cars, pickups and motorcycles are allowed. RV's, trailers of any type, campers, ATVs or equipment are not allowed. No vehicles may be stored on the property.
- 10. MOTOR VEHICLE WASHING, MAINTENANCE AND REPAIR:** Residents are not permitted to wash, repair or perform maintenance on any vehicles on the property.
- 11. CRIME FREE AGREEMENT:** Ivyglen Townhouses participates in the City of Mesa's "Crime Free Multi Housing" program. Each resident is required to sign the Crime Free Lease Addendum which is kept and maintained by the building's owner.
- 12. NOISE CONTROL:** The city of Mesa has a noise control ordinance. It can be found: <https://www.mesaaz.gov/residents/police/noise-disturbance>. If a resident is violating the noise ordinance, please report it to the Mesa Police Department non-emergency number: 480-644-2211, choose option 2 after you select your language option.

The Ivyglen Townhouse Association reserves the right to enforce such other reasonable rules and regulations as in the Association's judgment may be deemed necessary or advisable from time to time to promote the safety, care and cleanliness of the premises and for the preservation of good order.

All infractions of the rules will be promptly reported to the building owner. Repeated offenses will result in fines up to \$100 for each occurrence.