

COLONIA DEL NORTE HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
July 14, 2020

TO ALL HOMEOWNERS AND RESIDENTS OF COLONIA DEL NORTE

The information contained in this bulletin concerns official action being taken by the Colonia Del Norte Homeowners Association Board of Directors. Please read and retain for future reference.

The Declaration of Covenants, Conditions and Restrictions (CC&R), Article IV, Section 4, states that “the Board of Directors may adopt rules and regulations to be known as ‘Association Rules’. These rules may restrict and govern the use of the common area and any other area within the Properties, except as to the interior of any dwelling unit of an owner”.

The By-Laws, Article VII, Section 1a state “the Board of Directors shall have the power to adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof.”

The By-Laws, Article VII, Sections 4, 5 and 7 designate responsibility to the Board of Directors for approval or disapproval of any changes in the structure, landscaping, exterior color scheme, finishes and use of materials.

This action is being taken for the benefit of and in fairness to all residents. Properties will be inspected on a regular basis. Any violations noted will result in the occupant and owner of the property receiving a 21 day notice to resolve the violation. They will be given an opportunity to respond directly to the CDN Board of Directors before a fine is assessed.

Colonia Del Norte
Board of Directors

1. USE RESTRICTIONS TO INCLUDE PARKING, VEHICLES, STREETS AND CARPORTS

(CC&Rs Article III, Sections 1, 11, 12 and 15)

1.1 No resident shall be allowed to park any commercial truck or van, camper, bus, RV, antique car, trailer, or boat on any portion of the association property, excluding the RV Lot, between the hours of 12 midnight and 5am. Any vehicle that cannot be confirmed as belonging to a resident or the guest or an invitee of the resident, that is noted for being parked on the property for two or more instances within one 72-hour time period, shall be subject to a violation and removal of the vehicle as described herein at the owner's expense. The Board of Directors reserves the right to determine when the above restrictions are being abused and assess the appropriate penalties.

1.2 No vehicle of any type is permitted to park in the front yards at any time.

1.3 No parking is permitted at any time on or across sidewalks.

1.4 The carport area's **Primary** use is for 2 operable vehicles. No resident shall be allowed to park or store any non-operable vehicles, RVs and camper tops. In addition, no exercise equipment, appliances, cardboard boxes, barbecues, mops and brooms are allowed in carport. No household furniture or carpeting is allowed. Only 1 small patio table with chairs is allowed.

1.5 No major vehicle repairs in carports and on community streets.

1.6 Speeding in excess of 15 miles per hour is not permitted.

1.7 No spotlights, floodlights or similar types of lighting shall be placed on any lot which in any way allows light to be reflected on any other lot.

1.8 Properties are restricted to residential dwellings for residential use only.

1.9 No temporary structures shall be used on any portion of the Properties at any time.

1:10 No residence may be leased, rented or letted for a period shorter than 90 days, including any type of short term rentals via any commercial companies or any other method of short term rental.

2. POOL RULES

(CC&Rs Article, VII, Section 7)

2.1 All persons visit the pool at their own risk.

2.2 Colonia Del Norte and Management are not responsible for accidents or injuries.

2.3 The pool gate must remain closed at all times and MAY NOT be propped open.

2.4 Only residents and their guests may use the pool, and then only when the resident is present.

2.5 No opening the pool gate to unauthorized swimmers.

2.6 No food (Per the City of Phoenix) is permitted in the pool area at any time. No glass is permitted in the pool area at any time.

2.7 No pets are allowed in the pool area at any time.

2.8 No skateboards, scooters, bicycles or other similar devices are allowed in the pool area.

2.9 Habitual infractions of pool rules will result in suspension of pool usage for 30 days. (per CC&Rs Article II, Section B.)

3. ARCHITECTURAL CONTROL

(CC&Rs VII, Section I)

3.1 No improvement, building, fence, wall, swimming pool, landscaping, or other structure, or any exterior addition to or change or alternation thereof shall be commenced, erected, maintained, made or done, and no alterations, repairs, or painting, excavation or other improvements, or work which in any way alters the exterior appearance of any property within the Properties or the improvements located thereon from the natural or improved state existing as of the date such Property was first conveyed by Declarant to an Owner, shall be made or done without the prior written approval of the Architectural Committee or Board of Directors, if there is no Architectural Committee.

4. LANDSCAPING

(CC&Rs Article X, Section 2)

4.1 Each owner shall keep all shrubs, trees, grass, and plantings of every kind located on their lot, neatly trimmed, properly cultivated and free of trash, weeds and other unsightly material.

5. SATELLITE DISHES AND SOLAR PANELS

(CC&Rs Article III, Section 8)

5.1 An Architectural Form must be submitted before installing a Satellite Dish or Solar Panels. The form must state where the Dish or Panels are to be installed. Approval must be received before installation.

6. TRASH CANS, RUBBISH, STORAGE AND BULK TRASH

(CC&Rs Article III, Section 5)

6.1 Garbage and recycling cans that are placed out for collection shall be placed directly on the street and shall not be placed on or allowed to block sidewalks. Trash and recycling cans can be put on street 24 hours before pick-up and must be put back on property within 24 hours after pick-up.

6.2 No clotheslines, equipment, woodpiles or storage piles will be kept in view of neighboring properties. Garbage and Recycle cans must be stored in carport or behind gate in backyard.

6.3 Rubbish and trash shall be regularly removed from the Properties and shall not be allowed to accumulate thereon.

6.4 Bulk Trash is collected quarterly. Bulk Trash may be placed out for pickup 4 days before the Collection Date. Bulk trash may not be placed on sidewalk or in street. Construction and remodeling debris cannot be set out for bulk trash. Contractor must take care of debris.

7. DRAINAGE HOLES

(CC&Rs Article III, Section 6)

7.1 All drainage holes in fences located on the Properties shall be kept clear and unobstructed for proper drainage at all times.

8. ANIMALS

(CC&Rs Article III, Section 3)

8.1 Only dogs, cats or other domestic pets may be kept and then only if they are not bred or maintained for commercial purposes.

8.2 Resident pet owners must pick up pet feces after their pets and deposit in their trash cans. All pets must be on a leash when in the Park and Common Areas.

9. EXCESSIVE NOISE

(CC&Rs Article IV, Section 12)

9.1 No loud noise, such as cars, motorcycles, stereos, fireworks and barking dogs etc. is allowed. This applies not only in or at the residence, but Common Areas and Pool as well.

10. TREES

10.1 No climbing of trees in the Common Area.

11. VANDALISM

11.1 Residents and their guests will be held responsible for vandalism they have perpetrated to any part of the Property, pool area and furniture, trees, sprinklers etc. This includes climbing the pool fence and community gates.

11.2 Sling shots and BB guns are prohibited in the community.

12. YARD SALES AND ESTATE SALES

(January 9, 2018 Open Board Meeting)

12.1 Yard sales are allowed 2 times a year, 1 weekend in the Spring and 1 weekend in the Fall.

12.2 Estate Sales: Estate sales of personal property by an owner at the time of sale of his/her Colonia Del Norte home or the death of the owner must be approved by the Board of Directors. The sale must be conducted on not more than three consecutive days (such as Thursday, Friday, and Saturday). Any issue regarding the sale shall be presented to the CDN Board President, who with at least one other Board member, will jointly resolve the issue. All sale items must be displayed inside the home or in the home's rear patio area.