

Orange Tree Townhomes Corporation: Rules & Regulations

CARPORT/GARAGE STORAGE/USAGE

Carports are not to be used for storage of any type except for vehicles and approved roller trash cans.

Homeowners may petition the Board for a two-week temporary exemption before placing anything in the carport

DRIVEWAY USAGE:

Each Homeowner has 4 parking spaces as provided in the original CCR's. That includes 2 in the garage & 2 in the driveway, notwithstanding the length of their driveway. Storage of nonworking vehicles is not allowed in the driveway. Vehicles parked in driveway must be in operational order and current with license and registration. Storage of Boats, Campers, Recreational Vehicles, ATV's, and Trailers, in the Carport or driveway is prohibited. Overnight Parking in the driveway is allowed.

ON-STREET PARKING

On-street parking of any vehicle, including those of guests, is prohibited on the streets within Orange Tree Townhomes unless parking signs designate that parking is authorized and permitted. If a vehicle is parked on the street that vehicle is in violation of the on-street parking policy.

If occasional guest parking is needed beyond one's own carport/garage and/or driveway as stipulated above, there is space located at the east side of the pool area (Guest Parking Area) for temporary parking, not to exceed three nights.

The Association understands that there may be infrequent circumstances when owners have large gatherings (e.g. holiday celebrations, family gatherings, parties, and the like), and to accommodate this parking The Association will allow temporary, guest only, on-street parking (overnight parking is never allowed). Orange Tree Townhome owners assume no liability or responsibility for any damage or injury sustained due to a vehicle parked on the street of Orange Tree Townhomes.

Contractors doing work in Orange Tree Townhomes are permitted to park their work vehicles on the street but the Individual Contractors must be on site and working in order to be parked on the street. Contractor vehicles may not be parked on the street if said Contractor is not actively working on site. Contractor vehicles are prohibited from parking overnight on the community streets.

GARBAGE/TRASH PICK UP

Trash/garbage pick-up occurs on Mondays and Thursdays.

Garbage/Trash roller cans can be placed at the curb No earlier that 6:00PM on Sunday and Wednesday evenings. Please remove the can from the curb by 6:00 pm on trash day. Please do not place your roller cans or other trash on the lawn. There is no pick- up on some holidays. If there is no pick-up, trash will be picked up the day following the holiday.

BULK PICK UP:

Bulk pick up is the first Thursday of the month only (this is subject to change). Items included in bulk pick up are small furniture (small tables, rocking chairs) and bagged landscape clippings. Items not included in bulk pick up are paint or associated products, gasoline, old tires, large appliances, etc. Bulk pick items are to be placed out No earlier that 6:00PM on Wednesday evenings prior to pick-up. If your item is not included in bulk pick up or is not picked-up, it is the homeowner's responsibility to dispose of it. Items cannot be left in any common area.

SELLING OR RENTING YOUR HOME:

For Sale or For Rent signage can be placed/hung on the courtyard gate or leaned against the front wall inside the planter. Signage can be no larger than 30" x 30" and is limited to one sign.

REMODELING YOUR HOME

Contractors are allowed to work on site from 7:00 am – 7:00 pm.

Bulk Trash Containers:

Bulk trash containers are allowed in Orange Tree Townhomes. Containers of any type, Roll Off Dumpsters, Large Nylon Trash containers, etc. Shall be no larger than 15 yards, or 16' x 7.5' x 4.5'. Containers can only be placed in the driveway. Bulk trash containers can be placed in the drive way for a total of 14 consecutive days per every 6 month period. Once a unit is placed in the driveway the 14 day limit begins. There can be no bulk trash containers in the driveway after 14 consecutive days. No units are allowed to be placed in the street. No toxic chemicals of any kind can be placed in bulk trash containers.

Temporary Storage Containers:

Temporary Mobile storage containers are allowed in Orange Tree Townhomes. Units are not allowed to remain for more than 14 consecutive days per every 6 month period. Only one unit is allowed and must be placed in the driveway. Units can be no larger than 12' x 8' x 8'. No units are allowed to be placed in the street. No toxic chemicals of any kind can be placed in bulk storage containers.

REAR COURTYARDS:

As per the Original CCR's the rear courtyards are not under the HOA's Jurisdiction.

PETS:

City of Scottsdale and City of Phoenix leash laws are to be observed within the complex. All pet owners are to remove any and all droppings at time of origin. Orange Tree Townhome owners observe Phoenix City Code, Section 8-2 barking dog ordinance.

EXTERIOR REPAIRS

All repairs to exterior walls, soffit/fascia, roof, and electrical components attached to your breaker box are the responsibility of the individual homeowner.

The Association is responsible for painting the exterior. Painting is on a 9-year rotating schedule based on street.

ARCHITECTURAL OVERSIGHT for areas Visible from the street.

No exterior changes, modifications, additions or alterations of any kind to the Home, visible from the street, can be made without first getting the approval of the Architectural Committee.

PLANTER EDGING GUIDELINES: All planter edging and planter changes are subject to Architectural Committee approval. However, the guidelines for planter edging are as follows. Planters can run the entire length of the front wall and extend no further than 38" out from the front wall. Edging can be no higher than 4" from the ground level. Plastic and wood edging is not permitted. If the current edging is Wood or Plastic material is grandfathered, new homeowners must use approved edging material.

HOMEOWNER PROPERTY FRONT YARD PLANT AND TREE POLICY:

Any change in plants in the front homeowner yards, and maintained by the HOA, requires Architectural Committee approval. HOA is responsible for prep and over seeding winter Rye grass. Trees, in the situation where the entire tree trunk is in one homeowner's property can remove the tree should they choose to remove it. Should a tree trunk "straddle" two homeowners property they must both agree to remove a tree. Upon removal, the entire stump and visible roots must be ground down below ground level. Homeowners are responsible for re-sodding the area from which the tree was removed.

Exterior Lighting in Courtyard:

Front Courtyard lighting fixtures do not require approval but must be white light only and are not permitted to shine directly into the neighboring home. Courtyard flooring does not require Approval. Back yards do not require Architectural approval. Per the original CCR's, the HOA has no jurisdiction over the back yards. The light that sits on the front wall is considered interior lighting but needs Arch approval to be changed.

Gates:

For purposes of Arch requests front gates are considered interior courtyard. If you choose to have a gate it must be made of Steel/metal, Painted Cottage white, with no other visible colors or decals other than the hardware and hinges. When hung in place it can be no higher than the front wall. If you choose to have a gate it must be hung level and in excellent working order. It must latch properly and be closed unless it's being used.

Interior Townhome Common Fire Walls: The Original CCR's state the following: Each Home is divided by a Concrete Firewall, this wall extends above the roof line and provides 4 hours of fire rating to the adjoining Townhome should a fire break out.

The Original CCR's state the following: "An owner shall do no act nor any work that will impair the structural soundness or integrity of the multi-family building or impair any easement or hereditament, nor do any act nor allow any condition to exist which will adversely affect the other townhome units or their owners."

Owners are not allowed under any circumstances, to make to any structural changes, alterations, or structural breaches to the common Fire Wall that protects each individual home. Any homeowner that's discovers the breaching or structural changes to their Firewall must report the violation to the HOA Management company as it may impact our HOA Liability Insurance Policy.

Exterior Common Walls: No changes, modifications, painting, stucco can be done to the exterior or the front wall. The courtyard side/inside of the wall that is not visible from the street may be painted, stuccoed, and decorated at the choosing of the owner. The HOA has no jurisdiction over the rear walls.

Architectural applications are available on the Vision website.

SWIMMING POOL :

As our community pool is unattended, you use it at your own risk. Please ensure that all children and guests are supervised.

The following activities are prohibited in the Pool area: Glassware of any type, Loud music.

All gates are to be closed and locked upon entering and leaving the pool area. Our pool is governed by Maricopa County and as such, we are subject to inspection at any time.

ALLEY ACCESS:

The Alley way located behind the Pool area is the Property of Orang Tree Townhomes. The gates at both ends are to remain locked at all times. Storage of any type, including but not limited to , garbage, landscape debris, Pots, etc. is prohibited at any time in the Alley way.

RENTALS:

- Within thirty (30) days of execution of lease, owners must submit to the Board a completed OrangeTree Lease Approval Form, and said lease/rental agreement shall be for a period of not less than six (6) Months.
- It is the responsibility of owners to ensure that occupants of rental units receive copies of the CC&Rs,
- Standing Policies and Fine Policy, and that such occupants adhere to all Association documents and policies.
- The Association will only communicate with the owner of record for each unit.

HOLIDAY DECORATIONS

- Decorations may be installed on owner property no earlier than thirty (30) days
- Prior to a holiday and must be removed no later than thirty (30) days after a holiday.

ORANGE TREE TOWNHOMES COMMON AREA:

Common area is described as HOA Owned land. There are 6 common area within our Community. They are meant for the use and enjoyment of the Homeowners and their guests. The HOA is solely responsible for the upkeep, maintenance, repair, and landscape changes to the HOA common Area. **Homeowners are prohibited from making any changes or repairs of any kind to the Common area without the written permission of the HOA or the management company.**

1. Grass area along Oakhurst way,
2. Grass area on the north side of E. Century Lane.
3. Pool area
4. Interior roads including Century Lane, East & North, Visitor Parking area.
5. Landscaped area at the South end of N. Century Lane.
6. The fenced in Alley way.

56th street belongs to the city of Phoenix and is not under HOA jurisdiction.

PRIVATE HOMEOWNER LAND:

Homeowner private land extends from the concrete curb in front of the home to the back yard wall and from shared wall to shared wall. The grass area in front of the home belongs to the homeowner. When purchasing the Home, Homeowners entered into an agreement with Orange Tree Townhomes to maintain the area from the front wall to the concrete curb. That area also falls under the Architectural Committee and requires approval for changes. The contracted landscape company mows the grass, fixes irrigation, edges the lawn, trims the plants and removes the debris. They do not fertilize the grass or provide weed control.

REPORTING VIOLATIONS:

Should an Orange Tree Townhomes owner feel a resident is in violation of the Community Rules or the Original CCR's and By-Laws they are entitled to fill out the Complaint Form. The form is available on the Vision Management website, wearevsion.com. Arizona State Law (A. R. S. 33-1242 & A. R. S. 33-1803) requires complaints be in writing and the person making the complaint will not remain anonymous. Board Members cannot receive complaints, verbal or in writing. HOA Common area repair requests should be made to Vision Management.

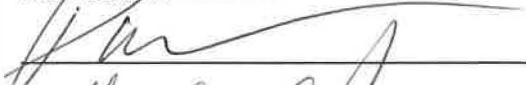
LATE DUES

Association dues are due on the first (1st) of each month, delinquent after the thirty (30th). Any dues Paid late are subject to a delinquency fee.



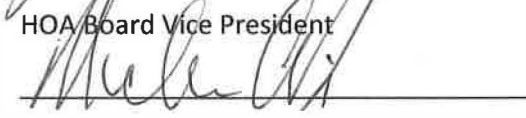
HOA Board President

Date: 09/15/2020



HOA Board Vice President

Date: 09/15/2020



HOA Board Director

Date: 09/15/2020