

Villa Santa Fe Homeowner's Rules and Regulations

(Effective Immediately)

POOL AND JACUZZI

- PLEASE OBSERVE AND OBEY RULES POSTED IN THE POOL
- ONLY WALKMAN RADIOS, MP3 PLAYERS OR IPOD'S ALLOWED
- PARTIES OF 10 OR MORE MUST HAVE PRIOR APPROVAL BY THE BOARD AND PAYMENT OF \$100.00 CLEANING DEPOSIT, REFUNDABLE AFTER INSPECTION OF THE AREA
- NO DIAPERS ALLOWED
- NO MORE THAN FIVE GUEST PER UNIT ARE ALLOWED IN THE POOL AREA AT ANY TIME
- CHILDREN UNDER 16 YEARS OF AGE MUST BE ACCOMPANIED BY A LEGAL GUARDIAN OR APPROVED DESIGNEE
- EVERYONE USES THE POOL AT HIS OR HER OWN RISK. THERE IS NO LIFEGUARD ON DUTY. IT IS ADVISABLE TO NEVER SWIM ALONE
- RESIDENTS ARE FULLY LIABLE FOR THEMSELVES, THEIR CHILDREN, AND THEIR GUESTS, AS WELL AS ANY DAMAGE THEY MAY CAUSE TO THE POOL, POOL AREA, OR POOL EQUIPMENT
- NO PETS OR OTHER ANIMALS, NO GLASS CONTAINERS, NO BICYCLES, NO SKATEBOARDS OR OTHER TOYS ARE ALLOWED IN THE POOL AREA
- NO LITTERING, HORSEPLAY OR LOUD VOICES OR GENERAL NUISANCE WILL BE ALLOWED
- USE OF THE POOL AND CLUBHOUSE IS FORBIDDEN TO THE RESIDENTS OF ANY UNIT WHOSE OWNER IS TWO OR MORE MONTH'S DELINQUENT IN THE PAYMENT OF ASSOCIATION DUES. SUCH RESTRICTIONS SHALL APPLY UNTIL ALL PAST DUES ARE PAID

POOL KEYS

- \$25.00 FOR THE PURCHASE OF KEY
- THE POOL GATE MUST BE KEPT CLOSED AND LOCKED AT ALL TIMES. DO NOT LET OTHERS IN. DO NOT LEND YOUR POOL KEY TO OTHERS. A FEE OF \$30.00 WILL BE CHARGED FOR ANY REPLACEMENT, WHICH IS LIMITED TO TWO (2) KEY PER HOUSEHOLD
- HOURS OF USE ARE BETWEEN 6:00AM AND 10:00PM DAILY. USE AT OTHER HOURS WILL BE CONSIDERED A VIOLATION AND TRESPASSING

PETS

- TWO PETS ONLY (EXCLUDING BIRDS & FISH) ARE PERMITTED PER UNIT. THIS INCLUDES YOUR GUESTS' PETS WHO ARE THERE FOR ANY LENGTH OF STAY
- ALL PETS MUST BE ON A LEASH WHEN IN THE COMMON AREAS, BY THE CITY OF

PHOENIX LAW AND HOA RULES AND REGULATIONS

- DOGS AND CATS MUST HAVE AN I.D. TAG WHEN IN COMMON AREAS
- PETS MAY NOT DISTURB OTHER RESIDENTS WITH ANY EXCESSIVE OR PROLONGED NOISE
- DOGS MAY NOT PLAY IN ANY COMMON AREA, INCLUDING GRASSY AREAS
- NO ANIMALS ARE ALLOWED IN THE SWIMMING POOL AREA
- BY CITY OF PHOENIX, LAW, OWNERS ARE RESPONSIBLE FOR CLEANING UP AFTER THEIR ANIMALS WHEN IT RELIEVES ITSELF OUTSIDE THE UNIT. A FINE CAN RANGE UP TO \$200.00
- OWNERS ARE RESPONSIBLE FOR CLEANING THEIR PATIO AREAS OF ANIMAL DROPPINGS DUE TO THE ODOR AND SANITARY PROBLEM OR RISK HOA FINES FOR FAILURE TO DO SO
- A PET MAY BE JUDGED TO BE A CHRONIC NUISANCE BY A MAJORITY OF THE BOARD OF DIRECTORS AT A FORMAL HEARING IF MULTIPLE COMPLAINTS ARE MADE BY OTHER RESIDENTS. IF THE SITUATION IS NOT REMEDIED, THE BOARD HAS AN OPTION TO EVENTUALLY REQUIRE REMOVAL OF THE PET.

TRASH

- ALL GARBAGE AND TRASH MUST BE DEPOSITED IN THE CONTAINER PROVIDED
- BOXES MUST BE FLATTENED TO CONSERVE SPACE
- DUE TO SANITATION AND HEALTH REASONS, IT IS REQUESTED THAT TRASH ALWAYS BE PLACED INSIDE THE DUMPSTER AND NOT BE LEFT OUTSIDE ON THE GROUND. IF THE CONTAINER IN YOUR AREA IS FULL, KINDLY USE ONE THAT IS NOT FULL. FURNITURE MUST BE HAULED AWAY(NOT DISPOSED OF IN OR OUTSIDE A DUMPSTER), WE DO NOT HAVE A SANITATION PERSON ON STAFF, SO WE MUST POLICE OURSELVES

MOTOR VEHICLES

- ALL VEHICLES MUST PARK IN THEIR ASSIGNED SPACE THERE ARE ONLY ONE AND ONE HALF PARKING SPACES PER UNIT, THEREFORE ONLY TWO VEHICLES PER UNIT MAY USE PARKING SPACES (OPEN & ASSIGNED), THIS INCLUDES GUESTS OVERFLOW
- UNASSIGNED PARKING SPACES ARE ON A “FIRST COME, FIRST SERVED” BASIS
- PARKING SPACES CANNOT BE USED FOR BOATS, TRAILERS OR RECREATIONAL VEHICLES
- NO PARKING SPACE CAN BE USED TO STORE ANY TYPE OF INOPERABLE VEHICLE.
- NO MAJOR CAR REPAIRS ARE PERMITTED ON THE PROPERTY INCLUDING CHANGING OF AUTO FLUIDS
- NO MAJOR MAINTENANCE OR REPAIR OF AUTOMOBILES, MOTORCYCLES, TRUCKS, ETC. OR VEHICLES WITH EXCESSIVE OIL LEAKS, SHALL BE ALLOWED IN THE COMPLEX
- EXCESSIVE OIL LEAKS IN THE CARPORT AREA CAN LEAD TO AN EPA OR FIRE

DEPARTMENT FINE. IF YOUR VEHICLE LEAKS OIL, YOU MUST CLEAN IT WITH KITTY LITTER OR ANOTHER OIL ABSORBENT

- CARS MAY BE WASHED ON PROPERTY IF THE HOSE HAS A WATER CONTROLLER ON THE END
- NO VEHICLE SHALL BE DRIVEN ON OR ALLOWED TO PARK ON THE GRASS
- ANY VEHICLES PARKED IN THE FIRELANE WILL BE TOWED
- ALL VEHICLES MUST HAVE CURRENT LICENSES

MISCELLANEOUS

- NO OBNOXIOUS OR OFFENSIVE ACTIVITY MAY BE CARRIED ON OR PERMITTED IN ANY PART OF THE PROPERTY. NO NUISANCE WILL BE PERMITTED TO EXIST OR OPERATE UPON THE COMMON PROPERTY OR IN CONNECTION WITH ANY UNIT. NO OFFENSIVE ACTIVITY MAY BE CARRIED ON IN ANY UNIT, OR ANYTHING DONE THERE, WHICH IS OR MAY BECOME AN ANNOYANCE OR DETRIMENT TO OTHER UNITS, THEIR OCCUPANTS OR OWNERS
- THE BOARD OF DIRECTORS, IN ITS SOLE DISCRETION, SHALL HAVE THE RIGHT TO DETERMINE THE EXISTENCE OF ANY NUISANCE
- THE BOARD OF DIRECTORS MAY IMPOSE ADDITIONAL DISCRETIONARY FINES TO ENFORCE THESE REGULATIONS
- BEHAVIOR AND/OR ACTIVATES ON THE PART OF RESIDENTS THAT REQUIRES THIRD-PARTY OFFICAL INTERVENTION MAY RESULT IN ADDITIONAL DISCRETIONARY FINES IMPOSED BY THE BOARD OF DIRECTORS
- RESIDENTS MUST NOT ALLOW THE LEVEL OF NOISE TO DISTURB OTHERS AT ANY TIME DURING THE DAY OR ENENING AND SPECIFICALLY AFTER 10:00PM OR BEFORE 8:00AM
- OWNERS MUST NOTIFY HOA OF TENANT MOVE-IN OR MOVE-OUT
- RIDING BIKES, SKATEBOARDS AND ROLLER SKATES ON THE PROPERTY IS PROHIBITED
- SIDEWALKS MUST BE KEPT FREE OF ALL BICYCLES, TRICYCLES OR ANY OTHER ITEM
- FRONT DOOR AREAS OF THE UNITS ARE TO BE KEPT CLEAN AND FREE OF DEBRIS
- ONE OF OUR LARGEST FIXED EXPENSES IS WATER, WHICH ALSO AFFECTS THE SEWER BILL, PLEASE MAKE USE OF THE WATER-SAVING DEVICES WHICH ARE AVAILABLE FREE OF CHARGE. CONTACT YOUR HOA

PATIO AREAS AND EXTERIOR APPEARANCE

- NOTHING SHALL BE STORED, PLACED ERECTED, HUNG OR PERMITTED IN SUCH AREAS OR ON THE ROOF, THE COMMON ELEMENTS, OR UPON OR IN THE WINDOWS OR OUTSIDE DOORS OF ANY UNIT
- RESIDENTS ARE PERMITTED TO HAVE A FREE STANDING SUNSHADE, CANOPY, OR OTHER COVERING (ROLL UP SHADE) ON THEIR PROPERTY THAT IS NOT ATTACHED TO THE HOUSE
- THE FREE STANDING STRUCTURES PREFERABLY SHOULD BE A SOUTHWESTERN

COLOR OR NEUTRAL COLOR

- NO EXTRANEIOUS OR UNAPPROVED COVERING SHALL BE PERMITTED OVER PATIO AREAS
- NO ALUMINUM FOIL, SHEETS OR FLAGS, ETC SHALL BE USED AS WINDOW COVERING. BLINDS, SHADES, DRAPE OR CURTAINS ARE ACCEPTABLE
- WINDOW SCREENS AND TREATMENTS (BLINDS, SHADES, DRAPES) ARE TO BE MAINTAINED AND KEPT IN GOOD REPAIR AT ALL TIMES

RENTAL UNITS

- OWNERS RENTING OUT THEIR UNITS ARE RESPONSIBLE FOR TURNING IN A SIGNED RENTAL REGISTRATION FORM.
- THE RENTAL REGISTRATION FORM BE SUBMITTED WITHIN 10 DAYS UPON RENTAL OF THE UNIT

TELEVISION-STEREO EQUIPMENT

- STEREOS TURNED UP TO BE HEARD WHILE AT THE SWIMMING POOL OR IN THE CARPORT AREA WOULD NOT BE TOLERATED
- NO RADIOS, STEREOS, TAPE OR CD PLAYERS, OR EXTERNAL SPEAKERS MAY BE USED OUTSIDE THE UNITS UNLESS HEADPHONES ARE USED. RESIDENTS MAY NOT INFLICT THEIR MUSICAL TASTE ON OTHERS

TREES AND SHRUBS

- NO PLANTING OR GARDENING SHALL BE PERMITTED BY UNIT OWNERS OR TENANTS IN THE COMMON AREA WITHOUT BOARD APPROVAL. YOU MAY PLANT FLOWERS OR SMALL SHRUBS IN THE CURB ISLAND NEXT TO YOUR COVERED PARKING SPACE SUBJECT TO YOUR MAINTENANCE NOT THE HOA'S

SECURITY DOORS/WINDOWS

- ADDITIONS OF SECURITY/SCREEN DOORS TO THE MAIN ENTRANCE OF THE UNITS OR SECURITY WINDOWS/BARS TO THE DOWNSTAIRS WINDOWS ARE CONSIDERED IMPROVEMENTS TO THE COMMON ELEMENTS AND MUST HAVE WRITTEN APPROVAL FROM THE BOARD OF THE DIRECTORS BEFORE INSTALLATION.
- THE FOLLOWING SPECIFICATIONS GOVERN THE TYPE OF THE DOORS/WINDOWS ALLOWED;
MATERIAL: ALUMINUM OR STEEL
COLOR: NAVAJO WHITE OR BLACK
STYLE: OPTIONAL

CABLE AND SATELLITE TELEVISION

- ALL WE ASK IS THAT THE WORK LOOKS NEAT, PROFESSIONAL AND DOES NOT COMPROMISE THE ARCHITECTURAL INTEGRITY OF THE COMPLEX. THE CABLE OR SATELLITE DISH MUST BE MOUNTED IN THE CENTER CHIMNEY AND THE WIRES ARE TO RUN DOWN THE INSIDE OF THE FLUME. NO WIRES ALLOWED ON THE EXTERIOR OF THE BUILDING.

FIRELANES

- ABSOLUTELY, NO PARKING IN THE FIRE LANES. CITY OF PHOENIX LAWS STATE: ANY VEHICLE PARKED IN A RED ZONE AREA WILL BE TOWED IMMEDIATELY WITHOUT WARNING.