

Paseo Villas  
Rules & Regulations

1. **A/C UNITS**  
Management must be notified of any replacement of A/C unit or major repair. The Association roofer will inspect the roof after installation to seal any leaks. The owner will pay related expenses.
2. **ANIMALS**  
No animals, reptiles, fish or birds of any kind shall be raised, bred or kept on any lot. Dogs, cats, birds and fish may be kept thereon as household pets so long as they do not become a nuisance, threat or otherwise objectionable to other Owners. Owners **MUST** observe the City of Scottsdale's leash and clean-up law. Report violators to the Scottsdale Police.
3. **ANTENNAS**  
Exterior TV, radio, direct satellites or other antenna may not be attached directly to the roof due to roof warranty issues. All such antenna must be located so as to be as unobtrusive as possible. Cabling must be painted to match the structure and may be required to be placed in conduit painted to match the structure. Additional screening may be required
4. **ARCHITECTURAL CONTROL**  
The Architectural Committee must approve all exterior modifications of a home, roof or garage in **advance**.  
  
The Architectural Committee oversees all repair requests to the exterior of residential units that are the association responsibility to repair. Requests are processed in the order they are received.  
  
Requests are to be submitted to the community manager who will solicit a proposal for repairs. The request and cost proposal will then be submitted to the architectural committee members for review. The Architectural Committee is authorized to approve requests that do not exceed \$750.00. Requests that exceed \$750.00 will be placed on the agenda for the Board of Directors to review at their next regularly scheduled meeting.
5. **CONSTRUCTION BIN PLACEMENT & MOVING PODS**
  - (a) The size of the construction bin/moving pod bin must be no larger than to allow for placement within the garage first. If placement in the garage is not permissible, you will need to contact the management company in order to obtain approval from the Board for placement in an open parking space.
  - (b) If placement in a common area parking space is requested and approved by the Board, the bin/pod must be able to be placed within a single parking space and may not extend onto walkways or drive areas.
  - (c) There is a maximum time limit of 2-weeks if bin/moving pod is placed in a common area parking space.
  - (d) The parking space location is located in the back corner section of the community on N. Via Nueva facing Hayden.
6. **CENTER MALL**  
The Center Mall and other PVIA lawn areas are not to be used as a playground. No bikes, skateboards, roller skates etc. are allowed.

7. **CLUBHOUSE**  
For use by residents and owners. Contact management for reservations, details and rules.
8. **GATES**  
Repainting gates the same color as the block walls shall not require approval of the Architectural Control Committee. Metal frame shall be consistent with the color scheme of the community or Rust-oleum, #7770 Almond.  
  
Any new gate install or replacement shall require prior written approval of the Architectural Control Committee.
9. **GARAGES**  
The garages were designed for the parking of automobiles, NOT storage sheds.
10. **GARAGE DOORS**  
If you have a problem with your garage door, call a repairman of your choice. Your home and property is safer if garage doors are kept closed when not in use.
11. **GARAGE SALES**  
Residents must obtain permission from the Board before the sale, also with McCormick POA (480-860-1122) for placement of signs. Nor more than 2 garage sales per unit per year. Signs must be removed at the end of each day. Please contact management for the appropriate forms.
12. **INSURANCE**  
Homeowners should consult with their own insurance agent to determine appropriate coverage. PVIA does not carry blanket coverage on individual homes, only liability on the common areas and Club House.
13. **LANDSCAPE & GROUNDS**  
The Association maintains all planting OUTSIDE the walls and stucco planter boxes. You care for the stucco planter boxes and you're inside courtyard, inside archways in front of the windows, and patio areas. Homeowners are responsible for trimming and disposal thereof of any planting in their inside area and planter boxes. They cannot encroach on neighbor's or PVIA's property. Such planting, including vines, that are permitted to cause structural damage to house, walls, or sidewalks are the Owner's responsibility. Owners or agents may be asked to clean up unsightly property within a specified time or the Association will have it done and bill the Owner.
14. **MAIL**  
Incoming mail is delivered each afternoon. If you lose your mailbox key, contact the Hopi Station, 8790 E Via de Ventura.
15. **OUTSIDE GARAGE LIGHTS**  
Bulbs are installed by the Association. Sensors turn them on and off. For the safety of the complex, please leave your garage circuit breaker on when you leave for an extended period. Notify the management company if a light is out.
16. **OCCUPANCY CHANGES**

Owners or agents report occupancy changes of rental units to the management company. It is the responsibility of owners or their agents to be sure their tenants are aware of our rules and regulations and to be sure the rules are followed.

17. **PARKING**

Street parking is restricted to deliveries, brief visits or service vehicles. Overnight or extended parking of four or more hours on our streets is not allowed, but is permitted in the lots on Via Nueva and Paesia. McCormick Ranch POA restricts parking and overnight parking on Paseo Del Sur and La Entrada.

18. **PROPERTY USAGE**

No property shall be maintained or utilized in violation of the applicable regulations of the State, City, County, this Association, or any other applicable institution – such as running a business from the property.

19. **LEASES**

No Owner may lease less than his entire Lot and the initial term must be for no less than 30-days. Any Owner who leases his Lot and the Dwelling Unit situated thereon must provide the Lessee with copies of this Declaration, the Architectural Guidelines and the Rules. The Owner shall be liable for any violation of the Declaration, Design Guidelines or the Rules by the Lessees or other persons residing in the Residence and their guests or invitees and, in the event of any such violation, the Owner, upon demand of the Association, shall immediately take all necessary actions to correct any such violations; provided, however, that the Owner shall be liable for any damage to the Common Area or the Lots caused by the Lessees or other persons residing in the Dwelling Unit or by their guests or invitees.

20. **RECYCLABLES**

Pick-up is on Thursday. Place your mauve container in the street as stated above for trash pick-up. Container must be stored in garage or patio, not in the street.

21. **REPAIRS**

Neither automobiles nor other types of equipment shall be repaired within the view of neighboring property.

22. **ROOFS**

Maintained by the Association. Only authorized roofers, air conditioning or television repairmen are allowed on your roof. The Association is not responsible for damage to roofs due to abuse, negligence, and changes in original equipment or construction, or if the home is left unchecked for leaks. It is the owner's responsibility to keep tree branches or vines trimmed away from the eaves and gutters.

23. **SIGNS**

Indoor and outdoor display of a for sale sign and a sign rider is allowed. The size of sign shall not exceed 18" x 24". The size of the rider shall not exceed 6" x 24".

- a) Security signs of a reasonable size in accordance with the standard size issued by the security company are permitted within the common areas as long as they do not exceed 6" inches from the exterior patio wall/planter.

24. **SPEED**

Our posted speed limit is 15 mph. Please do not exceed the speed limit.

25. **SPRINKLERS – LAWN**  
Controls are automatic. Please report any malfunction to the management company.
26. **STORAGE**  
No exterior storage of any items or any kind shall be permitted. This shall apply without limitation to woodpiles, camping trailers, boat and travel trailers, boats, mobile homes and un-mounted camper units. Also, no automobile, truck or other vehicle, regardless of ownership, age, condition or appearance, shall remain on any Lot that could be construed as being stored, neglected, abandoned or otherwise not in frequent use.
27. **VEHICLE STORAGE LOT**  
There is a locked storage yard at the north end of Via de Paesia that can be used for storage of vehicles only (no RV's, boats, trailers) for a nominal charge – but no junk or inoperable vehicles. Key and space assignment may be obtained from the management company if space is available.
28. **SWIMMING POOL**  
Violation of any of these rules may result in suspension of pool privileges. Posted rules must be observed. Pool will only be heated the months of March through May and September through November.
- a) The pool area is for use by residents and their houseguests only.
  - b) No wet bathing suits allowed in the clubhouse
  - c) Persons with sore or inflamed eyes, colds, nasal or ear discharges, boils or other acute or obvious skin or body infections, or cuts shall be excluded from the pool.
  - d) No glassware allowed within the pool enclosures.
  - e) No animals allowed except for service animals.
  - f) No drinks, candy, tobacco, popcorn, gum, alcohol, or food of any kind shall be permitted within four (4) feet of the pool or walkways of the bathing
  - g) No Lifeguard. Swim at your own risk. Children under 12 years of age **MUST** be accompanied by a resident age 16 or older. No swimming alone.
  - h) No diving, running, rowdiness or excessive noise.
  - i) No electrical cords allowed in pool area.
  - j) Gates must be locked at all times.
  - k) No bikes, skates, or skateboards permitted within the pool fence.
  - l) Climbing pool gates or fences will not be tolerated.
  - m) The life preserver is for **EMERGENCY USE ONLY**. Do not walk on or remove
  - n) the skimmer covers.
  - o) Air mattresses, floats, balls, or pool toys may be used only when pool is not crowded and must be removed from pool area when not in use.
  - p) Suntan lotions **MUST BE SHOWERED OFF** before entering pool.
  - q) Playing in restrooms **MAY** result in loss of pool privileges.
  - r) Saunas - Children under 12 years of age **MUST** be accompanied by a resident age 16 or older. Use at your own risk. Do **NOT** use alone
  - s) No Smoking is allowed in the pool enclosure.

- t) Pool hours are 7 a.m. to 11 p.m.
- u) If your pool key is lost please contact the management company to purchase a replacement key for \$25.00.

29. TRASH & GARBAGE

Pick-up is on Tuesday. Place your black (or green) container in the street facing out at least 24 inches from a wall by 5 a.m. Leaves and small trash should be in bags to prevent blowing onto the street. Cacti must be contained in boxes. No rocks, tree limbs or heavy material is permitted. Check the City of Scottsdale's website ([www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)) for bulk pickup schedule or call 480-312-5600. Containers must be stored in the garage or patio, not in the street. No garbage or trash shall be placed on the exterior of any building except in containers meeting the specifications of the City of Scottsdale and the Association, and the placement, maintenance and appearance of all such containers shall be subject to reasonable rules and regulations of the Association.