

# UNIVERSITY ROYAL GARDEN HOMES



TEMPE, AZ 85283

## COMMUNITY RULES AND REGULATIONS

*UPDATED NOVEMBER 2020*

## I. AUTHORIZATION

Pursuant to Article II, Section 1(e) of the Declaration of Covenants, Conditions and Restrictions University Royal Garden Homes (“CC&Rs”), the Association may promulgate reasonable and uniformly applicable Rules and Regulations governing the use of and conduct upon the Common Area.

This revision dated **November 2020**, supersedes all previous versions of any Rules and Regulations which may have been dated in the past.

## II. DEFINITIONS

- **Common Areas:** All real property, and the improvements and personal property thereon, owned by the association for the common use and enjoyment of both Owners. This includes all property, both real and personal that is jointly owned by the members of UNIVERSITY ROYAL GARDEN HOMES including the following:
  - **Swimming Pool Area:** That area within the confines of the fence surrounding the pool, plus the walkway encompassing and contiguous to the pool fence.
  - **Clubhouse:** The building near the pool including the two (2) restrooms located on the east side of the building.
- **Vehicle Storage Area:** The fenced area at the northwest corner of the property.
- **Grassy Areas:** All grassy areas surrounding the pool, clubhouse, and the outside perimeter of the property.
- **Adult Resident:** Any person eighteen (18) years of age or older who is permanently living within University Royal Garden Homes.
- **Resident:** Any person living within University Royal Garden Homes.
- **Guest:** Any person who is not living at University Royal Garden Homes but who is visiting a resident of University Royal Garden Homes.
- **Association:** The University Royal Garden Homes Association, Inc. The terms “Association” and “HOA” and “URGH” shall be synonymous.
- **Owner:** The owner of record to any area which is part of the University Royal Garden Homes Association Property.

### III. ACCESS TO COMMON AREAS

Access to the swimming pool, clubhouse and vehicle storage area will be limited to residents and their guests under the following conditions:

- Each home will receive one (1) key for the pool. If this key is lost, a new key may be obtained from the management company for a \$25.00 fee.
- Keys are NOT permitted to be loaned out or duplicated. Exceptions: key may be conveyed to tenants for the term of their lease or loaned to family members of unit owners.
- To obtain a key, homeowner must be current with assessments and in good standing.
- Keys are obtained from your Property Manager and will only be released to homeowners.

### IV. GENERAL RULES AND REGULATIONS

To uphold standards of maintenance and cleanliness, users of the common areas are responsible for the following:

- Clean up after yourself. The area should always be left clean.
- All dogs are to be kept on leashes within the boundaries of URGH. The person walking the pet is responsible for immediate removal of all animal droppings.
- After 10:00 PM please keep the noise to a minimum so you do not disturb your neighbors. Failure to reduce

the volume of stereos, radios or musical instruments upon request may result in a City of Tempe disturbing the peace charge. Residents may report individuals who fail to comply with the above to the Tempe Police Department at (480) 350-8311.

- Use of common area is limited to those homeowners in good standing with their account.
- Keep all backyard shrubs, plants and trees trimmed as to not encroach on any walls, common areas, or structures. DO NOT plant full size trees in the backyard patio area. Trees that will reach more than twelve (12) feet in height upon full maturity are strictly prohibited in the rear yard. Full size trees ARE NOT allowed due to the damage they can cause in such a small space. All trees must be planted at least five (5) feet away from all walls/fences.
- No plants are permitted to be planted in the front yard without prior approval from the Board of Directors.
- Any permanent structure above six (6) feet in the rear yard requires submitting an architectural request and prior approval from the Board of Directors.
- Common courtesy to your neighbors and other residents shall always prevail.
- Vehicle Speed Limit in the community is 15 MPH.
- Holiday lights & decorations are permitted to be displayed 30 days prior to the holiday and must be removed/taken down within 10 days of the holiday.

## **CLUBHOUSE**

Remember, everyone owns a part of all the common areas. If any expenses are incurred for repair or maintenance, everyone will share in the cost. If you witness damage being done in the common area and/or community, please notify the Property Manager.

The clubhouse may be reserved by residents for private use subject to the following conditions:

- Reservations for private functions should be made at least two weeks in advance. Reservation will be on a first come, first serve basis. Please contact the Property Manager.
- A deposit of \$50.00, paid in two separate \$25.00 checks will be required at the time you reserve the clubhouse. \$25.00 is refundable if the clubhouse is left clean and undamaged.
- You will be required to provide the Association with proof of insurance. It is asked that you provide a copy of your homeowner's policy showing University Royal Garden Homes as an additional insured.
- The clubhouse is to be used only by residents and their guests. An adult resident must always be present.
- Should any owner/resident/guest using the clubhouse damage the property, the sponsoring resident will be fully responsible for the repairs and/or replacements required. All residents should exercise reasonable caution and care when using the clubhouse.

- Each resident or group of residents using the clubhouse will be responsible for leaving the premises in a neat and orderly condition and for ensuring air conditioning/heating and all interior lights (clubhouse/restrooms) are turned off and the premises are properly locked.

Any resident found violating the regulations may be denied further use of the clubhouse by action of the Board of Directors.

## **SWIMMING POOL AREA**

- **NO LIFEGUARD IS ON DUTY IN THE POOL AREA!!** All persons who swim alone do so at their own risk.
- Residents expressly agree to indemnify and hold harmless the Association for any injuries that may result from use of the pool area or the use of the pool area by their guest. Residents agree to inform their guest and tenants of this policy prior to providing them access to the pool area.
- No person shall commit any act that may endanger the life, safety, or property of any other person.
- Glass containers are PROHIBITED in the pool area.
- Children under the age of sixteen (16) must be accompanied by an adult while within the confines of the pool area.
- Proper swim attire is required to be worn while using the pool. Waterproof diapers are required on all infants and toddlers still in diapers.

- Trash and cigarettes should be disposed of in a proper receptacle, not the landscape beds or areas outside the fence.
- Gates to the pool must always be locked. DO NOT PROP THE GATES OPEN!!
- Unauthorized persons are not permitted in the pool area. If you admit people other than your own guest(s) into the pool area, you will be held responsible.
- There shall be no sliding, playing on or diving from the handrails. No running, dunking, spitting, obscene language or undue splashing. No roller blades, skates, skateboards, bicycles or other wheeled vehicles within the fenced pool area.
- Pool furniture/pool equipment shall not be removed from the fenced area unless approved by the Board of Directors. Abuse and misuse of these items is prohibited. The pool safety equipment is for emergencies only.
- Styrofoam toys, boats and other small objects which may injure a swimmer or plug the filters may not be used. Personal items brought into the pool area must be pool related.
- No person under the influence of drugs or alcohol shall use the pool or pool area.
- Anyone with open sores, rashes or an infectious disease is requested to abstain from using the pool area.
- Swimmers should restrict the use of body oils and lotions that are not water soluble to prevent filter problems, stained cool deck and tiles.
- Pets are not permitted in the pool area.

- No person shall at any time or for any reason except for a lifesaving emergency, climb on/over the fence surrounding the pool.

Any violation of the above rules may subject the resident and/or homeowner, his/her family, and guests, to forfeit their pool key and lose all privileges in all common area recreation facilities. Please clean up after yourself.

### **VEHICLE STORAGE AREA**

Purpose: To provide additional parking for residents' vehicles.

The following rules and regulations are to be followed to keep the Vehicle Storage Area clean and safe, afford residents equal opportunity for use, and conform to the City of Tempe Nuisance Code.

- Residents that wish to use the Storage Area will be issued a key for a \$50.00 refundable deposit. If this key is lost, a new key may be obtained from the management company for a \$50.00 fee. When a property is listed for sale and/or sold, the property management company will notify the seller that a key deposit refund is due to them upon return of the Storage Area key.
- A separate \$50.00 annual usage fee will be charged for use of the Storage Area. This fee will be charged annually in January. These funds will be used to offset any costs incurred to maintain the area such as upgrades, gravel, paving, striping, lighting etc.

- No refunds will be returned on the Storage Area usage fee.

To use the Vehicle Storage area, contact the property management company to complete the initial “Vehicle Storage Area-Rental Contract” and obtain a key. A separate Rental Contract is required for each item stored.

This form requires the name of owner, lot number, telephone number, residing address and brief description of the item(s) to be stored, vehicle ID number, license number (if applicable), proof of insurance, any pertinent information regarding the item to be stored and an agreement to abide by the Rules and Regulations pertaining to the space and your signature. Once completed, the owner will be provided a current copy of the Rules and Regulations that apply to the Vehicle Storage Area. The management company will maintain a record of all current key holders. Key holders will need verify and/or update current information on vehicles stored in the area annually in January. If the owner does not verify/update information, the management company will require that the key be surrendered, and all items being stored in the Storage Area will be returned and/or disposed of.

- Types of items to be stored are recreation vehicles, cars, trucks, bikes, trailers, motorcycles, and boats provided they are all in working condition and the vehicles have current plates.
- When the Storage Area is to be cleaned or maintained the vehicles owners will be responsible for removing and

then replacing the vehicles after all cleaning and maintenance has been completed.

Any resident not adhering to the rules and regulations of the Storage Area will be subject to having their item(s) removed and disposed of by the Association at the owners’ expense, and the resident will be required to return the key.

### **PARKING**

- Daytime parking is permitted on streets provided the vehicle does not block driveways, mailboxes, or fire hydrants. The Postal Service may decide to not deliver to blocked mailboxes.
- Overnight parking between the hours of 12AM (midnight) and 6AM is prohibited Sunday-Thursday. This Includes cars, boats, trailers, RVs, etc. Our streets are not the width of city streets and on-street parking prevents timely movement of fire engines and other emergency vehicles / equipment coming into the complex.
- Parking of any type of vehicle on grassy areas, either in front of a home or in the common areas are prohibited. Wheels too close to the very edge of the grass will damage the sprinkler system heads.
- **VEHICLES IN VIOLATION WILL BE TOWED AT THE OWNER’S EXPENSE.**

## **AUTO REPAIRS**

- Major auto repairs are prohibited in all areas of the community including under carports, in private driveways and/or in the street.
- Car washing, tire changing, and oil changes are permitted.
- Used oil may not be disposed of within the complex nor thrown over the walls. It should be carried to a service station or appropriate City of Tempe disposal site.

## **CARPORTS, DRIVEWAYS AND SIDEWALKS**

- Carports are not to be used for storage. Approval for temporary storage must be requested through the property manager in advance by the homeowner.
- Carports and driveway surfaces must be kept clean of oil and fluid leaks.
- Carports are to be used for licensed, registered, and operating motor vehicles. Outdoor furniture, flowerpots and decorative hangings are acceptable. Any items other than those mentioned must have written Board approval.
- Walkways/sidewalks must be kept clear of all objects blocking the right of way, including motorcycles, trash cans, basketball hoops, etc.
- Trash and Recycle bins must be kept in the carport or garage area. Do not place the bins on any grass area for storage or pickup. It is acceptable to place bins street side the day before pick up and they should be removed from the street by the day after pick up.

University Royal Garden Homes owners/residents are prohibited from:

- Having filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by walls, doors, or windows of any building.
- Keeping any inoperable or unregistered vehicle or parts thereof, outside of or under a roof area not enclosed by walls, doors, or windows of any building.
- Storing and using barbeques under the carport or on walkways blocking passage.

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**From:** Edwards Padilla  
**Sent:** Tuesday, January 26, 2010 1:53 PM  
**Cc:** Brittany Carter  
**Subject:** Paint Colors

Dear Board of Directors,

The paint colors based on the August 2008 minutes (attached) are as follow:

**Base-->Baked Potato**

**Trim-->Stucco Tan**

**Doors-->Spiced Berry (and a green color that was chosen by Marin Corporation at a later date)**

All these paint colors are from Dunn Edwards.

Thank you.