



HOMEOWNER INFORMATION

BELMONT at TRIPLE CROWN

Revised January 2020

Welcome to Belmont, a gated community within the Triple Crown Development. We hope you find this packet to be informative to make your living here safe and enjoyable.



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Belmont at Triple Crown Homeowner's Association

MEETINGS: The board meets on a Tuesday and usually in the morning at the Ramada at 9:00 AM. As the meetings are not each month, the meetings are posted on the website and on the bulletin boards by the mailboxes. **Meeting dates are subject to change and will be posted 48 hours prior to the meeting. If you want an item to be on the agenda please submit to Vision Community Management, at least one week prior to the meeting date.**

Homeowners are invited to attend. It's a good way to keep up on the latest Belmont developments and also a way for you to share your concerns. Our **Annual Meeting** to elect new Board members is held every March. More information will be sent to all homeowners prior to each Annual Meeting.

ASSESSMENTS: Belmont residents pay two assessments, one to the Triple Crown HOA and the other to the Belmont HOA. The Belmont assessments are used for maintaining and improving the Belmont Common Area, including the pool/spa, the exercise room and equipment, and the common area landscaping. A portion of the assessment is allocated to the Reserve Fund which is established for future repair and replacement of the common area assets, including the pool furniture, kitchen appliances, exercise equipment, and street repair. Please contact Vision Community Management for assessment payment information.

VISION COMMUNITY MANAGEMENT

Vision Community Management has been retained by the Belmont HOA to manage our property and service vendors. Vision welcomes your feedback and concerns at any time.

Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048
Office: 480-759-4945 Fax: 480-759-8683
E-Mail: BelmontTripleCrown@WeAreVision.com

HOMEOWNER'S WEBSITE: Vision Community Management has created a community website and homeowner portal that is available to you free of charge. The site is: www.WeAreVision.com/BTC. In order to use the portal you need to create user name and password. Owners can create their personal login by using their Vision account number and the email address that is on file with Vision's office. If you need to update your email address or obtain your account number, please contact Vision for assistance.

BOARD OF DIRECTORS

Please refer to the community bulletin board, located near the pool, for the most up to date Board of Directors List.

GATE ENTRY

TO ENTER BELMONT: Enter your 4-digit code at the gate call box or you may use your pre-programmed remote controller. If you need to purchase a remote controller, then please contact the Management Company. New or replacement gate controllers are \$60.00.

TO LET VISITORS/GUESTS INTO BELMONT: At the gate call box visitors need to first press pound and follow the directions on the call box. Once they dial the 3-digit number, your home phone will ring. If you choose to let the visitor into Belmont, then push 9 on your phone, hang up, and the gate should open. In some cases you may need to push 9 twice. If you choose not to allow entry into Belmont, simply hang up the telephone.

You do not need to dial # to use your four digit code. If you find that your 4-digit gate code does not work, if you need to add/correct your name on the gate call box list, or if you need to obtain a new gate remote controller, please contact Vision Community Management at BelmontTripleCrown@WeAreVision.com or 480-759-4945. Out of state phone numbers cannot be used to call owners and must be a local number only.

*** Please be careful when giving out your 4-digit code to others, as we need to be mindful of security in Belmont.**

MISCELLANEOUS INFORMATION

KEYS: In addition to the key for entry into your home, each homeowner was issued another two keys with their lot number imprinted. These keys will open all walk-through gates at entry points to Belmont, as well as, the pool, restrooms, exercise room, and exercise room closet. Please be sure all gates close properly behind you and that restrooms and exercise room doors are locked at all times. If you do not have a key or need to replace your key, please contact our Management Company. The cost will be \$50 per key.

COMMUNITY BULLETIN BOARDS: These boards are located next to the banks of mailboxes of individual mailboxes and are used by the Belmont HOA Board and property manager to post important and timely information for all residents.

MAILBOXES: Mail is delivered to your own mailbox. You should have two keys to the box. If you do not get a mailbox key, you can replace the lock by contacting the postal carrier or purchase a lock at a Home Depot or hardware store. Mail is usually delivered by early afternoon. Owners are allowed to post notices and any correspondence at each end of the mailboxes by using the clips provided. Do not tape. Please remove your postings in an appropriate time frame.

TO RESERVE THE KITCHEN AREA: Residents wanting exclusive use of the kitchen area, you need to make a reservation through the management company using the reservation form (see sample form following) along with a \$25 non-refundable check and a \$100 security deposit made out to “Belmont at Triple Crown Homeowner’s Association”. The combination to the padlock on the roll-up kitchen door is ‘1996’. For security reasons, please let your guests know your gate code and DO NOT post your code on the call box. After your party, please remove trash from the area, leave the area clean and all doors secure. During parties, the pool area shall remain open to all residents.

DO NOT BLOCK THE POOL GATES OPEN during parties, as this is against Maricopa County regulations and the pool could be closed if the regulations are not followed.

PARTY CLEANUP REMINDERS: Please observe the posted cleanup reminders by the kitchen area, and remember

- clean the kitchen area, tables and grills
- remove litter/trash from the pool deck, kitchen floor and grassy area
- empty the small lined trash containers and put the bagged trash into the larger dumpster
- put clean bags into the small lined trash containers
- take trash home with you if the large dumpster is full
- use only plastic/aluminum containers, no glass
- lock all bathroom and exercise room doors when you leave

TO USE THE EXERCISE ROOM: After unlocking the exercise room door and entering the exercise room, there is no alarm to disarm. To use the ceiling fan, manually set the fan switch (located in the upper right controller box in the closet) to “on” Please turn off all exercise equipment, fan, and stereo prior to leaving the room.

TO USE THE STEREO: There is a stereo receiver in the exercise room closet. There are three speaker control knobs (one inside the exercise room and two outside on both sides of the walls adjoining the kitchen counter sink). Please be considerate of others when selecting music stations and volume levels. Be sure to turn the stereo off when leaving the area.

SOCIAL EVENTS: Throughout the year the Belmont Social Committee organizes events for all residents. CHECK THE BULLETIN BOARDS for upcoming events. Activities are seasonal parties, food drives and neighborhood pot luck get-togethers, Join in the events and get to know your neighbors!

ANNUAL GARAGE SALE: Belmont has an annual neighborhood garage sale from 7 am to noon on one Saturday in November. Watch the mailboxes for the exact date. We advertise by, posting signs and leave the gates open during the sale. This is a good way to clean out your closets and get rid of your seldom used items. After the sale, the Salvation Army comes through the neighborhood collecting useable unsold items. No individual garage sales are allowed in Belmont.

FORMS: The Kitchen Reservation, Gate Access Form and the Architectural Approval forms are available electronically. Please contact Vision to obtain an electronic copy or a hard copy or go online to the website www.WeAreVision.com/BTC and all the documents are available.

SECURITY CONCERNS: We need to be always mindful of any unusual activity, persons, or vehicles in our community. For any suspicious non-emergency activity, call Crime Stoppers 602-262-6151. For any emergency, including a crime in progress, call 911. We encourage you to put these numbers on your refrigerator and/or near your telephone for easy access. Also, we encourage the use of a home security system to protect your home and personal property. All homes in Belmont were prewired for a security system by the builder and many homes have installed security systems.

HEATED POOL/SPA: The pool is heated from approximately October 15 until April 15 and the spa year-round. The Board reserves the right to reevaluate and change the pool heating schedule from time to time as the cost of natural gas increases in relation to current budget limits.

POOL RULES AND ETIQUETTE REMINDERS:

- The pool and Ramada area are closed from 12AM to 5AM. Anyone in the area during that time will be trespassing. If you see activity, call Crime stoppers at 602-262-6151.
- Children 16 and under must be accompanied by a responsible adult.
- Guests must be accompanied by the homeowner or be informed of pool rules.
- The pool rules are posted by the pool and should be read by all residents and guests.
- A key with the lot number stamped on it is required to enter the pool area and should be made available to anyone asking for it.
- NO SMOKING anywhere by the pool or in the Ramada area, bathrooms or exercise room.
- Quiet time is observed after 10:00 PM
- Please use towels on the deck chairs and lounges to avoid suntan oils and lotions from staining the webbing.
- NO GLASS containers of any kind are allowed in any part of the pool area and food is also not allowed in the pool decking area. Please keep food and beverages in unbreakable containers in the kitchen and inside the ramada area
- Be considerate of others using the pool. Be respectful of those using the pool for laps or swimming.
- The spa is for use or resident and children must be accompanied by an adult while in the spa.
- No running or excessive noise in the pool area.
- Keep the gates closed. If guests are anticipated, unlock the gates for them.
- The Board or Property Management has the right to refuse use of the pool to anyone.
- If you observe a criminal act in progress or are threatened call 911. If you need the assistance of Phoenix Police for other reasons, call Crime stoppers at 602-262-6151
- Watch your children around the pool area
- Lower and tie the pool umbrellas when you leave the pool area
- Do not bring pets into the area – exception is working animals for ADA requirements.
- Dispose of your trash in the small, lined trash containers or bag and tie your trash and place in the large dumpsters
- Keep bathroom and exercise room doors locked
- Be considerate of others at the pool and swim safely and responsibly

TO REPORT PROBLEMS: To report problems with the gates, pool, spa, exercise equipment, kitchen equipment, etc. OR to report potential homeowner violations of the CC&R's, please contact Vision Community Management. Management will contact the appropriate vendor to resolve the problem as soon as possible. In the case of a homeowner violation, the homeowner will receive written notification of the violation from management.

CC&R REMINDERS

Article X of the CC&R's provides the Use Restrictions for homeowners. Failure to comply with these restrictions may result in a fine. In order to preserve the integrity of Belmont, please read and observe the CC&R's. Below are some of the most common violations.

- Vehicle parking should be in the driveways, not on the street. Inoperative vehicles are not to be stored or parked at any time. Overnight parking in the street is prohibited and vehicles may be towed at the owner's expense.
- Remove weeds from lawn/granite. Special attention to weeds needs to occur in the rainy seasons.
- Keep trash/recycle bins hidden from view. The City of Phoenix Chapter 27 code states all trash/recycle bins may not be on the street curb for collection no earlier than 6 PM the day before pick-up and the bins must be removed from the street curb no later than 6 AM following the pick-up. The Belmont CC&R's state the bins must be concealed from view after pick-up has occurred and fines may be imposed by *the Association to any violators*.
- Pick up after your pets immediately. Not only is it unsightly, but it represents a health risk.
- Keep garage doors closed. Several Belmont garages have been burglarized when doors have been left open. If your garage door has glass windows it is recommended that you remove the emergency release pull cord on the garage door opener rail to prevent unauthorized entry.
- If you lease your home, then you are responsible to see that the tenants know and observe all CC&R's. Fines may be levied against you for any tenant violations of the CC&R's. As per the CC&R's of the Master Association Triple Crown homes cannot be leased less than 30 days and tenant contact information must be given to management.

Belmont at Triple Crown Homeowners Association

Kitchen Area Reservation Form

In order for Vision Community Management (VCM) to grant permission for reserving the kitchen/ramada, all residents of the Belmont at Triple Crown Association shall agree to the following rules and regulations:

1. All homeowners requesting exclusive use of the kitchen/ramada area must reserve it two weeks in advance and will be required to adhere to the terms of this agreement and pay a non-refundable use fee of \$25.00. Only the kitchen/ramada can be reserved for private use; the pool and grounds will always be open to all the residents/tenants of Belmont.
2. The Ramada CAN NOT be reserved on the weekends near Memorial Day, Labor Day or on July 3rd or 4th.
3. Events are not to exceed a four-hour period.
4. The homeowner will share liability for any damage, disturbance, or complaints created by the resident/tenant or their guests. If you are a tenant, you must have your landlord's written permission to reserve the kitchen/grounds.
5. A non-refundable check in the amount of \$25.00 and a refundable security deposit in the amount of \$100.00 will be required to reserve the kitchen/ramada area. The two checks shall be made out to Belmont at Triple Crown HOA and sent to VCM with this completed reservation form. The \$25.00 will be used to offset the cost of utilities and other incremental wear and tear. Any costs to the HOA to clean or repair damage in the kitchen/ramada area following the event will be deducted from the security deposit with the balance returned to the reserving homeowner. VCM will inspect premises after each event to determine the amount of refund due.
6. The entire kitchen/ramada must be completely restored to the prior condition. At the conclusion of each event, the resident will be responsible for all clean up. Owner/Tenant will be responsible for removal of all excess trash or garbage. If there are conditions that need to be noted about equipment or clean up, the resident will notify VCM immediately after the event.
7. Vehicles shall be parked in the guest spaces and if necessary, along the west curb of the common area.
8. Do not prop open pool gates as this violates the Maricopa County ordinance. Violations are subject to fines assessed to the homeowner/tenant.
9. Total number of guests (size of the event) should not exceed 35 people in consideration of other Belmont residents who have run of the pool, spa and grounds. Events may be reviewed by the Board of Directors if deemed necessary by VCM for final approval.
10. VCM will post the reservations at the bulletin board locations at least 5 days prior to the event.

11. Gate Entry – Please provide your guests with your gate code by an invitation or verbally. Codes **are not** to be posted at the gates for public viewing. Do not prop pool area gates open.

I agree to pay a non-refundable deposit of \$25.00 to the Belmont at Triple Crown Homeowners Association for the exclusive use of the kitchen/ramada area. I have read and agree to observe the above Rules and Regulations. In the event of damage, repairs will be charged to my lot number. In addition, any additional cleaning required will also be charged to my lot number. HOMEOWNERS: By signing this agreement on behalf of the resident/tenant, you are agreeing to share liability with your tenant for the use of Belmont Property.

FOR TENANTS: Your landlord/owner must also sign this document with the understanding that he/she will share any possible financial liability related to the use of the kitchen/grounds caused by you or your guests.

Homeowner _____ Lot Number _____

Property Address: _____

Day and Date: _____ Specific Time: from _____ to _____

Type of function _____

Number of guests _____ Other considerations _____

Phone: _____

Homeowner Request	Signature	Tenant (if applicable) Signature	Date
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Belmont @ Triple Crown
16625 S Desert Foothills Pkwy
Phoenix, AZ. 85048
Office (480) 759-4945 Fax (480) 759-8683

Gate Access Form

Please fill out the form below so that we can input your name into the gate directory. Return it to our office at the above letterhead address or fax number. Your unit's telephone number is required.

Name: _____

Lot # _____ [Prop. Street Address], _____

Mailing Address: _____

Home Telephone: _____

Work Telephone: _____

Preferred Four-Digit Security Code: ____ _

* Your home or cell local telephone number is programmed into the gate. When a visitor arrives at the gate, he/she will search for your last name.

* He/she will enter the code at your name this will ring your phone. At that time, you can press 9 on your telephone to grant access, or hang-up to deny access. (If you are using a cordless phone, you may need to hold the 9 button down, or press it twice so the gate may recognize the tone).

* The code that you have chosen must be four digits, (non-sequential and no double numbers) The security code is for your personal use only. Please be cautious who you release your code to. If at any time you feel there is a problem, contact me immediately, and your code can be changed.

If you wish to purchase a remote for the gate, please contact this office at 480-759-4945. There is a \$35.00 charge per remote. The Association will not program vehicle remotes or owner garage remotes to the Association Gates.

To: Belmont at Triple Crown Homeowners

From: Belmont at Triple Crown Homeowners Association

Subject: ARCHITECTURAL REVIEW COMMITTEE RULES

Revised August 2019

The following Belmont rules have been established pursuant to Article XI, Sections 11.1 and 11.3 of the Declaration of Covenants, Conditions and Restrictions for the Belmont at Triple Crown Homeowners' Association in order to direct the Architectural Review Committee (ARC) in making decisions, approving or disapproving architectural plans submitted to it pursuant to Article IX of the Bylaws of the Belmont at Triple Crown Homeowners' Association, and when deciding upon appropriate corrective actions against non-conforming architectural changes. These rules supersede Triple Crown Architectural rules. and will be enforced as needed.

The further purpose of the Belmont rules is to provide homeowners with direction when planning or considering architectural and drafting plans and specifications to be submitted to the ARC for approval. These rules do not supersede the governing legal documents of Belmont at Triple Crown Homeowners' Association. Furthermore, the homeowner is responsible for ensuring all submittals meet applicable zoning and regulatory codes and permitting requirements.

The rules are intended to assist the maintenance of harmonious design, materials, decoration, color, and locations of all architectural changes. The harmony will retain the aesthetic and economic value of individual properties, as well as the entire Belmont at Triple Crown community. The rules are intended to be broad enough to allow each property owner to exercise individual taste within a parameter which all architectural changes must fit.

All architectural changes must be submitted to the property management company using the Belmont Architectural Request form that can be downloaded from the Belmont Homeowners' Portal unless this document specifically states that submittal is unnecessary. Submittals which do not conform to the rules will be evaluated on an individual basis and the owners should be aware that the submitted change may not be approved. No decision by the ARC on any one case may be used to establish a precedent for the decision on another. Management will send each request to the ARC electronically for review and voting. The management company will notify the owner of the ARC's decision in writing.

Appeals to decisions made by the ARC shall be in writing and submitted to the management company. The ARC shall meet to review the appeal and a majority vote of the ARC shall be forwarded to the management company who shall advise the homeowner of the ARC appeal decision. If the homeowner is not satisfied with the appeal decision of the ARC, the homeowner may appeal to the HOA Board and shall submit a written appeal to the management company who will present the appeal to the HOA Board for final decision. The management company will notify the homeowner of the Board's final decision.

BELMONT ARCHITECTURAL REVIEW COMMITTEE (ARC) RULES

ANY ALTERATIONS TO THE HOUSE OR LANDSCAPING THAT CAN BE SEEN FROM THE STREET OR NEIGHBORING PROPERTY WILL REQUIRE

Antenna

The following rules are the preferred installation locations for the reception of Direct Broadcast Satellite, Multi-channel Multipoint Distribution Service, Internet access and Television Broadcast with antenna dishes that are less than one meter (39.37") in diameter:

1. A location in the rear yard of the lot where the antenna will not be seen.
2. On the roof or fascia, but below the top of the roof line and placed on the side or rear of the home.
3. A location in the rear yard of the lot where the antenna can be mounted on a pole or mast.
4. In all instances, antenna/dish is to be placed in least visible location consistent with good reception.

Awnings

Awnings over all windows shall be canvas or similar material not to include the support frame. Aluminum awnings or similar material are prohibited. Color of awnings should be a color as close as possible to the base or trim color of the house. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awning is required. Owner is responsible for maintenance and repair of awnings.

Basketball Goals

Exterior basketball backboards, hoops or poles are prohibited.

Front Yard Landscaping

Decorative items and items such as fountains, statuary, etc. that are to be placed in the front yard must also be submitted to the ARC for approval. The ARC reserves the right to require removal of decorative items in front yards based on size, quantity, quality of installation, color, location and that are considered not consistent or in harmony with the community. Multiple colored lighting in front yard décor is permitted only for inclusion in holiday displays. All holiday décor is required to be removed 15 days following the event. Such items are permissible within the rear yard and do not require approval by the ARC unless they exceed the height of the surrounding wall(s).

Driveway Extensions All changes to driveways must be submitted to the ARC for prior approval.

Fences & Walls

Plans to raise the height of a party wall must be submitted for approval to the ARC. Plans for new fences or walls must also be submitted to the ARC prior to construction being started. The extension on any wall must match the existing wall in texture and color.

Flags/Seasonal Decorations

Seasonal and decorative flags that are house mounted below the roofline do not require ARC approval. Seasonal flags and decorations must be removed within 15 days after the date of the event. Flags must always be maintained in good condition. Torn, ripped, faded, etc. flags constitute grounds for fines and removal. Flags may not be offensive to neighbors or the homeowner's association.

Flagpoles may be installed on individual lots with the following restrictions:

- Poles may not exceed 16 feet in height.
- Please be considerate of your neighbors
- Prevent unnecessary noise from halyards striking the pole.

The ARC must approve flagpole installations. The committee will review each request to ensure that rules of community compatibility and good taste are adhered to.

- One pole per property.
- Only the following flags are permitted to be flown:
 - American Flag, U.S. Army, U.S. Navy, U.S. Air Force, U.S. Marine Corps, U.S. Coast Guard, POW/MIA, Arizona and Arizona Indian flag.
- Size of the flag may not exceed 3' x 5' (2' x 3' is recommended).
- No more than two flags are to be flown simultaneously per lot.
- American Flag must be flown using proper flag flying etiquette regarding night illumination and maintaining in good repair.

Homeowners are encouraged to fly flags, as noted above, from the home bracket rather than from a pole. If you elect to place a pole, you must follow the above rules. ARC approval for placement is required in advance of installation of a pole.

Gates

Where space permits, double gates may be installed to allow wider access to rear yards. Materials used for gates shall be the same as the original gates installed by builder (wrought iron and painted or stained natural wood) and shall not allow visibility into the side or rear yard from the street. No ARC approval is required to re-stain or re-paint gates the same as original or paint the wood and frame the same as the color of the body of the home.

Gutters & Downspouts

The finish color should be as close as possible to the base or trim color of the house

HVAC

Heating and air conditioning units shall be ground mounted and located within the perimeter of the rear or side yard

Lighting

New or modified light fixtures (including flood, security, coach and entryway lights) visible from neighboring properties should not cause glare or light spillage onto adjacent areas.

Machinery & Equipment

No machinery, fixtures or equipment of any type, including but not limited to, heating, cooling, air conditioning, refrigeration equipment and clotheslines, may be placed on any lot without screening or concealment from view of neighboring residential, non-residential or public property.

Exterior Paint Colors

ARC prior approval is required to paint the exterior surfaces of any structure or fence on any lot. The ARC must approve colors prior to painting. Contact the property manager for a color palette book. The application for approval shall include paint samples of the colors to be used. Pop-outs and garage doors may be painted the same as the trim color of the home. Front door is to be painted the same color as the fascia/trim or pop-outs or as original natural wood stain.

Patio Covers

Roofing materials should be the same as were installed by the builder on the original roof of the home. Color of supports and material is to be the color of the body or trim of the home.

Roofline shall match the pitch of the existing roof. All patio covers that are not solid covers, i.e., lattice covers, shall have supports and lattice that are the same color as the body or trim of the home.

Pools, Spas & Hot Tubs

Pools and spa equipment or structures that are not visible to neighbors or the public do not require approval of the ARC. Perimeter walls on lots bordering common areas and shared HOA walls may not be torn down to allow access to rear yards. Access must be gained by removing a portion of the front wall on the side of the home.

Repairs to the wall must be completed in a timely manner and include repairing the wall to be the same as the texture and color of the remaining wall. Repainting of the entire wall may be necessary.

All pool and spa equipment must be screened from view of neighboring property. Pools or spas with a roof over them must meet the same requirements as for Patio Covers.

Pools may not be backwashed into drainage ditches or common areas. If a diatomaceous earth filtering system is used, all backwashed water is to be retained on the owner's lot or into the City of Phoenix sewer system through the sewer pipe clean out on the owner's property, NOT into the street. All pool installations must comply with the current City of Phoenix regulations.

Roof & Roof Structures

Roofing materials should be the same as were originally installed by the builder. All vent pipe stacks, gutters, flues and any other equipment protruding above the plane of the roof and visible from neighboring properties shall be painted the same color as the roof, trim or body of the house. Any structure that exceeds the fence line and has a roof shall be submitted to the ARC for approval. Roofs requiring approval shall not be approved unless they are the same type and color used on the existing roof of the house.

Room Additions/Enclosures

Any structural room addition or patio enclosure requires approval of the ARC. In addition to submitting the Architectural Request Form, plans shall be submitted showing the height, materials and colors. All additions/enclosures shall be subject to the ordinances of the City of Phoenix. In addition, grades, slopes and drainage shall not be altered to cause damage or interfere with existing slope ratios, create erosion, or sliding problems on the lot and neighboring lots.

Screen Doors/Security Doors

Security doors and screen doors should be a color as close as possible to the base or trim color of the house

Signs

Only the following signs can be displayed on a homeowner lot:

1. One temporary "For Sale or "For Rent" sign with a maximum face area of five square feet.
2. Signs supporting an individual running for any local, state or federal office or proposition during an election period. These signs may be displayed 45 days before the election and shall be removed within seven days after the date of the scheduled election.
3. Such signs as may be required by law.
4. One residential identification sign with a maximum face area of 80 square inches.

Signs must be free standing and not attached to the exterior of the home, Association or City property (i.e. lamp post, street signs, fence; etc.) as this is a violation of the City of Phoenix and Association rules. All signs shall conform and comply with City of Phoenix ordinances.

Security Signs

Security signs should be located where most visible consistent with a reasonable distance from the home structure. Security signs must not exceed 12" x 12" and must be maintained in good condition.

Solar Panels

Homeowners are guaranteed by Arizona statute the right to install solar devices. The HOA encourages energy conservation, and any solar installation for water heating or photovoltaic electric generation should be done to industry standards by licensed contractors that meet all applicable codes.

Storage Sheds

If storage sheds do not exceed the height of the immediately surrounding wall(s) and are not visible to neighbors or visible from any common areas, they do not require ARC approval. They must be screened from view of all common areas and not visible from any common areas. If they are visible from neighboring homes, they shall require approval by the ARC. Sheds must be maintained in good condition, no rust, no peeling paint, no unsightly roofs, etc. Sheds that are not maintained must be removed from the property within 15 days of such notice from the property manager.

Windows/Sunscreens

No reflective materials, including but not limited to: aluminum foil, reflective screens or glass, mirrors or similar type material shall be installed or placed on the outside or inside of any windows. Exterior window coverings or treatments used to decorate openings must be compatible with respect to materials and color, with the style and color of the home and must be submitted to the ARC for approval. No ARC approval is required for re-screening of original frames as long as bronze, brown or beige sunscreen material similar to the original screening is used. The frame for window screens must match the color of existing window frames.

BELMONT AT TRIPLE CROWN HOMEOWNERS ASSOCIATION, INC.
16625 S Desert Foothills Pkwy
Phoenix, Arizona 85048

FALL 2019

Dear Belmont at Triple Crown Homeowner:

The Belmont Homeowners Directory is updated on the first of each month, and is available only online in the homeowner portal accessible via www.WeAreVision.com/BTC. Only homeowners are able to download to print or save for their exclusive personal use – *not for commercial solicitation purposes of any kind*.

Due to current law, homeowners must complete, sign and return the attached Contact Permission Form to have their email and/or telephone contact information included in the new directory. Please mail your completed Permission Form to BelmontTripleCrown@WeAreVision.com. The directory is an invaluable tool for owners to alert neighbors of an urgent situation such as storm damage, as well as for making social connections and building a sense of community that is one reason we all love living in Belmont! Please contact Vision Community Management with any questions.

Thank you,
Belmont at Triple Crown Board of Directors

Permission to Use Personal Information

The undersigned owner(s) or residents of the below-specified Lot in Belmont at Triple Crown does hereby grant permission to the Belmont at Triple Crown Homeowner’s Association, Inc. (“The HOA”) and its property manager, Vision Community Management (together with any successor to Vision Community Management in such capacity, the “Manager”), to publish the following contact information for the undersigned for dissemination to the other owners/residents of the lots at Belmont at Triple Crown, either directly or through the Manager, both online on a portal for owners at Belmont and/or a paper directory. Please complete only the information that you are giving permission to provide to the HOA and the Manager.

Legal Names of Owners: _____

Lot No: _____

Address of Non-Belmont Primary Home: _____

Telephone Numbers (With Area Code):

Home (AZ): _____

Primary Home: _____

Cell: _____ Name: _____ Name: _____

Cell: _____ Name: _____ Name: _____

Email Address (es):

Name: _____ Email Address: _____

Name: _____ Email Address: _____

Name: _____ Name: _____

Signature: _____ Signature: _____