

Rules and Regulations

North Point Crossing

Adopted 04/23/2024

- I. **Board of Directors:** The Board of Directors alone shall direct the day-to-day business of North Point Crossing.
- II. **Policy for Enforcement:** As provided in the North Point Crossing CC&Rs, the association shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges imposed by the provision of the Declaration. Failure of the association to enforce any covenant or restriction contained in the Declaration shall in no event be deemed a waiver of the right to do so thereafter.
- III. **Fines:** Fines will be established by the Board of Directors and the fine structure will be reviewed on a yearly basis. Notification will be made to the community within 30 days of adoption. Fines are subject to change by the North Point Crossing Board of Directors as the need arises but will not occur without sufficient notice to the community. Fines may be issued for non-compliance with any portion of the association's Project Documents or Policies. Enforcement fines are explained in the NPC Enforcement Policy document.
- IV. **Collections Policy:** Collection shall be handled as explained in the NPC Collection Policy Document.
- V. **Improvements and Alterations:** No addition, alteration, repair, change or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme, of any Lot, or the Improvements located thereon, shall be made or done without prior written approval. If homeowner fails to receive approval, they may be requested to remove such addition, alteration or repair, at the Owners' expense. The HOA does maintain suggested paint colors for homes.
- VI. **Parking and inoperable vehicle:** All vehicles of Owners and of their lessees, employees, guests and invitees shall be kept in garages or residential driveways of

the Owners, in available guest parking spaces available on some streets, end of streets and on the **NORTH SIDE OF THE ALLEYS ONLY**. OVERNIGHT on street parking is only allowed in available guest parking spaces available on some streets, end of streets and on the **NORTH SIDE OF THE ALLEYS**. Alley streets are E. Villa Theresa Dr., E. Annette Dr., E. Bluefield Ave., E Villa Maria Dr. Non-compliance with parking may result in a fine of \$25.00 issued in the form of a parking ticket for each incident. Non-compliance may also result in the towing of the vehicle at the owners' expense without further notice.

No inoperable vehicle may be stored or parked on any front or rear Lot or street, so as to be Visible from Neighboring Property. Non-compliance with an inoperable vehicle may result in fines according to section II of this document.

VII. Leasing and Renting: Homeowners may lease their homes, but the home owner remains responsible for all conduct of his/her tenants. It is important that all tenants be familiar with and abide by the association's Project Documents or Policies. All leases must be for an entire residence and Lot and must have a minimum term of thirty (30) days. An Owner must notify the Board of any lease and must provide the Board the following information:

- a. name and contact information (email, phone number) of tenant
- b. time period of the lease, including the beginning and ending dates of the tenancy.
- c. current address of the Owner
- d. description and license plate numbers of the tenants' vehicles.

VIII. Complaints/Acts of Non-Compliance: Any Owner may bring forth a complaint of non-compliance against another Owner or the association. The complaint must be made in writing, providing specific information regarding the complaint or act of non-compliance including the date of said violation. It must also include the name, address, and telephone number of the individual Owner/tenant bringing the concern. This information will be available to the Owner in question at their request and/or at the discretion of the Board of Directors. In the event the issue requires immediate attention, and submitting the complaint in writing isn't appropriate, a telephone call will suffice. All issues brought to the attention of the board by a telephone call must be followed up in writing within seven days of the occurrence. Complaints should be mailed to:

**NPC Board of Directors
844 E. Michigan Ave
Phoenix, AZ 85022**

- IX. Compliance Walk-Throughs:** Once per quarter or as needed, the Board of Directors, and/or their designees, will conduct a walk-through in the neighborhood. The purpose and nature of the walk-through is to ensure individual compliance with our community documents in order to preserve the integrity of the community and protect our individual and collective investments.
- X. Weeds, Overgrown Foliage and Dead Vegetation:** Owners are required to maintain their Lots in a neat or good condition that is free of weeds and other debris. Owners are required to keep trees, plants and vegetation properly trimmed and cultivated. Weeds are any unwanted plants that grow in areas where they are not intentionally cultivated, often competing with desired vegetation for resources and detracting from the overall appearance of the landscape. Overgrown foliage refers to vegetation, such as trees, shrubs, or other plants, that has grown excessively or beyond its intended boundaries. This excessive growth often leads to the foliage spreading uncontrollably, encroaching on nearby spaces, causing debris in neighboring property, obstructing pedestrian walkways, and creating an untidy or unkempt appearance. Managing overgrown foliage typically involves trimming, pruning, or otherwise controlling the growth of plants to maintain a desired shape, size, and appearance while ensuring the functionality and safety of the surrounding environment. Dead vegetation refers to any grass, plants or plant material that have ceased to thrive and are no longer contributing positively to the aesthetic or ecological balance of the yard. This includes dried-up flowers, shriveled bushes, and decaying plant matter.
- XI. Trash and Containers:** Trash containers must be removed from the alley or street within 24 hours of collection. Trash containers must be stored out of site of the front or rear of the property but are allowed in the alcoves of the alleys. In the case that your lot does not have an alcove, it must be stored out of site in the backyard or garage of the lot.