

# Association Rules and Regulations



**Estrella Vista Homeowners Association  
Goodyear, Arizona**

**Adopted 10/10/2024**

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# ESTRELLA VISTA HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

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## **PURPOSE**

This purpose of this document is to provide a list of the Associations Rules and Regulations according to the Declarations Section 6.5 requirements.

## **GENERAL**

These Rules and Regulations will not be interpreted in a manner inconsistent with the Declaration, the Articles of Incorporation, or the Bylaws, and will have the same force and effect as if they were set forth in full and were a part of the Declaration.

## **ADMINISTRATIVE**

The Board, by majority vote, may adopt, amend, and repeal rules and regulations for the Association at any time. These rules and regulations will be available to all members of the Association for review.

## **SPECIFIC ITEMS**

### **BULK TRASH**

The purpose of this rule is to establish standards concerning when it is permissible to place bulk trash out for pickup within the Association.

1. Homeowners or tenants will not place bulk trash out on the street for pick up any earlier than 6:00 am on the Saturday immediately preceding the scheduled Bulk Trash pickup date.
2. Loose and lightweight items must be secured in a manner to prevent the scattering of trash throughout the neighborhood.
3. Bulk trash placed out on the street for pick up before the date and time mentioned in section 1 and/or not adequately secured may result in a violation issued to the homeowner.
4. The Association reserves the right to enact the "right of self-help" after proper notification under the Declaration's Section 5.6.

### **COMMERCIAL and RECREATIONAL VEHICLE PARKING**

The purpose of this rule is to establish standards concerning when it is permissible to park Commercial and Recreational Vehicles upon individual lots within the Association. NOTE: This rule does not apply to public service and public safety emergency vehicles as defined by ARS 33-1809.

According to the Declaration, the Board may approve the storage or parking of certain limited types of Commercial or Recreational Vehicles within the Project (Community) so long as the Board determines, in advance of its use within the Project, the Commercial or Recreational Vehicle to be

of a size and type that would be consistent with the residential nature of the Project. Under the following guidelines, certain Commercial or Recreational Vehicles, as defined by the Declaration, may be parked within the Community on individual lots.

1. All Commercial and Recreational Vehicles, or any vehicle not defined in the Declaration as a Family Vehicle, must have the Association's prior approval before parking is allowed on a temporary or full-time basis upon any portion of a lot or street within the Community.
2. Commercial or Recreational Vehicles (with the exception of small motor homes) that do not exceed a maximum height (8 feet), length (22 feet), or capacity rating (3/4 ton) restrictions of a Family Vehicle may be granted permission to be parked only within a fully enclosed garage or in a Recreational Vehicle Parking Area on a full-time basis so long as these vehicles are operable and are, in fact, operated from time to time. The maximum dimensions allowed for a small motor home are not more than 8 feet in height and not more than 18 feet in length. No exception or waiver will be allowed for full-time parking in the driveway or street for any Commercial or Recreational Vehicle.
3. Commercial pickup trucks with a manufacturer's capacity rating of three-fourths (3/4) ton or less that are not equipped with a camper, camper shell, or work equipment (not to include tool boxes) in the truck bed will be treated as a "Family Vehicle," and may be parked within a fully enclosed garage, in the driveway, or in the Recreational Vehicle Parking Area on a full time basis so long as these vehicles are operable and are, in fact, operated from time to time.
4. No long-term storage (greater than 30 days), the parking of inoperable vehicles, or the parking of any vehicle needing repair as defined by the Declaration will be allowed.
5. Commercial Vehicles, other than those specifically addressed in Sections 2 and 3 above, or any Recreational Vehicles may be granted permission to be parked in the driveway of the Lot or on any public or private street within the Project only on a Nonrecurring and Temporary Basis.
  - a. The Declaration defines a Nonrecurring and Temporary Basis as parking, *(i) for the temporary purpose of loading and unloading non-commercial items for use on the Lot; (ii) for temporary parking by guests or invitees of an Owner that do not involve overnight parking; or (iii) for temporary parking of the vehicles of an Owner or the Owner's Permittees for cleaning or special events that do not involve overnight parking and that do not occur on a frequent or repetitive basis.*
  - b. For clarification, the Board has defined overnight parking as occurring between the hours of 12:00 am – 5:00 am daily.
6. The Board may grant a variance to the rules for Commercial and Recreational Vehicle parking on a case-by-case basis not to exceed the period of time for the first violation. No permanent waiver or exception to these rules or the Declaration will be granted.

Regardless of vehicle classification (Commercial, Recreational, or Family) as defined by the Declaration, no more than three (3) of any single or combined vehicle classifications will be allowed to be parked upon a Recreational Vehicle Parking Area or anywhere within the Private Yard of any lot.

### **FREE STANDING FLAG POLES AND FLAG DISPLAY**

The purpose of this rule is to establish standards concerning the installation of free standing flag poles and the display of approved flags within the Association. Free standing flag poles are permitted upon a lot within the Association using the following guidelines:

1. All free standing flag poles must have the Architectural Committee's approval before installation.
2. Submitted Architectural request forms for a free standing flag pole must include overall height, color, and placement on the property.
3. The overall height of the flag pole may not be taller than the peak height of the rooftop of the owner's residence where the flag pole is being installed.
4. The flag pole must be installed on the owner's property at least ten (10) feet from the foundation of the residence and at least six (6) feet from any external wall, fence or unfenced property line, either in the front or the back of structure.
5. No more than two flags may be displayed at the same time.
6. Any exterior lighting used with the flag display must not shine onto neighboring properties or create a nuisance.
7. Cables or ropes used to lower and raise the flag must be secured in such a fashion that they do not create banging, noise, or any other nuisance due to wind movement.
8. Flags may be no larger than five (5) feet by three (3) feet in finished dimension and must be kept clean and in good condition. Torn, frayed, dirty, or severely faded flags may not be displayed.
9. The pole must be either white or a natural metal color and be free of rust or discoloration and be maintained in good condition with a working halyard system. It must be anchored in the ground in such a way as to be inherently stable and to prevent falling in high wind conditions. Free standing poles may not be attached in any way to a building or structure.
10. Flags that may be flown are the following according to A.R.S. 33-1808:
  - a) The American flag, or an official or replica of a flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard by an Association member on that member's property if the American flag or military flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10).
  - b) The POW/MIA flag.
  - c) The Arizona state flag.

- d) An Arizona Indian nation's flag.
- e) The Gadsden flag.
- f) A first responder flag. A first responder flag may incorporate the design of one or two other first responder flags to form a combined flag.
- g) A blue star service flag or a gold star service flag.
- h) Any historic version of the American flag, including the Betsy Ross flag, without regard to how the stars and stripes are arranged on the flag.
- i) Any other flag that may be added and allowed under A.R.S. 33-1808.

### **COMMUNITY POOL USE**

The purpose of the rule is to establish standard operating hours and standard of conduct when using or visiting the Community pool.

1. All owners/members must request a pool key from the Association prior to utilizing the pool facilities. There is fee associated with the request that must be paid before the key will be issued. The form and instruction for requesting a key can be found on the Estrella Vista Community Management Company's website.
2. Homeowners are responsible for their guest's and/or family member's conduct while visiting the pool facilities.
3. Anyone utilizing the pool facilities, to include the restrooms, will be responsible for disposing of their own trash or waste products into the waste containers or garbage cans provided.
4. There is no lifeguard on duty. Each person utilizing the pool facilities will be responsible for their own safety and/or the safety of children in their care. For the health, safety, and welfare of children, the Association recommends all children under the age of twelve (12) have adult supervision present while utilizing the pool facilities.
5. There are no set hours of operation for use of the pool. Members using the pool from 10:00 pm – 6:00 am daily will adhere to the quiet hour's restrictions below.
  - a. No illegal, noxious, or offensive activity will be engaged in (or permitted to be engaged in) the pool or pool area.
  - b. No act or use may be performed in the pool or pool area that is or may become an annoyance or nuisance (loud sounds, yelling, shouting, etc.) to the neighborhood or that interferes with the use and quiet enjoyment of any of the neighboring Owners or of the neighboring Owner's Lot.
  - c. Music and other sounds from outdoor speakers in the pool or pool area are discouraged and if utilized, will be played at a level so as to not be a nuisance to neighboring Lot Owners.

6. The Association reserves the right to close the pool at any time for repairs or any reason deemed necessary.
7. Any act of vandalism, to include graffiti, will not be tolerated. The Association reserves the right to take whatever legal action is allowed against anyone who is observed or caught damaging any of the Association's facilities or property.
8. Additional pool rules (no alcohol, no glassware or glass bottles, no diving, no pets, etc.) are posted at the pool facility. Everyone utilizing the pool facilities will observe and adhere to these and to the posted rules and regulations at the pool facility.

**ON-STREET PARKING ENFORCEMENT (Reserved)**