

**WEST PLAZA 3&4 TOWNHOUSE ASSOCIATION  
RULES AND REGULATIONS  
PART ONE**

**AUTHORITY**

The Articles of Incorporation, The By-Laws, and the Covenants, Conditions, and Restrictions vest the development, the implementation, and the enforcement of these Rules and Regulations with The Board of Directors and to such persons or entities as the Board shall apply to develop, implement or enforce them.

**PURPOSE**

The purpose of the Rules and Regulations is to set standards and guidelines for all residents of West Plaza 3&4 including owners, tenants, guests, or any other occupants. The Rules and Regulations establish procedures, consequences, and progressive steps to enforce them and to deal with violations.

**APPLICATION**

These Rules and Regulation apply to all occupants of West Plaza 3&4 including owners, owner's family members, guests, or invitees, renters of units, renter's family members, guests and invitees. All above are subject to, and must abide by these Rules and Regulations. However, ultimately, the unit owner is responsible for the actions and inactions of the tenant.

**DEFINITIONS**

1. **COMPLEX:** All of the facilities, buildings, open areas, roadways, etc. within the townhouse complex known as West Plaza 3&4 bordered by Northern Avenue on the north, 47th Avenue on the east, 49th Avenue on the west, and the public right of way/alley on the south
2. **COMMON AREA:** All of the open areas, streets, sidewalks, roadways, swimming pool, clubhouse, residential building exteriors, storage shed exterior doors, and parking covers. Common areas do not include patio interiors and individual unit roofs, maintenance~, repair, or replacement as defined in the amended covenants, conditions, and restrictions.
3. **PRIVATE PROPERTY:** The complex in its entirety is private property.

**MAINTENANCE OF BUILDINGS AND GROUNDS**

1. All residents, (owners or tenants or occupants) are responsible for keeping the patio interiors clean and litter free. No unsightly conditions, unhealthy conditions, or conditions causing offensive odors such as dog dirt will be permitted. No storage of items visible above the patio fence will be permitted.
2. All patio shrubs and trees must be kept trimmed and cannot overhang fences. Trees inside patios must be kept trimmed by the unit owner and not touch buildings on second-story homes.
3. Front porches are to be kept litter free by the unit owner.
4. No storage of items is permitted on the lawn area, or in the parking areas, or on top of parking covers, or on top of the storage shed roofs. Items left in these locations will be subject to removal by management.
5. No advertisements, banners, tarpaulins, sheets, or other materials are allowed to hang on the exteriors of buildings or fences. Acceptable window coverings include drapes, curtains or blinds only. These must be of a neutral color with no design.
6. No motorized vehicles are permitted on the sidewalks with the exception of motorized wheel chairs or maintenance vehicles.

7. No "garage sales", "patio sales", or "yard sales" are permitted in units, around units, in parking areas, or on lawns in the common areas. ALL SUCH SALES ARE TO BE HELD IN THE CLUBHOUSE PARKING AREA WITH ADVANCE NOTICE TO THE BOARD OF DIRECTORS OR THE MANAGEMENT COMPANY

**Owners are subject to a notice, a hearing, and possible fine for violations of the above**

## PART TWO

### VEHICLES

1. All covered and uncovered parking located directly to the rear of the residential units are owned by the unit owners and are private property.
2. Owners, tenants, or any occupant shall not use parking spaces that are the property of other owners unless written permission has been obtained from the owner of the space. This also applies to units that are vacant. Vehicles illegally parked in other owners spaces are subject to immediate tow away.
3. The only parking places provided for guests are in the clubhouse parking lot and these are for the exclusive use of guests. There is to be no overnight parking during the hours of (12:00 AM) midnight until 5:00 AM. The clubhouse parking lot is not to be used for large trucks, moving vans, large trailers, motor homes, or "house trailers". All such vehicles are subject to immediate tow away. Work trucks working on the repair of buildings or facilities must obtain advance approval of management to park in clubhouse parking lot.
4. Individual unit parking spaces are not designed to accommodate trailers, boat trailers, campers or motor homes. Other motor vehicles that are the same size as a car may park in private spaces provided they are covered and do not extend beyond the allotted space. Any of the listed vehicles or trailers illegally parked are subject to immediate tow.
5. Vehicles are illegally parked when parked behind other cars, behind storage sheds, behind patio fences, by mail boxes, at end of alleys, at the side of alleys or along any red "fire lane" curb. Any such illegally parked vehicle is subject to immediate tow away.
6. Any vehicle, including moving vans or trailers parked on, or driving on a lawn area is subject to immediate tow away and the vehicle owner will be charged for any damages. Work trucks working on the repair of buildings or facilities must obtain advance approval of management before driving on lawn areas. This specifically applies to roofing trucks. Any owner planning to "re-roof" must notify the management company in advance. The truck owner and the involved unit owner are responsible for any damage resulting from the above.
7. Vehicles emitting abnormal fumes and/or noise or dripping excessive oil will not be allowed to remain on the property and are subject to immediate tow away.
8. Major repair of vehicles is not allowed on the premises. Minor repair and maintenance is allowed, if not exceeding one day.
9. Only one vehicle is to be parked in each parking space.
10. Inoperable vehicles, or vehicles with expired license plates, are to be removed from the property and are subject to immediate tow. A vehicle is inoperable when it is not equipped with all parts that are required for it to legally and safely operate on a public street, or the vehicle cannot be driven under its own power. Such a vehicle must be removed from the premises. It cannot be stored or covered with a car covering, or tarp.

11. In compliance with The Crime Free Multi-Housing Program, all vehicles are to be parked "nose first". Vehicles are not to be "backed in" to parking spaces and are subject to immediate tow. Vehicles are permitted to park diagonally nose first in their own spots.

12. The maximum speed for any vehicle anywhere in the complex is 10 miles per hour.

## **PETS**

1. Commonly accepted household pets such as dogs and cats may be kept. The "rottweiler" and "pit bull" breeds or other breeds of dogs that are a danger to others are prohibited in the complex. Breeding or maintaining pets for any economic gain is prohibited.
2. The City of Glendale Leash law is in effect at West Plaza 3&4. Dogs must be kept on a leash at all times, no exceptions.
3. Dog owners must clean up any dog defecation from their pet immediately.
4. Animals may not be chained in any common area including outside front doors or outside the patio area. Animals must be kept inside patios or on a leash.
5. Animals displaying vicious behavior shall be immediately removed from the complex. What constitutes vicious behavior shall be decided upon by the sole discretion of the Board of Directors or the management company.
6. Barking dogs are subject to the City of Glendale code governing barking dogs and must be controlled:

**Pet owners will be subject to the imposition of a notice, a hearing, and a fine for violations of the above.**

## **PART TWO**

### **OPERATION OF A BUSINESS**

No unit owner or renter may conduct or be involved in any business or commercial enterprise that would require clients and/or customers visiting the premises.

### **PEACE AND QUIET**

Respect for neighbor's rights to peace and quiet is essential. Any infringement of neighbor's right to peace and quiet including noise from radios, televisions, stereos, dogs barking and other such noise creating infringement is unacceptable.

### **PLAY**

1. No child's or minor's play is allowed in the driving areas or parking lot.
2. No child's or minor's play is allowed on the top of carport covers or shed roofs at any time.
3. The basketball court is restricted to the playing of basketball.
4. The complex prohibits the playing of soccer, golf, baseball, softball, or football anywhere in the complex.

**PARENTS ARE RESPONSIBLE FOR THEIR CHILDREN'S ACTIONS AND ANY DAMAGES CAUSED BY VIOLATIONS OF THE ABOVE.**

## **SWIMMING POOL**

1. Use of the swimming pool is limited to owners, tenants, guests of owners and guests **of** tenants. Owners and tenants must accompany their guests at all times. All association dues must be paid to date for any involved user.
2. All persons swim at their own risk. There is no lifeguard on duty
3. The pool gate is to be kept locked at all times per City of Glendale ordinance.
4. Entrance to the pool is by pool key only. Keys are purchased from management.
5. Swimmers with keys must not allow entry to persons without keys!
6. The swimming pool is for swimmers use. Only persons dressed in swimming cloths are allowed in the pool. No cutoffs with ragged edges are allowed.
7. Non-swimmers in street clothes are not to use the pool for socializing.
8. No glass containers of any kind are allowed in the pool area.
9. The Maricopa County Health Department prohibits pets inside the pool area at any time.
10. Only battery operated radios are permitted in the pool area. No electrically operated radio, stereo, or music player is permitted in the pool area.
11. No person under 16 years of age is permitted to swim unless accompanied by an adult over 18 years of age.
12. No undue running, splashing, or other horse-play is permitted.

**VIOLATIONS OF THE ABOVE RULES WILL RESULT IN DENIAL OF POOL USE AS WELL AS A NOTICE, A HEARING, AND A POSSIBLE FINE.**

## **VANDALISM**

Acts of vandalism, destruction or defacing of property, or harassment of residents will be reported immediately to the Glendale Police Dept. and prosecuted to the limit of the law.

## **TRASH AND TRASH CONTAINERS**

Owners, Tenants, and other occupants are asked to do the following:

1. Please bag your house trash before depositing in dumpsters.
2. Do not leave trash bags outside the dumpsters.
3. Do not deposit noxious or dangerous materials in the dumpsters.
4. PLEASE CLOSE THE LID ON THE DUMPSTER.
5. Please flatten all boxes before depositing.
6. Please do not leave large items by the dumpster. Please arrange for personal removal. Please feel free to contact the Management Company if you witness this violation.

## **PART THREE**

### **FINES AND PENALTIES**

A letter notifying the owner of a violation will be mailed to the owner providing an opportunity to be heard on the matter before any fine is imposed. After the opportunity to be heard, and in the sole discretion of the Board of Directors, a fine may be assessed against such owner. Each time a same or similar violation is noticed by management and not cured within the time limits of the notice, owner will receive a new opportunity to be heard before another fine may be assessed for a same or similar violation. Owners are responsible for the action of all occupants of the unit, their guests and invitees and for the actions of tenants of their units, the tenant's guests, and tenant's invitees.

Revised by the Board of Directors November 15, 2024. Supercedes and replaces last revision of November 30, 2020.