

# **Pecos North Homeowners Association**

## **Community Rules & Regulations**

*Revised and Approved: July 23 2025 Open Session Meeting*

This document replaces all previous versions of the Rules & Regulations.

### **Including Gate Instructions**

To all Homeowners:

These Rules & Regulations replace any previously published Rules & Regulations.

Please have these Rules & Regulations available for renters, relatives, or friends to read, understand, and obey when they arrive at your property.

### **Enforcement**

These rules are for maintaining our community quality. Some of the rules were drawn up from the Pecos North Covenants, Conditions, and Restrictions; City Ordinances; and Maricopa County Codes. Others were made for protection against insurance liability problems and medical reasons. If you see anyone violating the rules, please inform him/her at once. After all, it is our community. If you witness a crime or damage to the common areas in progress, please report it immediately to the Phoenix Police Dept. at 602-495-5004. Please do not try to stop the crime yourself.

If you are unsure of any of the above policies or need help on any Association matters, please feel free to call or email Vision Community Management at 480-759-4945 or They also have a 24-hour answering service for Association emergencies (480-759-4945, option 5).

Please contact Vision for additional copies of these Rules & Regulations or for copies of the Association's governing documents. They are also to be contacted for any concerns in regard to the community, repairs, any maintenance, landscaping issues, etc.

### **Introduction**

Living in your own home can be a rewarding experience, especially at Pecos North, which we consider to be one of the finest communities in the Valley. With this in mind, these Rules and Regulations were compiled by your Association Board of Directors in conformance to the Homeowners Association Covenants, Conditions, and Restrictions (CC&R's) for the purpose of protecting your property, its value, and making Pecos North a most pleasant place to live. Your cooperation is essential. We do not have a rule for every situation. Nor do we desire to regulate everything. Use common sense and always be considerate of your neighbors and your neighbors' property. Most of the rules are based on common sense and good citizenship and will help make the community environment the best lifestyle in the Valley.

Homeowners have been provided with a copy of the CC&Rs of the Homeowners Association. We urge you to read this document since it sets forth in a complete and detailed form, the duties and obligations of each Homeowner. The following rules supplement and/or more clearly define portions of the CC&R's. If you do not have a copy of the CC&R's, contact Vision Community Management for a copy and be sure that you understand them fully. Cost for hard copies of any documents requested by the Homeowner will be paid for by the Homeowner.

## **General Rules**

### **1. Binding Application**

All owners, renters and guests must abide by the Pecos North Homeowners Association's CC&R's and Rules and Regulations. Owners are responsible for the actions of leaseholders and guests.

### **2. Vandalism/Damage**

If anyone damages common property at Pecos North, that household is required to pay for all damages. In addition, if an owner's renter or guest causes any damage, the owner is required to pay for all damages caused by the renter or guest.

### **3. Noise**

Noise from stereo, television, parties, and so forth, must not be impose on other residents. In addition, any excessively noisy motor vehicle is prohibited. Always be considerate of your neighbors and keep all noise levels to a reasonable level.

### **4. Pets**

Due to the Maricopa County and the City of Phoenix City Ordinance, all pets are to be on a leash when not confined inside the owner's house or fenced area, this includes cats. In addition, it is the pet owner's responsibility to immediately clean up after their pet. Excessive barking, odor, or aggressive behavior must be controlled by the pet's owner. If any animal is found loose, Animal Control may be called to pick up the animal at the owner's expense. Household pets are not allowed in the children's play area or pool area. Any pet that shows aggressive behavior will be reported to city police and animal control.

### **5. Right Of Way, Parking, And Vehicle Repair**

Overnight on-street parking is strictly forbidden. Exceptions will only be granted where the Board deems that special circumstances exist. Requests must be in writing to the Association. Offending vehicles will be towed between midnight and 6 am after one warning.

10 mph is the posted speed limit in Pecos North.

Boats, RV's, Trailers, and Campers cannot be parked or stored on driveways overnight.

Parking on any curb, sidewalk, lawn or front yard landscaping is prohibited.

No vehicle shall be in an un-repaired state on the driveway. Except in an emergency, repairs of any kind (i.e. oil changes, lube job, transmission work, etc.) will not be permitted on the streets.

Oil stains are not permitted on driveways.

## **6. Notice Of Leasing & Occupancy**

Any Homeowner who does not occupy the home must provide the Association with:

Name(s) of leaseholder.

Home and work phone number(s) of owner(s) and leaseholder: and,

Leaseholder's signature stating that he/she received a copy of the CC&R's and Rules and Regulations and that the leaseholder agrees to uphold and abide by the material covered in the CC&R's

Copy of Lease

Request a tenant information form from Vision Community Management and return within ten (10) days of signed lease with all of the above information.

## **7. Architectural Control**

Nothing shall be constructed, erected, placed, or maintained upon the homeowner's property unless plans and specifications are approved in writing by the Architectural Committee (i.e. patio covers, patio storage structures, awnings, solar panels, painting, etc.). Front Landscaping may not be altered without written permission from the Architectural Committee.

Any change, addition and/or alteration done without prior written approval of the Architectural Committee is expressly prohibited. The owner may be required to remove the addition and/or restore the property to the condition prior to the change at his/her expense.

## **8. Trash/Recycling Containers**

Any Homeowner not placing trash/recycling in the City of Phoenix trash/recycling containers provided is in violation of the Pecos North Rules and Regulations and Phoenix City ordinances. Trash and/or recycling containers may be placed for picking up no more than 24 hours before the scheduled pick-up time and returned to storage out of site within 24 hours after pick-up.

## **9. Use Of Common Areas**

No residents between sundown and sunrise in any common areas.

A homeowner or leaseholder may have no more than two (2) guests in any common areas, including but not limited to the pool area.

No weapons allowed in common areas or on streets. This includes pellet guns, BB guns, knives, etc.

If the park is reserved for parties and electricity is needed, the residents must supply their own electrical sources.

Trash left in common areas must be picked up by the residents and placed in the trash containers provided.

Foul language is not appropriate or allowed.

Rock throwing in common area and streets is prohibited.

Climbing the fences, trees, gates or walls in and around the common areas and association property is prohibited.

Chalk may not be used in any common areas. (Chalk may be used on individual driveways.)

### **10. Motorized Vehicles**

All-terrain vehicles, motorized scooters, dirt bikes, sand rails, go-karts, and all similar motorized vehicles are prohibited on the streets, sidewalks, and common areas within the community. Motorized disability scooters or wheelchairs are exempt from this rule. Bikes are not to be ridden on grassy areas due to sprinkler head breakage.

### **11. Fireworks**

In keeping with the City of Phoenix ordinance, no fireworks are allowed within the Pecos North community.

### **12. Holiday Decorations**

Holiday decorations may be installed no more than three weeks before the holiday and must be removed within two weeks after the holiday. There is an exception for December holiday decorations. They may be put up no sooner than the week of Thanksgiving. All holiday decorations must be removed by January 15th of the New Year.

### **13. Pest Control**

Interior and exterior of lot owner's property is their responsibility to exterminate. This also includes exterminating rodents.

### **14. Signs**

The following signs shall be permitted on the lots:

Real estate signs (e.g., for sale or for lease signs) as allowed by A.R.S. 33- 1808. The sign(s) shall conform with the industry standard, which shall not exceed 18 x 24 inches, and the industry standard sign rider, which shall not exceed 6 x 24 inches. Only commercially produced signs shall be allowed.

Political signs as allowed by A.R.S. 33-1808. Such signs may not be displayed earlier than 71 days before the day of the election or later than 3 days after the election. The size and number of political signs allowed on the lot shall be governed by the applicable city / county ordinance.

Any other signs required by applicable law.

Garage sale signs. Signs must be removed by 7:00 p.m. on the day of the sale and are only allowed the third Saturday in April and the third Saturday in October. A \$100 fine will be

assessed to your account every day a garage/estate sale is held other than the approved days.

Residential address identification signs or home security signs not to exceed 72 square inches or 12" x 6" in size.

### **15. Landscaping**

No owner/tenant shall remove, alter, injure, or interfere with plantings (plants, shrubs, trees, etc.) in the common areas. No person, other than the Association or its duly authorized agents, shall alter any portion of the common areas or any landscaping thereon. In the event any common areas are damaged or destroyed by an owner or any guests, tenants, or members of the owner's family, the owner will be responsible. This includes, but is not limited to, the sprinkler and irrigation system.

Homeowners are responsible for maintaining and repairing the landscaping irrigation/sprinkler system around the home which provides water to the front lawn.

### **16. Basketball Standards**

Permanent or Portable basketball standards are strictly prohibited in the community.

## **Swimming Pools Rules and Regulations Community Rules & Regulations**

**All Children Under 16 Should Be Accompanied/Supervised for Safety by an adult**

1. Anyone who cannot swim proficiently **MUST** be accompanied by an adult who can swim proficiently.
2. Each house may bring 2 guests to the pool. Residents will be held responsible for any damage done by family or guests.
3. Pool may not be reserved for private parties.
4. Gates are to remain closed and locked at all times. Do NOT prop the gate open, this is a safe issue! Climbing the fence, the gates or the walls in the pool area is prohibited.
5. No alcohol, pets, rollerblades, bikes, scooters, skateboards, skates, etc. are allowed in the pool area. No glass containers. Drinks must be in plastic or aluminum containers only.
6. Rubber coated pool items only in pool area.
7. No running, pushing, or rough play is permitted in this area. Pool furniture is to remain in the pool area and not thrown in the pool. All items brought to the pool area to be removed when leaving.
8. Swimsuit attire only in the pool. No cutoffs or street clothes. Shoes or sandals must be worn in the pool area to keep feet clean when entering the pool. Any non-toilet-trained person **MUST** wear waterproof pants/swimming diapers in the pool.
9. Shower before entering the pool area. Residents or guests with skin disease, inflamed eyes, nasal or ear discharge, open wounds or any communicable disease shall not use pool.
10. No oil allowed in the pool as it clogs filters.

11. Pool keys are the homeowner's responsibility. There will be a \$25 charge for a new key. The homeowner is responsible for getting the pool key back from the tenant when the tenant leaves the community.
12. No smoking in the pool area.

## **Spa Rules and Regulations**

1. Please use the toilet before entering the spa.
2. Please take a shower before entering the spa.
3. Do not enter the spa with a cold, skin or other body infection, open wound, diarrhea or other contagious condition.
4. If incontinent, wear tight fitting rubber or plastic pants or a swim diaper.
5. Do not enter the spa if the water temperature in the spa exceeds 104F.
6. Please note the use of the spa by pregnant women, people with heart conditions, high or low blood pressure, diabetes, and people with other medical conditions is not recommended without first consulting your physician.
7. It is recommended that children do not use the spa due to safety concerns.
8. Observe all safety regulations.

**Disregarding These Rules Will Result In Fine And/Or Loss Of Pool Privileges**

## **Automatic Gate Entry Instruction**

Your telephone number has been programmed into the memory of the telephone entry system. Your telephone number is not listed on the gate directory, only an assigned code number.

Your name and assigned code number are listed on the outside directory. When a visitor enters your code number, the entry system will dial your phone. Your phone will ring, and you will be in communication with the visitor at the gate.

When talking to your visitor at the entry system, speak directly into your telephone handset mouthpiece in a normal voice.

If you wish to admit the guest, press or dial "9" on your telephone. (Note: on short duration tone phones, press the "9" button twice.) The entry system will then put a tone in your receiver, open the gate, and then hang up. If you do not wish to admit the guest, simply hang up. The entry system permits conversation for about 1 minute and will then automatically hang up. (Note: A short beep will be heard 10 seconds before it hangs up).

If you are on the phone when a visitor tries to call you, they will receive a busy signal. Therefore, be brief with your phone conversations when expecting visitors. You can eliminate this by ordering "Call Waiting" from your local telephone company.

Each resident must establish his/her own personal access number to allow entry into the gates of the community if you do not have a wireless remote. The four (4) digit code must be provided to the property management company, so that the control boxes may be

programmed with these four (4) digits code. Homeowners must ensure that the four (4) digit code used by a tenant is removed immediately when a tenant leaves the community.

All exiting vehicles will simply drive up to the exit gate and the gate will automatically open and close after you pass through.

The sidewalk gates are key operated. A key has been provided to each homeowner by the property management company. The homeowner must provide a key to any tenants and obtain the key from the tenant immediately when the tenant leaves the community. Lost keys or additional keys may be purchased from the property management company.

Special access provisions have been made for the U.S. mail, fire department, and public utility companies.

Wireless remotes work at both entrances. When approaching the gate, depress the button on the remote, and the gate will automatically open and then close after you have passed through. There will be a charge for any lost/ new remotes.

## **Pecos North Homeowners' Association Towing Policy**

The Board of Directors has directed the Association's Tow Company to patrol the streets of Pecos North and tow vehicles that do not follow the governing documents of the Association. This will be done randomly between the hours of midnight and 6 am. Please refer to the Article

7.3 of the CC&Rs for the permitted uses and restrictions in the community. Copies of these documents may be obtained from Vision Community Management (any costs for documents to be paid for by the Homeowner).

### **Effective: January 30, 2013, The Towing Policy For Pecos North Is As Follows:**

**Overnight Street Parking:** Vehicles parked on community streets between 12:00 a.m. and 6:00 a.m. may be towed after one warning, at the vehicle owner's expense.

**Liability:** The Association assumes no responsibility for towed vehicles. Vehicle owners must contact the towing company directly for impound information and applicable fees. Contact details are displayed on signage at all community entrances and throughout the neighborhood.

**Parking Restrictions:** Parking on sidewalks or in front yards is strictly prohibited.

**Resident Responsibility:** Homeowners are responsible for ensuring tenants and guests are aware of and comply with this policy.

**Policy Reference:** For full details on towing enforcement, residents should review Article 7.3 of the CC&Rs as well as these Association's Rules & Regulations.

If there is special circumstance, it is the owners responsible for contacting management with at least a 72-hour notice to ensure that your parking variance is guaranteed.

**If you have your vehicle towed, you must contact the towing company directly:**

**Arizona Impound**

**602-423-1849**