

# Villas at Palm Valley

## Rules and Regulations

2026



**VILLAS AT PALM VALLEY CONDOMINIUMS**  
**Rules and Regulations**  
**Updated: January 1, 2026**

The Board of Directors for the Villas at Palm Valley adopted these Community Guidelines, Rules and Regulations at a duly called and noticed General Session Board meeting.

**LANDSCAPING** This section can be simplified by stating that: "Homeowners are not permitted to install any plants in the common areas. Common areas are all areas outside the owner's unit as specified in the community documents and plat map and are maintained by the Association. Any plants not installed by the Association will be removed.

1. The Board retains authority to replace dead plants with what they feel is appropriate, taking into consideration current community conditions and will be that of drought-resistant planting.
2. Landscaping/trimming of plants will be left solely to the landscaping company's discretion per the landscape contract.
3. Homeowners are not permitted to make any special requests to landscaping crew members.

**PATIOS, FENCING, OTHER MISC**

1. Current patio sizes cannot be changed under any circumstances.
2. Fenced areas while permitted, MUST be permanent and will be limited to back patios. These fences shall not extend beyond the finished patio and must be pre-approved by the Board.
3. Current patios, shades, sunscreens and fenced in areas which have previously been modified and installed via a prior submitted and approved Landscape Design Review request shall be deemed to be following this, Policy.
4. Plants and pots shall be limited to rear patios and front porches only. Pots on front porches shall be limited to two (2) and shall not be placed beyond the pillars of the porch. Pots or items shall not be placed in driveway areas, and no patio furniture is permitted on front porches.
5. Plants and ornaments within permitted patios, porches within their prior approved fenced areas shall be the sole responsibility of the homeowner and shall be maintained consistently with plantings in common elements. Any potted plants currently utilizing the HOA's watering system must be immediately disconnected from the community's irrigation system.
6. Yard ornaments and decorative Rock are not permitted in common elements.
7. Homeowners are strictly prohibited from adding, changing, adjusting and/or modifying any irrigation timers, piping, feeder lines and/or irrigation fittings.
8. "Garage Sale, "Yard Sale" and other signs are not permitted outside any residence unless approved by the Board or specifically allowed by Arizona statute.

9. All outside cables & wires (originating from antennas for television and internet reception) shall be installed in a professional manner.

10. BBQs are to be used on the back patio only, not in common areas or on your front porch.

## **PARKING**

1. Parking of vehicle(s) is not permitted on any street at any time and must be parked in designated parking areas.

2. Homeowners will be permitted to park in guest spaces overnight.

3. Vehicles must be parked within the parking lines.

4. During overnight hours all vehicles must be parked in the garage not in the driveway or in guest areas.

5. All vehicles are required to have CURRENT registration and tags.

6. No vehicle may be parked within the complex continuously for more than 10 days without permission from the HOA Board.

7. Vehicle maintenance and repairs, such as: oil changes, tune-ups, etc. are not allowed in the parking spaces or driveways.

8. Oil, grease or any other residue must be cleaned up immediately by the owner of the vehicle. Any Asphalt repairs that may be required will be billed to the homeowner.

9. Boats, trailers and recreations vehicles may not be parked within the complex. Moving vans and U-hauls may be parked in the complex to load and unload ONLY. After being loaded or unloaded, moving vans/U-Hauls may not be stored or parked within the complex.

10. No vehicle is allowed to be on jacks at any time.

**11. “Family Vehicle”** means any non-commercial, non-recreational passenger vehicle, including a car, station wagon, sport utility vehicle, or pickup truck with a manufacturer-rated capacity of less than one (1) ton and an overall height of less than eight (8) feet measured from the ground.

Vehicles that **do not** meet the definition of a Family Vehicle, including but are not limited to recreational vehicles, may be parked within the community **for loading and unloading purposes only** and for no more than **eight (8) consecutive hours within any twenty-four (24) hour period**.

12. Pods are limited to 72 hours.