

# **MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION**

## **DESIGN GUIDELINES AND ASSOCIATION RULES**

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Revised, Sept 26, 2007,  
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# The Mesquite Grove Homeowners Association

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# **1. Overview**

## **1.1. Community Organization**

Every resident of Mesquite Grove is a member of the Mesquite Grove Homeowners Association (the "Association"), the entity responsible for the management of all common areas as well as administration of the affairs of the community. The Association is created by the recording of the Declaration of Covenants, Conditions, Restrictions, Assessment, Charges, Servitude's, Liens, Reservation and Easements (the CC&R's). The CC&R's set forth procedures, rules and regulations, which govern the community. The Association Rules and Design Guidelines are an extension of the CC&R's and are to be used in harmony.

The Board of Directors (the "Board") is charged with responsibility for overseeing the business of the association and has a wide range of powers. The Design Review Committee (the "Architectural Committee") is established by the Board to review all improvements within Mesquite Grove including new construction and modifications to existing properties. The Architectural Committee has adopted Design Guidelines and standards to evaluate proposed construction activities.

## **1.2. Interpretation**

Interpretation is provided by the CC&R general provisions, including Section 9.5 and Section 9.10.

## **1.3. Design Review Process**

Any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Architectural Committee. Residents with proposed changes should contact the management company, with whom the Association has contracted for full Association management to obtain the necessary architectural guidelines and submittal documentation.

Simply stated, no improvements, alterations, repairs, additions, or other work, including changes in exterior color, are to occur on any lot or exterior of any home from its improved state existing on the date such property was first conveyed by Builder to a purchaser without prior approval of the Architectural Committee. The responsibility of the Architectural Committee is to ensure that the harmonious, high-quality image of Mesquite Grove Estates is implemented and maintained.

Any owner requesting approval from the Architectural Committee shall follow the application procedures listed below. Evaluated submittals will be returned to the submitter within (30) days of receipt. Upon approval from the Architectural Committee of any construction, installation, addition, alterations, repairs, changes or other work, the owner shall, as soon as practical and diligently pursue such work so that it is completed within sixty (60) days of issuance of approval. A variance for additional time, not to exceed one hundred and twenty (120) days in total, may be requested at the time of the original submittal. If the construction, installation, addition, alterations, repairs, changes or other work is not completed within the requested timeframe, the

submittal approval has expired and a new request shall be submitted. The new request is a new request, and not a continuance of the original request.

For any architectural request requiring approval or a permit under federal, state, or local law, a provisional architectural acceptance may be granted. This provisional acceptance is contingent upon the homeowner securing the required approval or permit within a period not to exceed six months. Failure to provide documentation of the final approval or permit within this timeframe shall result in nulling the contingency and the rejecting the architectural request.

## **1.4. Application Procedure**

The following information should be included:

- Application Form, completed and signed. Forms can be obtained from the Association's Management office.
- Plot Plan – A site plan indicating dimensions relating to the existing dwelling and property lines (setbacks, etc.) and the improvement to be installed.
- Elevation Plans – showing finished appearance of the improvements in relation to the existing dwelling and property lines.
- Specifications – Description detailing materials to be used with color samples attached, drawing or brochure of structure indicating dimensions and color
- Other information as indicated on the request form.

Submit the application and plans to the Association's management company. The management company forwards all applications to the Architectural Committee for consideration.

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all counties, local, state and federal government agencies. The Architectural Committee, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals.

## **2. Design Guidelines**

### **2.1. General Principles**

The purpose of the Architectural Committee is to ensure consistent application of the Design Guidelines. The Architectural Committee monitors any portion of any lot or parcels which is visible from other lots or parcels, the street, or the Association common areas. The Design Guidelines promote those qualities in Mesquite Grove that enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

### **2.2. Design Compatibility**

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighboring setting. Compatibility is defined as harmony in style, scale, material, color and construction details.

### **2.3. Workmanship**

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Architectural Committee assume no responsibility for the safety or livability of the new construction by virtue of design and workmanship. Approval is not an endorsement of the service provider.

### **2.4. Building Architecture**

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

### **2.5. Building Repairs**

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home, or structure, is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roofs must also be kept in good repair at all times.

### **2.6. Awnings**

All awnings must be approved by the Architectural Committee. Awnings over all windows shall be canvas or similar material, of solid color on both sides, which match the color of the body of the exterior of the home or roof color and should only be installed on the sides and/or rear of the home. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awnings is required. The owner is responsible for maintaining and repairing of awnings. The Association retains all rights to determine when an awning must be repaired and/or replaced due to weather fading, tearing, ripping, etc.

## **2.7. Basketball Goals**

1. Permanent and Portable basketball goals are allowable but must be submitted to the Architectural Architectural Committee for approval. Basketball poles must be black, white or a neutral color.
2. Backboards must be predominantly neutral color (gray, black, or white). Clear Plexi-glass backboards are acceptable.
3. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. constitutes grounds for removal.
4. Only nylon or similar cord nets are acceptable. Metal or chains are expressly prohibited.
5. Courts may not be painted or permanently outlined on the driveway.
6. Lighting for night use of equipment is prohibited.
7. Portable Basketball goals may only be weighted down with the manufacturer's suggested materials and must be contained inside the base of the unit; no loose or additional weight material shall be viewed or stacked on the base of the portable unit at any time.

## **2.8. Clotheslines**

Clotheslines, or other outside facilities for drying clothes, are not permitted unless they are placed exclusively within the fenced yard and not visible to neighboring property.

## **2.9. Driveway Extensions**

Driveway extensions will be reviewed on a case-by-case basis with strong consideration of any impact on the architectural features of the neighborhood. The maximum driveway width (existing and addition) shall not exceed 30 feet of contiguous area. A landscape section of at least 18" must be included between the driveway area and the property line.

All driveways must be kept clean and clear of debris, oil, rust, and other stains.

## **2.10. Exterior Home Painting**

An approval request form must be submitted and approved to repaint a home.

A 25-scheme paint palette, based upon existing exterior house body colors to ensure harmony of design (CC&R Section 3.1.3) was custom-developed for our community, final selections made with community input, and adopted by the Board (11/7/23).

The Architectural Committee will consider up to two choices for paint schemes using colors from this palette. If two choices are submitted, the first may be at the homeowner's discretion, and shall consist of a body color from the body color palette list and two to three other compatible colors from any scheme, for review and approval. Alternatively, the first scheme may be from the paint palette. If two choices are submitted for approval, the second scheme must be from the paint palette.

Homeowners may choose to have sample colors painted on an area of their house that is not visible from neighboring properties. A paint sample book is available for check-out from the

Architectural Committee by request through the management company.

The home finished color appearance should match the requested palette colors approved, or the Association has the right to request the home be repainted. Color matching to a paint manufacturer other than that specified on the palette is permitted; homeowners are advised to ensure that computerized matching of paint chips should use a daylight light source (for example CIE and ASTM-1729 Daylight D65), since matching to indoor lighting sources can result in a different color appearance.

Please avoid the following situations, which can lead to finished color appearance not matching the palette colors approved:

1. Watered-down paint can result in a color difference right away or in the future.
2. Not using a primer or paint with suitable primer, so that the original color is not properly obscured.
3. Too-thin of paint layer thicknesses, so that the original color is not properly obscured.

### **2.11. Flagpoles**

Flagpoles are allowed in residential areas and must be set back a minimum of 7 feet from the property line and they can be no higher than 16 feet. The use of brackets mounted on the house or garage to display flags is allowed. When displaying a flag, Homeowners must follow the Flag Code as adopted by Congress. Flags flown at night must be illuminated.

### **2.12. Fences and Walls**

Plans to raise the height of a party wall must be submitted for approval with written permission from the adjacent neighbor(s). Plans for new fences or walls must be submitted to the Architectural Committee prior to construction. Copies of City Approvals must be submitted with the requests. Walls must be stuccoed and painted on both sides to match the existing dwelling or wall in texture and color.

### **2.13. Gates**

Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be the same material, design and color as the originally installed single gate. Shrubs, trees and plant material should be installed and maintained between the house and double gates whenever possible.

### **2.14. Gutters and Downspouts**

Gutters and downspouts will be considered for approval if the finish matches the color of the house. The Association strongly recommends use of high-quality materials that offer long life, as the gutter must be maintained in good condition.

### **2.15. HVAC**

Except as initially installed by the Declarant, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any lot without the prior approval of the Architectural Committee. All units shall be ground mounted, located within the perimeter of

the rear yard and screened or concealed from view of neighboring property.

### **2.16. Outdoor Fireplaces**

Installation of outdoor fireplaces requires advance approval by the Architectural Committee. Outdoor fireplaces may not exceed fence height. Copies of municipal approvals, if required, shall be submitted with the application. This section may not apply to fireplaces installed by the Declarant.

### **2.17. Outdoor Lighting**

Any outdoor lighting installed on a lot or dwelling, subsequent to initial lighting installed by the builder, must receive advance approval by the Architectural Committee.

The following outlines the minimum standards for lighting.

1. Lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Permanent lighting sources shall not be directed towards streets, common areas or neighboring property. Lighting that creates a glare visible from other lots are prohibited.
2. Light fixtures shall not exceed an illumination intensity of more than one (1) foot-candle power as measured from the closest lot line.

### **2.18. Patio Covers**

Roofing material color should match that which was installed by the builder on the original roof of the home. Color of supports and material should match the color of the body or trim of the house. Patio covers and extensions will be reviewed on a case-by-case basis.

### **2.19. Ramadas, Gazebos and Other Structures**

Permanent ramadas, gazebos and other structures erected in rear yards are subject to prior review and approval by Architectural Committee, with the guidelines listed below. All submittals are required to have a plot plan with dimensions and setbacks noted. All applications will be considered on a case-by-case basis. Applications for enclosed structures will require a complete architectural drawings package and are subject to an application fee.

1. The structure must be set back a minimum of 7 feet from any perimeter wall.
2. The maximum roof height is 10 feet at the highest point.
3. The maximum square footage (under roof area) is determined by overall lot size and is as follows:

<u>Lot size in square feet</u>	<u>Maximum Structure Size</u>
7,500 - 12,000	250 square feet
12,001 - 17,000	350 square feet
17,001 - 22,000	450 square feet
22,001 and above	550 square feet

4. The structure must be painted to match or blend with the house colors and be maintained in good condition.
5. Any roof tile must also match the tile on the house.
6. Lighting must be included in the submission and adhere to the outdoor lighting

guidelines.

## **2.20. Play Structures**

Play structures require prior review and approval by the Architectural Committee and are subject to the following guidelines:

1. May be erected in the rear yards only and structures must be set back a minimum of 7 feet from any perimeter wall.
2. Maximum height allowed to top support bar or highest point of structure, is 10 feet.
3. Maximum height of any deck or platform is to be 4 feet above ground.
4. The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
5. The Architectural Committee will take appearance, height and proximity to neighboring properties into consideration
6. All play structures and canopies must be solid tan or earth-tone color.
7. Submit a brochure or picture if possible.

## **2.21. Pools and Spas**

Pools and spas must have approval of the Architectural Committee. Perimeter walls on lots bordering common areas and shared Homeowner Association walls may not be torn down to allow access to rear yards. Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be made in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property. Any pool and spa equipment visible above the fence line (such as slides, etc.) must be approved in advance by the Architectural Committee. Backwashing or draining of a pool must be in accordance with the City of Chandler guidelines, using drains in the front of the house and not draining into the street.

## **2.22. Pool Fencing**

The specifications for rear hard wrought iron pool fencing on a lot with view fencing shall be neutral earth-tone color to match or blend with the existing home color or match the existing wrought iron fencing color.

## **2.23. Screen Doors**

All screen and/or security doors must be submitted for approval and should be painted to match the exterior body color or trim of the home, or the color of the exterior door. Silver-colored aluminum screen doors are prohibited.

## **2.24. Signs**

No signs shall be displayed on any lot except for the following:

1. One temporary "For Sale or for Rent" sign with maximum face area of 5 square feet.
2. Such signs as may be required by law.

## **2.25. Storage Sheds**

Storage sheds may not be visible above the top of the block wall. Homes with "view" fencing must submit for approval and the shed may not be placed on the "view" fence. In addition, landscaping

or some other means of screening approved by the Architectural Committee may be required for storage sheds on lots with "view" fencing.

### **2.26. Window Covering Criteria**

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within thirty days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to decorate must be compatible, with respect to materials and color, with the style and color of the home.

Bronze, gray, charcoal, brown, or beige sunscreen material may be installed. The frame for window screens must match the screen material or existing window frames.

### **3. Landscape Guidelines**

#### **3.1. Maintenance**

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, moving, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses and removal of trash.

#### **3.2. Hardscape**

Any hardscape items proposed for front yard installation must be approved by the Architectural Committee. Hardscape items that will be visible from neighboring property in the rear yard will also require approval. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of Hardscape items are planters, walkways, retaining walls, decorative walls and fountains.

#### **3.3. Rock and Ground Cover**

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue or other bright colors. Artificially colored rock(s) or granite is prohibited. All rock areas should be treated with a pre-emergent weed control at regular intervals to retard weed growth.

River rock shall be three (3) to six (6) inches in diameter. Not more than 10% of the front yard landscape may be river rock.

#### **3.4. Fine Grading and Mounding**

Fine grading is a critical aspect of landscaping. Each lot has been graded in such a way that all storm water will drain away from the house. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the city grading and drainage plan. Every effort should be made to make mounding appear natural.

#### **3.5. Water Features, Statuary, Etc.**

Items such as fountains, statuary, etc. are permissible within the rear yard and do not require submittal to the Architectural Committee, except on lots with view fences. Such items must be approved by the Architectural Committee for installation in the front yard. It is recommended that water features be chlorinated. The Architectural Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as the rear yards with view fences.

Statuary must be of earth tones, no painted finishes, and must be approved by the Architectural Committee. All functional and/or decorative items must be approved before being placed in the front or rear yards with view fencing.

#### **3.6. Plant Requirements**

The owner shall landscape in compliance with The Mesquite Grove Homeowners Association

CC&R's and the following guidelines as adopted and amended from time to time, in that portion of the lot which is between the street(s) adjacent to the lot and the exterior wall of the residential unit or any wall separating the side or back yard of the lot from the front yard of the lot. Back yards which are visible from common areas shall adhere to the installation requirements.

Front yards and rear yards with view fencing must have the following landscape requirements.

<u>Plant Type</u>	<u>Size</u>	<u>Quantity</u>
Trees	15 gal	1
Shrubs or cactus	5 gal	1
Shrubs	1 gal	5
Ground Cover	1 gal	0

1. Select plants for alternating seasons of display and color.
2. Homeowners to select low shrubs/groundcover along driveway and street frontages to maintain visibility. Plants exceeding 2'0" in mature height shall be located at least 8'0" feet back from public sidewalks or curbs.
3. Surface select boulders may be grouped in clusters, with varied sizes, buried 1/3 below grade and incorporated with grades to mimic a natural outcropping. Boulders may not exceed 3' in height and shall have a natural oval character that is compatible with specific decomposed granite. Colored and lava rocks are prohibited.
4. Homeowners may use low voltage lighting to highlight entry walks, or accentuate trees. Colored bulbs and lenses are prohibited. Light source shall be adjusted to minimize glare on adjacent properties, common areas or streets.
5. Ornamentation such as driftwood, skulls, wagon wheels, sculptures, etc. are not permitted in front yards.
6. Special design features such as low walls, trellis, water features or other structures must be approved in advance by the Architectural Committee.

### **3.7. Trees**

Because mature trees will be visible from neighboring properties, installation of trees is permissible with prior approval from the Architectural Architectural Committee. Homeowners are requested to discuss changes in advance with impacted neighbors. Plantings shall not be within ten (10) feet of any roof structure – homeowner or neighbors. If approved, tree maintenance shall include trimming, pest control as-needed, removal of tree litter, and removal of fruit from tree and ground for fruit trees.

### **3.8. Irrigation**

With an average rainfall of less than nine inches, most plant materials require a supplemental irrigation system to sustain plant life yet preserve our precious water supply. Each homeowner should provide a complete irrigation system compatible with the front yard design. Time clocks should be cycled for efficient deep watering. Turf areas shall have spray irrigation with 100% head-to-head coverage, designed to minimize overspray onto any paved or granite areas. All supplemental plants should be watered by any underground drip system to provide deep watering. Irrigation is to be arranged to prevent overwatering that deteriorates block walls.

## **4. Association Rules**

The following Association rules summarize some of the common provisions found in the CC&R's as well as rules established by the Board. Cooperation on the part of all residents in following these rules will make living at Mesquite Grove an enjoyable experience for everyone.

### **4.1. General Property Restrictions**

Owners may rent only the entire lot or dwelling unit. Rental must be made only to a single family. No gainful occupation, trade or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any rezoning, variances or use permit, including any municipal approvals with the request. Rentals are required to follow all municipal requirements for filing and disclosure as well as registering with the property management company.

### **4.2. Trash/Recycling Containers and Collection**

No garbage or trash shall be kept on any lot except in covered containers as provided by the City of Chandler. These containers must be stored out of sight except on days of collection.

### **4.3. Dumpsters**

Dumpsters no larger than six (6) cubic yards shall be allowed for not longer than three (3) consecutive days with written permission of the Community Property Manager. The dumpster shall be placed either in front of any Lot or if a corner Lot, to be placed in the driveway not blocking pedestrian traffic on the adjacent sidewalk. If the dumpster should cause damage to the street, the homeowner shall be held liable for damages. A written request to the Community Property Manager for street parking during construction phase for up to three (3) consecutive days is required, or the vehicle(s) may be towed away at the homeowner's expense.

### **4.4. Pets**

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog runs must have prior approval of the Architectural Committee. Dogs must be kept on leashes at all times while on Association property. All owners must immediately clean up after their pets.

#### **4.5. Holiday Lighting**

Temporary holiday decorations are permitted from Thanksgiving through January 15. Any other temporary holiday decorations are permitted so long as they are removed after a reasonable amount of time.

Permanent LED Lighting, concealed by installation on the underside of a house soffit or fascia in a manner that is shielded from public view and thereby not visible from the street when not in operation, is acceptable, provided the following conditions are met:

- (1) Concealed permanent LED systems may be utilized for colored lighting displays only during Winter holidays (Thanksgiving through January 15, includes Christmas), and designated holidays. Designated holidays include: Memorial Day, Independence Day, Veteran's Day, and Halloween. The designated holiday period begins 2 weeks prior to the holiday, and ends the day after the holiday.
- (2) During permitted days, lights may be on from 4pm until midnight.
- (3) Outside of the holiday periods listed above, lighting must remain powered off. Light intensity and "chase" patterns must not create a nuisance for neighboring properties.

#### **4.6. Seasonal and Decorative Flags**

Seasonal and decorative flags which are house mounted below the roofline do not require approval. Seasonal flags must be removed within ten days after the date of the holiday. Flags must be maintained in good condition at all time. Torn, ripped, faded, etc. constitute grounds for fines and removal. Flags may not be offensive to neighbors or Association. The Board shall make this determination.

#### **4.7. Machinery and Equipment**

No machinery, fixtures or equipment of any type, including, but not limited to heating, cooling, air-conditioning, refrigeration equipment and clotheslines, may be placed on any lot or parcel without screening or concealment from view of non-residential neighboring property or public property. Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use so as not to be visible.

#### **4.8. Vehicles**

No motor vehicle, mobile home, recreational vehicle, travel trailer, tent trailer, camper shell, detached camper, boat, boat trailer, hang glider, ultra-light, or other similar equipment or vehicle may be parked or maintained on any lot or parcel or any street in Mesquite Grove so as to be visible from neighboring property, the common areas or the streets. RV vehicles may be parked in front or in the driveway of the resident's home for a period of not more than 24 hours for loading and unloading.

No automobile, motorcycle, motorbike or other vehicle shall be constructed, reconstructed or repaired upon any lot, parcel or street in Mesquite Grove, and no inoperable vehicle, including but

not limited to vehicles with flat tires, may be stored or parked on any such lot, parcel or street so as to be visible from neighboring property or to be visible from common areas or streets; provided, however, that the provisions of this section shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during and used exclusively in connection with the construction of any improvement approved in writing by the Architectural Committee.

#### **4.9. Parking**

Vehicles of all owners, lessees and residents and of their employees, guests and invitees, are kept in garages, carports, residential driveways of the owner, designated parking areas, designated spaces in commercial areas, and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles at a lot. Owners are requested to restrict overnight street parking except in emergency situations.

## **5. ACTIONS**


**5.1. Adoption of Architectural Guidelines and Association Rules (9/11/2001)**

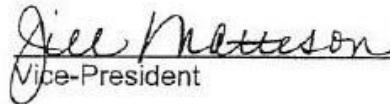
**Action in Writing  
of the Board of Directors of  
Mesquite Groves Homeowners Association**

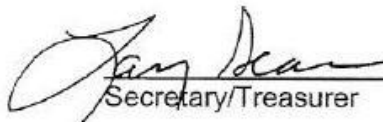
The undersigned, constituting all of the members of the Board of Directors of Mesquite Groves Homeowners Association Homeowners Association, an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-1095, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board:

**RESOLVED**, that Mesquite Groves Homeowners Association, an Arizona corporation, be and it hereby adopt the Architectural Guidelines and Association Rules dated September 11, 2001.

Dated this 30 day of October, 2001.

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Vice-President

  
\_\_\_\_\_  
Secretary/Treasurer

**5.2. Revision of the Design Guidelines and Association Rules (8/29/2013)**

**ACTION BY RESOLUTION OF THE  
BOARD OF DIRECTORS**

**MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION**

**August 29th, 2013**

Pursuant to the authority contained in the Arizona Revised Statutes and the governing documents of the association, the Board of Directors of the Mesquite Grove Estates Homeowners Association hereby adopts the following resolution at the meeting of the Board of Directors, convened on this date, for and as the actions of the Mesquite Grove Estates Homeowners Association, as of the date set forth above.

***RESOLVED, to adopt the following.***

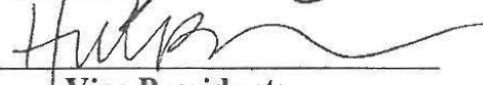
*The revised Community Design Guidelines on Basketball goals to add permanent installed goals back and to allow portable units to be left out when not in use as long as it is in good condition and not in need of repairs or replacement parts and as long as the units are weighted with the manufactures suggestions and not visible weights. Other items that have been revised were to remove the solar panel, satellite dish and for rent sign guideline as state statues has since superceded these HOA rules and the CC&R's do not restrict either type of basketball goals as long as Basketball goals are submitted and approved by the committee.*

**DIRECTORS**

Signature:   
President:

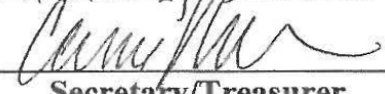
Print Name: Paul Carlson

8/29/13  
Date

Signature:   
Vice President:

Print Name: Hillary Donksen

8/29/13  
Date

Signature:   
Secretary/Treasurer

Print Name: Carne Miller

8/29/2013  
Date

## 5.3. Collections Policy (Jan 2023)

DocuSign Envelope ID: B2197F74-6714-45D4-BDC9-80057C0ACB9E

### **Mesquite Grove Estates Homeowners Association**

16625 S Desert Foothills Pkwy

Phoenix, AZ 85048

(480) 759-4945 / FAX (480) 759-8683

Email: [MesquiteGroveEstates@WeAreVision.com](mailto:MesquiteGroveEstates@WeAreVision.com)

RESOLVED, that the following **ASSESSMENT COLLECTION POLICY** shall be adopted effective immediately:

**LATE FEE and INTEREST:** A late fee equal to the greater of \$15.00 or 10% of the unpaid assessment amount may be charged to any account that shows an assessment not paid within **fifteen (15)** days of the due date. Any judgment entered in favor of the Association as a result of a small claims or civil suit will accrue interest at the rate of 12% per annum until paid in full.

#### **Assessment Collection Schedule:**

1. A late notice will be sent on or after the **15<sup>th</sup>** day of the first unpaid assessment advising the property owner(s) that the account is delinquent and a late fee was charged. All letter fees are the responsibility of the property owner(s).
2. A collection and intent to lien letter will be sent on or after the **45<sup>th</sup>** day of the first unpaid assessment advising the property owner(s) that the account is delinquent, a late fee was charged, and the account may be referred to the Association's collection agent for further action that may include recording a notice of lien against the property. All letter fees are the responsibility of the property owner(s).
3. Any account with an unpaid balance of assessments and/or other charges at least **75 days** past due may be transferred to the Association's collection agent for further action and a notice of lien may be recorded. All fees and costs incurred are the responsibility of the property owner(s). At any time during this process, the property owner(s) may request to enter into a payment plan for all outstanding assessments and fees. The Association may not release the lien until all assessments, late fees, related collection costs and legal fees have been paid in full.
4. Any account with a balance of assessments and/or other charges at least **105 days** past-due may be referred for a small claims suit or further collection activity including, but not limited to, civil suit and/or foreclosure. All collection costs, legal fees, court costs, and any other charges incurred by the Association are the responsibility of the property owner(s).

#### **Foreclosure Collection Procedure:**

At the discretion of the Board of Directors, any account with a balance owed after a foreclosure may be referred to an outside collection agency, to small claims court or to the Association's attorney to obtain a personal judgment against the owner(s) of the lot whose responsibility it was to bring the account current at the time of foreclosure.

**Payment Application and Waiver Requests:**

Unless otherwise directed by the property owner(s) or in accordance with a payment plan, written stipulated agreement and/or judgment, payments will be applied to an account as follows (pursuant to Arizona Revised Statutes):

1. Past due assessments
2. Late Charges
3. Collection Fees (Demand Letter/Lien/Collection Agency/Skip Trace/Court Fees)
4. Legal Fees/Costs
5. Monetary Penalties/Certified Mail Fees

Any payment returned due to insufficient funds, stop payment, closed account, etc. will result in a service fee based on the current rate charged by the Association's bank at the time the payment is returned.

The Board of Directors may decide not to consider a waiver request for late fees, lien fees, collection costs, fines, or attorney fees incurred on an account where the assessment was not paid in accordance with the Assessment Collection Policy through no fault of the Association or its agent.

**Payment plans will be accepted under the following conditions:**

Payments made without benefit of a properly executed payment plan will not be construed as a payment plan and collection activity may be initiated in accordance with the Assessment Collection Policy.

Late fees as provided in the Assessment Collection Policy will not be charged during the term of the payment plan if payments are received in accordance with the plan.

A minimum payment plan equal to one-twelfth of the account balance plus ongoing assessment installments will be accepted on a monthly basis. All other payment plans are subject to approval by the Board of Directors.

A lien may be filed and legal collection proceedings may be implemented upon default of a payment plan with no further notice to the property owner(s).

IN WITNESS WHEREOF, the undersigned have executed this consent as of 1/20/2023, 2023

DocuSigned by:  
*Michele Lee*  
Michele Lee

For the Board of Directors  
**Mesquite Grove Estates Homeowners Association**

## 5.4. Enforcement Policy (Jan 2023)

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# MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION

## RULES AND REGULATIONS CC&R VIOLATION AND ENFORCEMENT POLICY

Mesquite Grove Estates Homeowners Association has established the following Enforcement Policy for Covenants, Conditions and Restrictions (CC&R's) violations enforcement, and any applicable monetary penalties for continuing violations. This Policy will be deemed part of the Association Rules and is subject to amendment or modification at any time by majority vote of the Board. This Enforcement Policy for non-monetary violations is adopted in accordance with Arizona Law and the provisions of the CC&R's and Project Documents, as currently in force and effect.

### **First Notice**

A first notice will be sent to the owner of the property outlining the violation. In the event that the owner of the property is identified as an absentee owner, a copy of the notice may also be sent to the tenant at the property address. The owner will be given fourteen (14) calendar days to bring the violation into compliance. The first notice shall include a warning that if the violation is not cured within fourteen (14) calendar days, a fee of forty (40) dollars shall be assessed, which is comprised of an initial monetary penalty of twenty-five (25) dollars plus a certified mailing fee of fifteen (15) dollars. This letter shall also state that the owner may petition the Department of Real Estate pursuant to ARS 32-2199.01.

### **Second Notice and Assessment of Initial Monetary Penalty**

A second notice will be sent if the owner has not complied with the first notice, or if the violation has returned or has been repeated. The second notice will inform the owner that a fee has been assessed in the amount of forty (40) dollars, which is comprised of an initial monetary penalty of twenty-five (25) dollars plus a certified mailing fee of fifteen (15) dollars. The second notice shall also include a warning that if the violation is not cured within fourteen (14) calendar days, a fee of sixty-five (65) dollars shall be assessed, which is comprised of an additional monetary penalty of fifty (50) dollars plus a certified mailing fee of fifteen (15) dollars.

### **Third Notice and Assessment of Additional Monetary Penalty**

A third notice will be sent if the owner has not complied with the first and second notices, or if the violation has returned or has been repeated. The third notice will inform the owner that a fee has been assessed in the amount of sixty-five (65) dollars, which is comprised of an additional monetary penalty of fifty (50) dollars plus a certified mailing fee of fifteen (15) dollars. The third notice shall also include a warning that if the violation is not cured within fourteen (14) calendar days, upon each subsequent inspection where it is found that the violation is still not cured, a fee of one hundred fifteen (115) dollars shall be assessed, which is comprised of an additional monetary penalty of one hundred (100) dollars plus a certified mailing fee of fifteen (15) dollars.

**Additional Monetary Penalty**

After the imposition of the initial monetary penalty and the additional monetary penalty, another monetary penalty, in the amount of one hundred fifteen (115) dollars, which is comprised of another additional monetary penalty of one hundred (100) dollars plus a certified mailing fee of fifteen (15) dollars, may be assessed upon subsequent inspections if the owner has not corrected or removed the violation, or if the violation is repeated or has returned. Inspections will be conducted to coincide with the terms of the notices.

**Certified Mailing Fee**

In addition to the monetary penalties there will be a fifteen (15) dollar certified mailing fee assessed per violation.

**Should a period of time of at least ninety (90) calendar days lapse between violation letters of the same offense, the next letter will be a first notice again.**

**Exception to Notice Procedure**

Violations posing a threat to the health, safety, and welfare of the community as a whole or any one or more other owners may require immediate action and thus create exceptions to the foregoing notice provisions. Examples of health, safety, and welfare violations include, but are not limited to, the following: accumulation of trash and/or other materials that may attract pests; threat of flood or fire damage to neighboring properties; an escaped pet; or a collapsed structure or tree blocking the road or drivers' lines of vision.

**Right of Self-Help**

The Association has the right (but not the obligation) to enter the owner's property and to provide all maintenance and repairs that are necessary to remove the violation. Entry by the Association and any of its agents is not an actionable trespass. The Association may assess the Owner for the costs of all maintenance and repairs performed by the Association.

**Opportunity to be Heard**

The Association recognizes each owner's right to explain the reasons why there is a violation of the CC&R's or the other Project Documents, particularly if the violation results in an assessment. Before any fee is assessed, an owner has the opportunity to request a hearing before the Board of Directors. The owner must provide timely written request for a hearing. If the hearing is scheduled, and attended, the owner is bound by the decision of a majority of the Board.

DocuSigned by:  
  
F5FEFA32EDA24B1...  
Michelle Lee  
For Mesquite Grove Estates Homeowners Association

1/20/2023  
\_\_\_\_\_  
Date

## 5.5. Record Retention Policy (January 2023)

DocuSign Envelope ID: B2197F74-6714-45D4-BDC9-80057C0ACB9E

### MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION

#### Action of the Board of Directors

The undersigned, for Mesquite Grove Estates Homeowners Association, an Arizona Non-Profit Corporation, hereby take the following action.

#### RESOLVED:

#### RECORDS RETENTION POLICY

**WHEREAS:** It is stated in the Nonprofit Corporation Act A.R.S. 10-11601 Corporate Records;

- A. A corporation shall keep as permanent records minutes of all meetings of its members and board of directors, a record of all actions taken by the members or board of directors without a meeting and a record of all actions taken by a committee of the board of directors on behalf of the corporation.
- B. A corporation shall maintain appropriate accounting records.
- C. A corporation or its agent shall maintain a record of its members in a form that permits preparation of a list of the names and addresses of all members and in alphabetical order by class of membership showing the number of votes each member is entitled to cast and the class of memberships held by each member.
- D. A corporation shall maintain its records in written form or in another form capable of conversion into written form within a reasonable time.
- E. A corporation shall keep a copy of all of the following records at its principal office, at its known place of business or at the office of its statutory agent:
  - 1. Its articles or restated articles of incorporation and all amendments to them currently in effect.
  - 2. Its bylaws or restated bylaws and all amendments to them currently in effect.
  - 3. Resolutions adopted by its board of directors relating to the characteristics, qualifications, rights, limitations and obligations of members or any class or category of members.
  - 4. The minutes of all members' meetings and records of all actions taken by members without a meeting for the past three years.
  - 5. All written communications to members generally within the past three years, including the financial statements furnished for the past three years under section 10-11620.
  - 6. A list of the names and business addresses of its current directors and officers.
  - 7. Its most recent annual report delivered to the commission under section 10-11622.
  - 8. An agreement among members under section 10-3732.
- F. Notwithstanding this chapter, a condominium association shall comply with title 33, chapter 9 and a planned community association shall comply with title 33, chapter 16 to the extent that this chapter is inconsistent with title 33, chapters 9 and 16.

**WHEREAS:** The Planned Communities Act, A.R.S. 33-1805 and The Condominium Act, A.R.S. 33-1258 state:

- A. Except as provided in subsection B of this section, all financial and other records of the association shall be made reasonably available for examination by any member or any person designated by the member in writing as the member's representative. The association shall not charge a member or any person designated by the member in writing for making material available for review. The association shall have ten business days to fulfill a request for examination. On request for purchase of copies of records by any member or any person designated by the member in writing as the member's representative, the association shall have ten business days to provide copies of the requested records. An association may charge a fee for making copies of not more than fifteen cents per page.

B. Books and records kept by or on behalf of the association and the board may be withheld from disclosure to the extent that the portion withheld relates to any of the following:

1. Privileged communication between an attorney for the association and the association.
2. Pending litigation.
3. Meeting minutes or other records of a session of a board meeting that is not required to be open to all members pursuant to section 33-1804 or 33-1258.
4. Personal, health or financial records of an individual member of the association, an individual employee of the association or an individual employee of a contractor for the association, including records of the association directly related to the personal, health or financial information about an individual member of the association, an individual employee of the association or an individual employee of a contractor for the association.
5. Records relating to the job performance of, compensation of, health records of or specific complaints against an individual employee of the association or an individual employee of a contractor of the association who works under the direction of the association.

C. The association shall not be required to disclose financial and other records of the association if disclosure would violate any state or federal law.

**IT IS RESOLVED** The association adopts the following Records Retention Policy:

- All documents governing the association including but not limited to Declaration of the Covenants, Conditions and Restrictions, Articles of Incorporation, Bylaws, Rules and Regulations, Architectural Guidelines, Amendments, Policies and Resolutions shall be kept in both electronic and paper format.
- All committee and board minutes, insurance policies and certificates of insurance, owner's lists, newsletters, notices and other corporate records of the association shall be kept electronically.
- All legal correspondence, employee and owner files, open and closed legal files and other records of the association protected under A.R.S. 33-1805 or A.R.S. 33-1258 shall be kept permanently in electronic format.
- All financial information including but not limited to financial statements, assessment billing and collection information, bank statements and reconciliations, general ledgers, budgets, tax returns, State and Federal Identification Numbers, payroll and tax records, reserve studies and audits shall be kept in electronic format for a minimum of seven years.
- All annual reports, bids and proposals, and contracts shall be kept electronically for a minimum of five years.
- All corporate reports, general corporate correspondence and other corporate items shall be kept electronically for a minimum of three years.

DocuSigned by:



Michelle Lee

F5FEFA32EDA24B1...

For Mesquite Grove Estates Homeowners Association

1/20/2023

Date

## 5.6. Revision of the Design Guidelines and Association Rules (2/27/2024)

### ACTION BY RESOLUTION OF THE BOARD OF DIRECTORS MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION

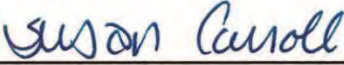
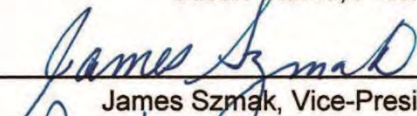


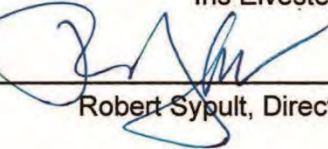
February 27, 2024

Pursuant to the authority contained in the Arizona Revised Statutes and the governing documents of the Association, the Board of Directors of the Mesquite Grove Estates Homeowners Association hereby adopts the following resolution at the meeting of the Board of Directors, convened on this date, for and as the actions of the Mesquite Grove Estates Homeowners Association, as of the date set forth above.

RESOLVED, to adopt the following.

- Reformatted the community Design Guidelines to include numbered headings.
- Incorporated the minimum 18" landscape section referenced in the SETBACKS section in the Addendum to Rules (October 2020) into the main document Section 2.9, and removed the SETBACKS section.
- Replaced the 'Painting Addendum' section with the new guidelines for exterior house paint approval requests, and included this as Section 2.10.
- Incorporated the Landscape Guidelines Addendum document regarding "Fruit Trees and Trees Generally" into the main document as new Section 3.8, with minor editorial changes for readability. The prohibition against fruit trees in the front yard was repealed by Board action on January 31, 2024. The original addendum is reproduced as new Section 5.4 for historical purposes.
- Removed the DUMPSTERS section in the Addendum to Rules (October 2020) and incorporated into the main document as new Section 4.3, with minor editorial changes for readability. The original addendum is reproduced as new Section 5.3 for historical purposes.

#### DIRECTORS

Signature: <u></u>	<u>2/27/24</u>
Susan Carroll, President	Date
Signature: <u></u>	<u>2/27/24</u>
James Szymak, Vice-President	Date
Signature: <u></u>	<u>2/27/24</u>
Rick Faw, Treasurer	Date
Signature: <u></u>	<u>3-3-24</u>
Iris Elvester, Secretary	Date
Signature: <u></u>	<u>2/27/24</u>
Robert Sypult, Director At-Large	Date

**5.7. Limitations to Door-to-Door Political Activities Permitted by ARS 33-1808H (4/2/2024)**

**ACTION BY RESOLUTION OF THE  
BOARD OF DIRECTORS  
MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION**

April 2, 2024

Pursuant to the authority contained in the Arizona Revised Statutes and the governing documents of the association, the Board of Directors of the Mesquite Grove Estates Homeowners Association hereby adopts the following resolution at the meeting of the Board of Directors, convened on this date, for and as the actions of the Mesquite Grove Estates Homeowners Association, as of the date set forth above.

*RESOLVED, to adopt the following.*

*The Arizona Revised Statutes, Section 33-1808 Subsection H, disallows planned communities to prohibit door-to-door political activity, with three allowable limitations. Now, therefore, the Board resolves the following in accordance with Section 33-1808 Subsection H Items 1-3:*

- 1. Door-to-door political activity is prohibited from sunset to sunrise.*
- 2. A prominent display of an identification tag for each person engaged in the activity, along with the prominent identification of the candidate or ballot issue that is the subject of the support or opposition, is required.*
- 3. A person who is not accompanied by a member or resident of the community is prohibited from entering the community.*

**DIRECTORS**

Signature: Susan Carroll  
Susan Carroll, President

April 2<sup>nd</sup>, 2024  
Date

Signature: James Szmak  
James Szmak, Vice-President

April 2, 2024  
Date

Signature: Rick Faw  
Rick Faw, Treasurer

4 - 2 - 2024  
Date

Signature: Iris Elvester  
Iris Elvester, Secretary

4.2.2024  
Date

Signature: Robert Sypult  
Robert Sypult, Director At-Large

4 - 2 - 2024  
Date

## 5.8. Meeting Recording Policy (Approved 12/17/2024)

# ACTION BY RESOLUTION OF THE BOARD OF DIRECTORS MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION

## Recording of Open Meetings Policy

Issued 12/17/2024

Arizona Revised Statute § 33-1804 A allows the audiotaping or videotaping of meetings of the board of directors and meetings of the members that are open. This policy adopts reasonable rules governing the audio or video recording of open meetings of the Board of Directors (Board) and open meetings of the members for the Mesquite Grove Estates Homeowners Association (HOA, the Association).

1. Recording of the meetings is not required.
2. The Board will make reasonable efforts to record open meetings of the Board including the annual meeting.
  - a. While ARS § 33-1804 A refers to audiotape or videotape recordings the Board takes the intention of the statute to include digital recordings in any commonly used format.
  - b. The meeting minutes remain the official documentation of Board decisions.
    - i. In the case of real or apparent conflict the meeting minutes supersede the recording.
  - c. The Board may appoint a designated individual or committee member to be responsible for operating recording equipment during meetings.
    - i. Digital recordings of online or hybrid meetings are provided through software
    - ii. The Board is not obligated to provide audiovisual equipment; the recording process shall not interrupt the meeting. Audiovisual recording equipment must be in position 15 minutes prior to the start of the meeting, and set up in a place designated by the Association.
    - iii. Any member recording a meeting must provide the Association an unabridged copy of the recording within five (5) days after the meeting
3. Statute provisions applicable to open meetings are likewise applicable to meeting recordings. This means the following:
  - a. Recordings are proprietary to the Association
  - b. Only members of the Association or any person designated by a member in writing as the member's representative are allowed access to the recordings.
4. The Association shall make the recorded meetings available for viewing on a members only HOA website or other accessible platform, provided that the technology and resources are available. If a website or platform is not feasible, recordings shall be available for in-person viewing by arrangement.
  - a. Recordings shall be made available no later than ten days after the meeting.
  - b. A recording shall be retained for 6 months following the meeting after which the recording shall be destroyed unless retention of the recording is required by law.
5. The recordings shall not be edited, manipulated, or used for purposes other than personal reference or clarification of meeting content. Any use of recorded materials for commercial purposes, defamation, or illegal activities is strictly prohibited. Recordings shall not be disseminated to third parties. Recordings shall not be posted on the internet.
6. This policy may be amended, modified, or updated by a majority vote of the Board. Homeowners will be notified of any changes to the policy in a homeowners meeting, and recorded in the meeting minutes. Additional official communication channels, such as email or newsletter, may be employed.

## 5.9. Motorized Bicycle Policy (Approved 6/17/2025)

### Mesquite Grove Estates (MGE) HOA Motorized Bike Policy

The goal of this policy is to ensure that all residents can enjoy our community safely and peacefully, not to prohibit responsible recreation. Residents are encouraged to discuss this policy with their children and guests.

Within this document the term 'motorized bike', unless stated otherwise, includes all-terrain vehicle, autocycle, electric miniature scooter, electric standup scooter, moped, motorcycle, motor driven cycle, motorized quadricycle, motorized skateboard, off-road recreational motor vehicle, and motorized gas powered bicycles or tricycles.

All motorized bike usage in MGE must adhere to the following rules:

- Must adhere to all applicable traffic rules.
- Children under the age of 15 may not operate e-bikes or motorized bikes in the parks unless accompanied and supervised by a parent or guardian.
- Parents or guardians are responsible for any damage or violations caused by minors or guests under their supervision.
- The operation of Class 1 and Class 2 e-bikes are not permitted on the grass or landscaping in the common areas throughout the community.
- The operation of Class 3 and above e-bikes and motorized bikes e.g. dirt bikes are not permitted on the sidewalks or in the common areas.
- Must yield to pedestrians.
- Must yield to cars and trucks.
- Must be operated in a safe manner and according to the owner's manual.
- Must obey the speed limit. Adjacent to Leo Park the speed limit is 15 miles per hour.
- Jumping ramps, jumping sidewalks and racing are not permitted within the community.
- Must obey posted signage.

This policy may be modified by the Board from time to time.

### Notes

This policy is based in part on Arizona statutes 28-101, 28-627, 28-703, 28-811, 13-502, 13-504; City of Chandler Code 13-8.1; and the Mesquite Grove Estates Covenants, Conditions, and Restrictions paragraph 4.1.1.ii.

See Arizona statute 28-101 for the definition of Class 1, Class 2, and Class 3 e-bikes.

President: *Roger Rouse, President MGE HOA* Date 06 / 27 / 2025  
Vice-president: *Susan Carroll* Date 06 / 18 / 2025  
Secretary: *[Signature]* Date 06 / 27 / 2025

## 5.10. Parking Policy (Approved 10/10/2025)

ACTION BY RESOLUTION OF THE  
BOARD OF DIRECTORS  
MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION

### Mesquite Grove Estates Parking Policy

Issued October 10, 2025

The governing documents, CC&Rs Section 3.16, of Mesquite Grove Estates (MGE) prohibit parking on the street and parking in areas other than designated garages and driveways (parking in gravel or grass is strictly prohibited). This policy addresses the enforcement of the no-street parking rule overnight (Design Guidelines Section 4.9). Signage regarding this restriction is posted near all mailboxes in the community. MGE has contracted with a towing company to assist with compliance with this policy. Restricted hours are 1am - 5 am nightly.

The signage notifies where to call if your vehicle is towed or immobilized for a parking violation. Violation enforcement is on a rolling calendar year basis. As long as there are no further infractions within a one-year period, the process would begin at step one.

The CC&Rs and Design Guidelines and Association Rules provide for limited exceptions for temporary parking of RV's for loading and unloading, and for overnight parking due to extenuating circumstances. In this case, the property management company should be contacted for an overnight permit. MGE's governing documents should be consulted for further information. The MGE community is periodically patrolled to ensure compliance with this policy, and violations are administered as follows:

1<sup>st</sup> Warning: A warning is issued and a notice is posted on the vehicle in violation requiring correction;

2<sup>nd</sup> Violation: A notice of violation and a fine of \$40 is assessed (\$25 penalty & \$15 certified mailing fee);

3<sup>rd</sup> Violation: A notice of violation and a fine of \$65 is assessed (\$50 penalty & \$15 certified mailing fee);

4 or more Violations: A notice of violation is issued and a fine of \$115 is assessed (\$100 penalty and \$15 certified mailing fee). At the owner's expense, the vehicle may be immobilized or towed by a third party enforcement company. Contact information for vehicles towed or immobilized are posted on signs in the community or can be obtained from the property manager.

The rule prohibiting street parking, including overnight street parking, has been in effect in MGE's governing documents since its inception. This helps keep our community presentable and attractive. Your assistance is appreciated.

#### DIRECTORS

Signature: Roger Rouse, President MGE HOA Date: 10/11/2025  
Roger Rouse, President

Signature: Susan Carroll Date: 10/11/25  
Susan Carroll, Vice-President

Signature: Divina Date: 01 / 30 / 2026  
Divina Carlson-Ross, Secretary

## **5.11. Revision of the Design Guidelines and Association Rules (February 17, 2026)**

**ACTION BY RESOLUTION OF THE  
BOARD OF DIRECTORS  
MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION  
February 17, 2026**

Pursuant to the authority contained in the Arizona Revised Statutes and the governing documents of the Association, the Board of Directors of the Mesquite Grove Estates Homeowners Association hereby adopts the following resolution at the meeting of the Board of Directors, convened on this date, for and as the actions of the Mesquite Grove Estates Homeowners Association, as of the date set forth above.

**RESOLVED, to adopt the following revisions to the Design Guidelines and Association Rules:**

- Added to Section 1.3 – provisional acceptance for an architectural request where permit(s) are required, and defined conditions for the final disposition of the request to be approved or denied
- Added to Section 4.5 – conditions for which permanent, colored LED holiday lighting can be approved for installation
- Incorporated previous stand-alone policies (January 2023): Collections, Enforcement, Records Retention
- Removed Dumpster and Setback Addendum (October 2020), as it was incorporated into the main document with revisions in the February 2024 revision of this document
- Removed Fruit Trees Addendum (April 2021), as it was incorporated into the main document with revisions in the February 2024 revision of this document
- Added as Section 5.7 - Limitations to Door-to-Door Political Activities Permitted by ARS 33-1808H (4/2/2024)
- Added as Section 5.8 - Meeting Recording Policy (Approved 12/17/2024)
- Added as Section 5.9 - Motorized Bicycle Policy (Approved 6/17/2025)
- Added as Section 5.10 - Parking Policy (Approved 10/10/2025)