

Town Square Homeowners Association

RULES & REGULATIONS

Revised 3/25/26

Violation of Rules & Regulations will be subject to Governing Documents Fine Schedule.

1. All changes to the front of our properties, or visible to the street or neighboring property, must be pre-approved by the Architectural Committee and Board of Directors. Forms are available from any board member or architectural committee member.
2. Block wall/fence maintenance is the responsibility of each homeowner. Required paint color for block walls/fences is Behr's "Ultra-Pure White" available at most home improvement and paint stores. Behr's paint formula can be color matched by any paint supplier.
3. Gates need to be in good repair and painted white or the trim color of house, in the case of metal framed gates with wood inserts, the inserts should be stained to preserve the wood.
4. Homeowners are to keep their flowerbeds free of weeds and grass.
5. No parking in the "Fire Lanes" (City of Mesa City Ordinance) at any time. No parking on the sidewalks or curbs. No parking on the street between the hours of 10:00pm and 6:00am. Residents & visitors must park in driveway when space is open, before choosing to park on street. NOTE: Vehicles will be towed when violating parking rules.
6. Garage doors are to remain closed. (Unless working in or from the garage)
7. Holiday decorations including but not limited to lights (which are not permanent to the dwelling or property or previously approved by the architectural committee) baskets, flags, trees, ornaments, wreaths, banners, streamers and blow-up decorations are permitted within 30 days of the holiday to which they represent. All holiday decorations must be removed within 15 days of the holidays date. All decorations should be in good condition. No decoration shall contain offensive symbols or language.
8. Flags are permitted to be flown and must be kept in good condition not exhibiting rips, tares or fading. No flag shall contain offensive symbols or language
9. Mesa City Ordinance: Dogs must be on leashes at all times when outside on the streets, sidewalks or front yards. Pet owners must clean up animal waste immediately. Pets must be kept off neighbor's lawns without express permission.

10. Homeowners are responsible for controlling their cats and it is advisable to have a collar on them for identification if they become lost!
11. Homeowners are responsible for their tenant's and/or guest's adherence to all Rules & Regulations. Anyone who damages street signs or any other common areas will be held responsible and pay for replacement.
12. Trash/Recycle bin containers may be put out on the street (not sidewalks) the afternoon before the day of pick-up. Bins are to be removed from sight by six (6:00) A.M. on the day after collection.
13. All newspapers, advertisements & phone books must be removed from yard, entryways or driveways on day of delivery.
14. No excessive noise, at any time, is allowed from home/garage/car stereos, no loud noises from cars or motorcycles.
15. For safety reasons we have a 10 MPH speed limit in Town Square. Stop signs have been placed at intersections and "blind" corners to help prevent accidents or injuries.
16. Artificial turf must meet Town Square's minimum requirements found on Management Company website.
17. All debris in front yards or garden beds, such as but not limited to leaves, trees, shrubs, and plant branches, pollen and fruit from fruit trees must be removed within 14 days. All items such as but not limited to garden hoses, water buckets, maintenance tools, extension cords may not remain on front lawns for more than 48 hours. Edging of grass around paving, concrete sidewalks, front patios and curbing should be performed on a regular basis for a neat appearance.

All homeowners, residents and guests are expected to follow the above Rules and Regulations. Non-compliance with any of the above is subject to the Governing Documents Fine Schedule.