

Pecos North Homeowners Association Community Rules & Regulations

Including Gate Instructions

Effective Sept 1st, 2026

(Approved at the July 21, 2026, Open Board Meeting)

To all Homeowners:

These Rules & Regulations (“Rules”) replace any previously published Rules & Regulations. Violations of these Rules are subject to monetary penalties as established in the Association’s Enforcement Policy.

INTRODUCTION

Welcome to the Pecos North Homeowners Association (“HOA” or “Association”), which we consider to be one of the finest communities in the Valley. To ensure an enjoyable community atmosphere and fairness to all, common courtesy and the enforcement of rules and regulations are necessary. 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.

The following Rules and Regulations are adopted by the Board of Directors pursuant to Article 5, Section 5.1.6 of the Declaration and serve as a supplement to the Community’s governing documents. They were established to promote harmonious living, to protect all owners, residents and guests from undue annoyances and nuisances caused by improper use of the Pecos North Homeowners Association, and to protect the value, reputation, and desirability of the Association. The cooperation of all owners, residents, tenants and guests is expected.

These rules remain in effect unless or until amended or rescinded by the Board of Directors. All persons on the premises, whether occupants, owners, their families, tenants, vendors, or guests shall be bound by these rules and standards of reasonable conduct.

Any requests, suggestions or complaints should be made in writing to the HOA through its management company. See Exhibit A for management contact information. If the immediate services of the police department, the fire department, an ambulance or a doctor are required, the appropriate agency should be called directly. Call 911 for all emergencies.

Sincerely,

Board of Directors,

Pecos North Homeowners Association

Enforcement

VIOLATION OF GOVERNING DOCUMENTS. The Association may not act on anonymous complaints. If you observe a violation of the governing documents, please contact the management company. You must provide your name and the date the violation was observed.

CRIMES/PROPERTY DAMAGE. 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.

QUESTIONS. 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. They also have a 24-hour answering service for Association emergencies (480-759-4945, option 5).

Please contact the Management Company 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. Contact information is found on Exhibit A.

General Rules

1. Binding Application

All owners, renters and guests must abide by the Pecos North Homeowners Association's CC&Rs and Rules and Regulations. Owners are responsible for the actions of their tenants, residents, 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 damage(s) caused by the tenant or guest.

3. Noise

Noise from stereos, televisions, parties, and so forth, must not infringe on the quiet enjoyment of 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, odors, 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 to park on the street overnight must be submitted, in writing to the Association, and must be approved by the Board. Vehicles parking in violation of this restriction will be towed after one warning. See the Towing Policy at the end of these Rules.

Speed limit. 10 mph is the posted speed limit in Pecos North.

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 all adult tenants occupying the residence;
- Contact information of owner(s) and leaseholder;
- A description of the make, model, and license plate numbers for all tenants' vehicles; and
- Length of the Lease.

For all leases, Owners must submit a fully completed tenant registration form to Vision Community Management within ten (10) days of the start date of the lease with all of the above information and a \$25.00 tenant registration fee.

If there is no formal lease agreement and the Owner does not reside in the Unit, the Owner must still submit a fully completed occupant information form to Vision Community Management within ten (10) days of when family members, friends, or other non-owners occupy the Unit.

7. Architectural Control

Pursuant to Article 8, Section 8.2 of the Declaration, nothing shall be constructed, erected, placed, or maintained upon the exterior of a residence or on a 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 may engage in any recreational activities between sundown and sunrise in any common areas.

A homeowner or leaseholder may have no more than eight (8) guests in any common areas, including but not limited to, the pool area.

No weapons are 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 areas 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. Real estate signs (e.g., for sale or for lease signs) as permitted by law. 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. Political signs may not be displayed earlier than 71 days before the day of a primary or general election or later than 15 days after the election. For a sign for a candidate in a primary election who does not advance to the general election, it may not be displayed later than fifteen days after the primary election. The size and number of political signs allowed on the lot shall be governed by the applicable city / county ordinance.

Association Elections. Association-specific signs (election of directors, etc.) may be displayed between the date that the Association provides absentee ballots to the Members and no more than three (3) days after the election.

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 Owner's account every day a garage/estate sale is held other than the approved days.

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

Any other signs required by applicable law.

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. Note: Landscape issues or concerns should be reported to the Association promptly, in an effort to avoid damage to the common areas and/or the residential home.

16. Basketball Standards

Portable or temporary basketball hoops are permitted; however, they must be removed from front yard visibility immediately after play has concluded and may not

remain outside overnight. A maximum of one (1) portable basketball hoop is permitted per Lot. Basketball hoops may not be used in the backyard but may be stored in the backyard or another location out of public front yard view when not in use.

17. Flags

The following flags may be displayed:

1. The American flag or an official or replica of a flag of the uniformed services of the United States by an association member on that member's property if the American flag or a uniformed services flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10).
2. The POW/MIA flag.
3. The Arizona state flag.
4. An Arizona Indian nations flag.
5. The Gadsden flag.
6. A first responder flag. A first responder flag may incorporate the design of one or two other first responder flags to form a combined flag.
7. A blue star service flag or a gold star service flag.
8. Any historic version of the American flag, including the Betsy Ross flag, without regard to how the stars and stripes are arranged on the flag.

18. Satellite Dishes and Antennas

Satellite Dishes. The Association does not require prior approval for satellite dishes measuring one meter (39 inches) in diameter or less, but the following reasonable restrictions apply:

- a. All satellite dishes are to be located in the rear yard if possible
- b. If required to be mounted elsewhere, the dish provider must show proof of reception issues prior to installation.
- c. All dishes that are visible from neighboring property, streets, or the Common Areas are to be painted to match the body color of the house.

Any “dish” larger than one meter (39 inches) that is visible from the street, neighboring property or the Common Areas is prohibited.

Antennas. Antennas used for AM/FM radio, amateur (ham radio, CB radio, or digital audio) radio services must be approved prior to installation and may be allowed depending on the proposed size and location of the Antenna.

All Antennas are to be located in the rear yard if possible (behind the front wall boundary between homes). If required to be mounted elsewhere, the installer must show proof of reception issues prior to installation.

Swimming Pools Rules and Regulations

All Individuals Under 16 Should Be Accompanied/Supervised by Individuals Over the Age of 16

1. Anyone who cannot swim proficiently MUST be accompanied by a resident who can swim proficiently.
2. Each Owner or tenant may bring up to eight (8) guests to the pool. The Owner or tenant must be present. 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 safety 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 must 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 incontinent 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 is permitted 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 waterproof diaper.
5. Do not enter the spa if the water temperature in the spa exceeds 104°F.
6. Please note, the use of the spa by 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 individuals under 14 do not use the spa without proper supervision.
8. Observe all safety regulations.

Disregarding These Rules Will Result in a Fine and/or Loss of Pool Privileges

Automatic Gate Entry Instruction

Owner's telephone numbers have been programmed into the memory of the telephone entry system. Telephone numbers are not listed on the gate directory, only an assigned code number.

Owners' name and assigned code numbers are listed on the outside directory. When a visitor enters Owner's code number, the entry system will dial the Owner's phone number of record. Owner's phone will ring, and Owner will be in communication with the visitor at the gate.

When talking to a visitor at the entry system, speak directly into the 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 the vehicle passes 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 Association's Tow Company regularly patrols the streets of Pecos North, and is authorized to 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 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).

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.

No Overnight Parking of Recreational Vehicles. Boats, RV's, Trailers, and Campers cannot be parked or stored on driveways overnight.

No Curb Parking. Parking on any curb, sidewalk, lawn or front yard landscaping is prohibited.

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

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.

If there are special circumstances, it is the owner's responsibility to contact management with at least a 72-hour notice to ensure that your parking variance is approved.

**If you have your vehicle towed, you must contact the towing company directly:
Arizona Impound 602-423-1849**

EXHIBIT A

PECOS NORTH HOMEOWNERS ASSOCIATION MANAGEMENT CONTACT INFORMATION

Vision Community Management, a RealManage Company

16625 S Desert Foothills Pkwy, Phoenix, AZ 85048

Office: 480-759-4945

Email: pecosnorth@wearevision.com