Welcome to Quail Run!

A quick guide for renters | Fountain of the Sun Condominiums Association, Parcel 8, Phases 1 & 2 | Mesa, Arizona

We're glad you're here! These are the essentials to help you settle in and be a great neighbor.

PARKING & VEHICLES

- **One assigned space per unit**.
- Guest parking is at the north end of S. Desert Palm St. and the east end of Parkview Dr. and is not to be used by occupants.

PETS

- **One pet per household**, under 40 lbs. Keep it under control, and out of the pool areas.
- **Leash**: 6 feet or shorter off your own property. Pick up droppings right away. Please don't let pets roam unattended.
- No loud or continuous barking.

POOLS & GRILLS

- Pool rules are posted on the fence. Children 13 and under must have an adult in the pool area.
- Pools are heated late fall through early spring. If you're the last to leave, cover the pool.
- **Grills**: clean after use, turn off the gas, and turn off the overhead light.

TRASH, MAIL & RECYCLING

- **Trash:** pickup is very early Tuesday and Friday mornings. Use a covered container at the end of your carport (many neighbors set it out the night before).
- **Recycling:** the bins at east end of the Administration Building are for condominium occupants only. No glass is accepted.

WATER & REPAIRS

- The HOA pays for water in your unit. Please report running toilets and leaky faucets promptly to save water.

OWNER SPECIFIC GUIDELINES:

WHO CAN LIVE HERE

- **55+ community**: at least one occupant of each unit must be 55 or older.
- No one under 18 may stay more than 90 days in any 12-month period.

YOUR PATIO & THE EXTERIOR

- You're welcome to furnish and decorate your patio, as long as nothing is permanently attached.
- Please don't paint or alter the building exterior. Any permanent change needs written approval, so check with your owner first.

BEING A GOOD NEIGHBOR

- **Fruit trees:** shared by all 50 units. Enjoy them here, but please don't pick fruit to take elsewhere.
- Don't leave food for birds or animals on the ground in common areas.
- Keep patios and common areas clean, with no trash buildup.
- Gatherings: neighbors meet informally at the Phase 1 and 2 pools. Owners and renters are both welcome. Stop by and say hello!

AROUND FOUNTAIN OF THE SUN

- The Administration Building (across from the Veterans Memorial) issues car passes, dog park tags and resident cards.
- The activities center, fitness center, library, courts, dog park and fishing lake are nearby.
- FOS Webpage https://fountainofthesunaz.com/

Your Owner / Landlord
Name: _____
Phone: _____
Email: _____

Emergencies (24/7)
Leaking roof, sewage back-up:
Call: _____
After hours: _____

Non-Emergency Issues
Email the HOA Board:
fosquailrunhoa@gmail.com
Or contact your owner first

This is a summary only. Your owner has the full governing documents and rules. Please keep this sheet where you can find it.