

Villa Oak Homeowners Association Rules and Regulations

Effective October 1, 2017

AUTHORITY:

Section 6.3 of the Villa Oak Condominium CC&R's provides that by a majority vote of the board, the Association may from time to time adopt, amend and repeal rules and regulations.

PURPOSE:

The purpose of the Rules and Regulations is to set standards and guidelines for all residents of Villa Oak including owners, tenants, guests or any other occupants. The Rules and Regulations establish procedures, consequences and progressive steps for the Board to enforce them and to deal with violations. Any previously authorized Rules and Regulations are hereby expressly revoked, canceled, nullified and voided.

APPLICATION:

These Rules and Regulations apply to all occupants of Villa Oak including owners, owner's family members, guests, tenants, tenants family members. All above are subject to, and must abide by these Rules and Regulations, however, ultimately, the unit owner is responsible for any action or inaction of any of the above listed persons.

EXCEPTION TO NOTICE PROCEDURE:

Violations posing a threat to the health, safety and welfare of the community as a whole or anyone or more owners may require immediate action and thus create exceptions to the foregoing Notice Provisions. Examples of health, safety and welfare violations include, but not limited to, the following of trash and or other materials that may attract pests, threat of flood or dire damage to neighboring properties, escaped pets, pets defecating and not being picked up and cleaned.

RIGHT TO SELF HELP:

The association has the right (but not obligation) to enter the owner's property 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 access the owner for costs of all maintenance and repairs performed by the association.

OPPORTUNITY TO BE HEARD:

The association recognize each owner's right to explain the reasons why there is a violation of the CCR'S, By-Laws or Rules and Regulations particularly if the violation results in an assessment. Before any fine is assessed, an owner must provide a written request for a hearing. If the hearing is scheduled and attended, the owner is bound by the decision of the majority of the Board.

BUILDINGS:

1. All owners and tenants are responsible for keeping patio interiors clean and litter free. Patio area must not constitute a fire or health hazard. No unsightly conditions, unhealthy conditions or conditions causing offensive animal odors will be permitted. No storage of property (including garbage receptacles, boxes, cleaning equipment, ladders, etc.) is permitted to be in patio area. Storage property should be placed inside residents unit or patio area storage shed.
2. Outside clotheslines or other outside facilities for drying clothes are prohibited within the condominium.
3. Excessive patio decorations are prohibited. Decision is at the sole discretion of the board.
4. Air conditioning units are the responsibility of the homeowner. No evaporation coolers allowed. Window installed air conditioning units are prohibited.
5. Wind chimes are limited to 3 and may not be hung outside of the patio unit. One hummingbird feeder is allowed inside of the patio area. No other bird feeders are allowed.
6. No indoor furniture is allowed on patios. Patio furniture only.
7. No electric, gas or charcoal barbeque grills are allowed in Common Elements including patios. Villa Oak provides barbeque grills for all residents to use.
8. Bicycles are allowed to be stored in patio area and also under stairs.
9. Front doors, storage door, security doors, windows, screens, porch lights, sunshades for patios are the homeowners responsibility and have to be approved by the board before installation.
10. No satellite dishes are allowed.
11. No misting systems are allowed.
12. No evaporation coolers are allowed.
13. Acceptable window coverings include drapes, curtains or blinds only.
14. No private business which adversely affects ones's neighbors, may be operated out of a unit.

NUISANCES AND OFFENSIVE ACTIVITY:

Respect for other owner's rights to peace, quiet and equal enjoyment of the condominium is essential.

No activity that is offensive or detrimental to any portion of the condominium or any owner or occupants of the condominium is permitted. Determination of whether or not something is a nuisance or offensive is at the discretion of the Board.

PETS:

1. No more than 2 pets allowed. Size of pets is restricted to 30 pounds. Breeding or maintaining pets for any economic gain is prohibited.
2. All animals must be kept on a leash at all times. Animal owners must clean up any defecation from their pet immediately.
3. Animals may not be left unattended in any of the General Common Elements including patios.
4. Animals making an unreasonable amount of noise, causing an odor, or creating a nuisance are prohibited.
5. Animals displaying aggressive or vicious behavior shall be immediately removed from the condominium.

POOLS/JACUZZIS:

1. Pool Hours are 8:00 a.m. to 10:00 p.m. All persons swim at their own risk. There is no lifeguard on duty.
2. Use of pool area outside posted hours is prohibited. Leaving pool gate open at any time is prohibited.
3. Pool keys may be used only by owners or tenants. Loaning pool keys to guests is prohibited. Owners/tenants must accompany their guests at all times. Maximum of 4 guests are allowed.
4. No glass containers are allowed in pool area.
5. No alcoholic beverages are allowed in pool area.
6. No smoking allowed in pool area.
7. Food may be consumed only at tables.
8. No small children in diapers without plastic cover pants are allowed in pool.
9. Except as allowed under Law, pets of any kind are prohibited inside pool area.
10. No person under the age of 14 years of age is permitted to swim unless accompanied by an adult 18 years or older.
11. No person under 14 years of age is ever permitted in the Jacuzzis
12. No small toys or foreign objects are allowed in the pools.

VEHICLES/PARKING AREAS:

1. Parking is permitted only in unit's designated parking space or visitor parking spaces.
2. Parking in NO PARKING or FIRE LANES is prohibited and vehicle will be towed.
3. No trailers, motorhomes, campers, camper shells, boats, personal watercraft and other recreational vehicles are prohibited in any portion of the condominium.
4. Inoperable vehicles are not permitted on the condominium. A vehicle is inoperable when it is not equipped with all parts that are required for it to legally and safely operate on a public street, or has expired license plates.
5. Vehicles manifesting a state of repair or not having current license plates will be towed. Vehicles emitting abnormal fumes, excessive noise, dripping oil is not permitted.
6. No vehicle repairs or maintenance are permitted.
7. No washing of vehicles is permitted.
8. Two wheeled motorized vehicles including motorcycles, electric or gas powered scooters may be parked only in designated parking spaces. Two wheeled electric or gas vehicles are prohibited from parking on sidewalks and any other common element.

GENERAL COMMON ELEMENTS:

The entire condominium except for the units. General common elements include the limited common elements and restricted common elements defined in the CCR'S.

TRASH CONTAINERS:

1. Trash containers are located in the parking area and are provided for collection of household trash only.
2. Please bag your household trash before depositing in dumpsters.
3. Do not leave trash bags outside of dumpsters.
4. Do not deposit noxious or dangerous materials in dumpsters.
5. Close dumpster lid after every use.
6. Large items such as furniture, appliances, construction debris or other bulk trash are not permitted in Villa Oak trash containers.

VANDALISM/DAMAGE TO COMMON ELEMENTS:

1. Acts of vandalism, destruction or defacing of property, or harassment of residents should be reported immediately to the Phoenix Police Department by the homeowner, resident or tenant at the time of the offense.
2. Any damage to any of the General Common Elements caused by any action of an owner, owner's family members, guest, tenants, tenant's family members, guests or other similar individual will be the financial responsibility of the offending unit's owner.

STANDARDS FOR ARCHITECTURAL IMPROVEMENTS:

All Architectural Improvements have to be approved by the Board before any work is started. The following is a guideline for all homeowners to follow. Architectural Forms are on the Villa Oaks Website www.wearevison.com

WINDOWS:

Millgard

Series Tuscany

Color Tan

V Bar Installation

PATIO SUN SHADES:

Coolaroo Fabric #16106

Color Mocha

SCREENS:

Black

SCREEN DOORS:

Black

OUTDOOR LIGHT FIXTURES:

To Be Approved By The Board

Sincerely,

Villa Oak Board

