

**THE VILLAGES
of
GREEN VALLEY**

ASSOCIATION RULES

FLAGS & FLAGPOLES

As amended 10/8/2002

In accordance with Section 1, Title 33, Chapter 9, Article 3, Arizona Revised Statutes, Section 33-1261 and Section 2, Title 33, chapter 16, article 1, Arizona Revised Statutes, Section 33-1808 that states:

"Notwithstanding any provision in the community documents, an association shall not prohibit the outdoor display of the American flag by an association member on that members property if the American 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). The association shall adopt reasonable rules and regulations regarding the placement and manner of display of the American flag. The association rules may regulate the location and size of flagpoles but shall not prohibit the installation of a flagpole. "

The Villages of Green Valley sets the following rules regarding the display of the American Flag.

The placement of free standing flagpoles requires the approval of the Architectural Committee.

Flags must be displayed in accordance with the Federal Flag Code (Public Law 94 -344)

Flagpoles shall not exceed the maximum height of 20 feet above ground level.

Flagpoles are limited to one per lot and shall not be installed on Association common areas without the approval of the Board of Directors.

Horizontal or angle mounted staffs attached to a wall or structure of any type do not require Architectural approval but are limited to one such staff per lot.

HOMEOWNER DISPUTES

As Approved October 18, 2001

Rule establishing clarification of disputes between homeowners regarding commonly owned property (i.e., walls).

Ref: CC&R's, Section 5.01, Para. C, Subpara. 7 and Section 7.05, Para. "O", Subpara. beginning with "In the event of a dispute between owners..."

In the event of a dispute that cannot be reconciled between two adjacent homeowners in regards to "common features", such as walls between properties, said owners may select any one of the following three options to settle such dispute.

Request that the Board of Directors make a binding decision on all parties.

Acquire binding arbitration based on Section 7.05 et al, except that the Association shall not be, in any way, party to such action.

Pursue separate legal action on their own.

It is assumed that such a dispute does not violate other rules and regulations that would cause the Board to require maintenance, repair or replacement of disputed property.

PARKING RULES & REGULATIONS

Board Approval & Adoption: 04/25/1
Amended: 03/20/2024

Definitions

Villages of Green Valley Inc. is that legal Arizona Corporation incorporated in 1978 as a Master Planned Community encompassing a portion of Corona de Las Alamos as described in the Plat dated March 15 1974; commonly referred to as the Villages or the Villages of Green Valley.

The Villages or Villages of Green Valley is that master planned community described in Villages of Green Valley Inc.

Parking means the standing of a vehicle, whether occupied or not. Parking does not include a temporary stop for the purpose of and while actually engaged in loading or unloading.

Private Passenger Vehicle is a licensed self-propelled vehicle such as an automobile, van, pickup truck, sport utility vehicle, golf cart, motorcycle or any other similar vehicle used for the conveyance of people and not used for commercial purposes.

Commercial Vehicle is a licensed self-propelled vehicle such as a service vehicle, van, pickup truck, sport utility vehicle or any other similar vehicle used for the conveyance of people or cargo and used to conduct a business providing goods and services.

Recreational Vehicle (RV) is a licensed vehicle such as, but not limited to, a boat, pop up camper, truck camper, house trailer, utility trailer, horse trailer, enclosed cargo trailer, ATV, motor homes or 5th wheel.

County Roads or Streets are those streets and roads owned and maintained by Pima County for public use. Regulations regarding the use of County roads are the responsibility of the County. Enforcement of regulations is the responsibility of the Pima County Sheriff.

Private Roads or Streets are those streets owned and maintained by the Villages of Green Valley Inc. for the benefit of its residents. Included are Townhome cul-de-sacs and driveways. Rules governing the use of private roads are the responsibility of the Villages of Green Valley Inc. (ref CC&Rs Article III, Section 3.23 Vehicles).

Common Areas are those areas owned and maintained by the Villages of Green Valley Inc. for the benefit of its residents. Included are Townhome cul-de-sacs and driveways, the Recreation Center, parking lots and designated outlying open desert areas. Rules governing the use of Common Areas are the responsibility of the Villages of Green Valley Inc.

General Parking Restrictions in the Villages of Green Valley Inc.

All vehicles parked within the Villages must be in good repair, in a drivable condition and currently licensed. In addition, any vehicle parked within the Villages of Green Valley Inc. shall not be used for storage of any kind such that it creates an eyesore or nuisance or blight in the surrounding area.

Recreational Vehicles shall NOT be parked on any Common Area (including townhouse direct access driveways) without expressed written permission from the Board of Directors.

Recreational Vehicles shall NOT be parked or stored on private property without expressed written permission from the Board of Directors except as follows.

Recreational Vehicles are allowed to park outside the carport or garage for the purpose of loading and unloading with the following restrictions.

- For a period not to exceed 72 hours.
- Up to four times per calendar year.
- Parked completely within the area of the driveway.
- Does not extend across public sidewalks.
- Does not create an unsafe condition for pedestrians.

Service vehicles owned or operated by a Resident and used for commercial purposes must be parked within the garage or carport at all times. Also see Parking Exception by Arizona State statute at the end of this Rule.

A non-Resident owned transient service vehicle being used to service a residence may be parked in the Resident's driveway.

A private passenger vehicle may be parked in a resident's driveway (including dedicated townhouse driveways). Note that all Townhome driveways and cul-de-sacs are Common Area. Resident parking therefore is not permitted in cul-de-sacs except as follows.

No parking is permitted on paved Common Areas of the Villages, typically in cul-de-sacs, to ensure compliance with fire department regulations. Short-term parking is permitted for visitors, deliveries, etc. Permanent or seasonal residents in these areas may apply in writing to the Board of Directors for permission to park one personal vehicle on the cul-de-sac area outside their residence. The Board shall grant such permission on a case by case basis based on substantiated justification, fire department restrictions and adherence to Board procedures. The application must specify the year, make, model, state and license plate number of and on the vehicle. If the permitted vehicle changes, the Resident shall provide the new vehicle information to the Business Office. All permits issued shall be in the form of a letter from the HOA to the requestor, will be TEMPORARY and may be rescinded as determined by

the Board to comply with State Law and safety. *Note: the foregoing does not apply to parking in Common Area direct access driveways.*

Parking is not permitted on any unpaved portion of a resident's property without the expressed written approval of the Board of Directors. Unpaved means a surface that is natural desert, grass (artificial or natural), rocks used as hardscape or any other non-man-made surface. A paved surface is one that is intended for private vehicle parking (refer to the definition of a private vehicle in this Rule). The paved surface must be sized to cover the entire footprint of the vehicle including the path for access and egress. There shall be no isolated/unconnected paved surfaces used for private vehicle parking on a homeowner's lot. The paved surface may be concrete, asphalt or other brick/pave stone materials. Parking adjacent to an existing driveway or side of a house is not permitted unless that area where the vehicle is to be parked meets the definition of a paved surface in the foregoing.

Vehicles that cannot be parked inside or outside of the carport or garage area of a homeowner's driveway may be parked on a County street or in the parking lot outside the Recreation Center for a period not to exceed 72 hours during any consecutive 30-day period. A parking permit is required and may be obtained during normal business hours at The Villages business office.

Parking on Public Right of Way (County Streets)

Parking on County streets is governed by County ordinance (Chapter 10.40 - STOPPING, STANDING AND PARKING RESTRICTIONS). In general, private and commercial vehicles may be parked on County streets. However, certain restrictions may apply. Some examples of these restrictions are:

- Restricting safe access to or egress from a driveway.
- Restricting line of sight for anyone entering or exiting a driveway or cross street.
- Restricting access to mail boxes.

Creating any unsafe condition for other vehicles,
pedestrians or emergency personnel.

The County Sheriff will make the determination as to whether any of the above conditions warrant moving/removal or citing of the vehicle. However, the situation can often be resolved by requesting the owner of the vehicle creating the hazard to move their vehicle.

The following parking situations on County streets are prohibited by Pima County Municipal Code 10-42-020:

- Vehicles for sale or
- Vehicles displaying advertising or
- Vehicles displaying goods for sale.

Violations of the Rules of the Villages of Green Valley Inc.

After due written notification of a violation by the Board to the Owner/Resident, any unresolved violation of these rules may be subject to a special assessment not to exceed \$50.00 per occurrence in accordance with Section 3.10 of the CC&R's. Each day the violation occurs, continuous or not, shall be considered a separate violation. All other conditions in Section 3.10 shall apply.

Violations of Pima County Parking Ordinance

Alleged parking violations of Pima County Ordinances should be referred to the Pima County Sheriff.

Parking Exception by Arizona State Statute

In accordance with ARS 33-1809, the Villages cannot prohibit a resident from parking a motor vehicle on a street or driveway if the vehicle is required to be available at designated periods at the person's residence as a condition of the person's employment and either of the following applies:

1. The resident is employed by a public service corporation that is regulated by the corporation commission and that is required to prepare for emergency deployments of personnel and equipment for repair or maintenance of natural gas pipelines and related infrastructure, the vehicles with a gross vehicle weight rating of twenty thousand pounds or less is owned or operated by the public service corporation and the vehicle bears an official emblem or other visible designation of that corporation.
2. The resident is employed by a public safety agency, including police or fire service for a federal, state, local or tribal agency or a private fire service provider or an ambulance service provider that is registered pursuant to title 36, chapter 21.1, and the vehicle with a gross vehicle weight rating of ten thousand pounds or less bears an official emblem or other visible designation of that agency.

Note: This rule supersedes all previous rules regarding on & off-street parking.

SPA AND POOL RULES

Board Approval & Adoption: 11/26/2014

No lifeguard on duty. Swim at your own risk.

Persons under 16 must be accompanied by an adult resident.

A rinsing shower is mandatory before entering or re-entering the pool or spa.

Only authorized Coast Guard flotation vests may be used in the pool. Water toys must be floatable and approved for pool use.

Lifesaving equipment is for emergency use only. Access must be kept clear.

Proper bathing attire only; no cut-offs or jeans.

Untrained babies must wear disposable swim pants or similar.

No diving, running, offensive or boisterous conduct allowed.

Radio volume must be kept at a low level.

No one permitted in the pool when thunder or electrical storms are in the area.

No glass containers permitted in pool/spa area.

No pets permitted in pool area (service animals excepted).

Spa or pool covers must be completely removed before entering.

Pool & Spa Hours are

	May thru Oct	Nov thru Apr
Residents	6 am – 10 pm	7 am – 5 pm
Guests under 16	11 am – 1 pm 5 pm – 7 pm	11 am – 1 pm 4 pm – 5 pm

RECREATION CENTER RULES

Board Amended and Adopted: 9-28-2022

The Villages' recreation facilities are for the sole and exclusive use of its residents and their guests. The Board may grant exceptions under special circumstances for guests who are not residents.

No activity shall be permitted for the purpose of raising money without the express written permission of the Board of Directors.

Reservations are required through The Villages business office for any person or group wishing to use any facilities other than the library, spa or swimming pool. A fee may be charged for use of such facilities as determined by the Board of Directors.

Persons using the Swimming Pool or Spa must comply with posted Pool/Spa Rules.

County ordinances require that except for entering and exiting, entrance gates must be kept closed at all times or a gate monitor must be posted if the gate needs to be kept open for a short period of time while an activity is being set up.

Pets are not permitted inside the Recreation Area at any time. An exception is granted for legally recognized service animals.

Under no circumstances is any animal permitted in the swimming pool or spa.

Bicycles, skateboards, roller skates or similar equipment are not permitted within the Recreation Area.

No glass containers are permitted in the Pool/Ramada areas.

Per Arizona State law (A.R.S. 36-601.1), smoking is not permitted in any Recreation Center facility or area within the perimeter fence or within twenty (20) feet of any entrance.

Persons using any of the facilities of the Recreation Center shall clean up after themselves.

Wet bathing suits are not permitted in the lounge areas.

ANNUAL GENERAL ASSESSMENT & OTHER ASSESSMENT PAYMENT POLICY

Board Approval & Adoption: 11/27/13

To comply with Arizona Revised Statute 33-1803, Penalties; notice to member of violation the following billing and payment requirement for MEMBER'S (homeowner's) ASSESSMENT DUES shall become effective January 1, 2014.

This Rule replaces all previous Rules regarding Assessment payments and late charges.

Member General Assessments shall be payable annually.

General Annual Assessments are due January 1 and payable by January 15 for the year assessments are levied. A grace period of 15 days shall be allowed, ending January 30.

General Assessment payments not received within the 30-day period outlined above will incur a late payment charge of \$15.00 or 10% of the unpaid assessment whichever is greater.

Other Assessments, Special or otherwise, as allowed by Law or the Association Governing Documents, levied upon a member shall be deemed late if it is unpaid fifteen or more days after its due date and will incur a late charge of \$15.00 or 10% of the unpaid assessment whichever is greater.

Any monies paid by the member for an unpaid assessment shall be applied first to the principal amount unpaid and then to the interest accrued.

CC&R Sections 9.08 Payment of Assessment and Section 9.09 Late Charge and Default, except as changed by ARS 33-1803, shall apply to assessments and collection thereof.

EXTERIOR PAINTING

Board Amended and Approved: 9-28-2022

This rule supersedes and replaces all other Rules regarding the painting of exterior surfaces of a detached home or townhome; hereafter referred to as a home or homes.

Exterior surfaces are defined as any exterior surface of a home or outbuilding including but not limited to walls, trim, doors, garage doors, downspouts, gutters and any other exterior architectural feature such as fascia covers, trellises or shade features.

An Architectural Form must be completed by the homeowner and submitted for approval prior to any work being done for any change to the exterior appearance of a home, including painting. Forms are available from the Office or on the Villages website, www.villagesofgreenvalley.org. There is no charge to the homeowner for this service.

Existing color schemes are grandfathered as of the adoption date of this Rule and may be repainted with a like color even though it is not a Board/Architectural Committee approved color.

Approved paint colors are available from the Office or on the Villages website, www.villagesofgreenvalley.org. Grandfathered or approved colors may be color matched by the homeowner.

Post lights and mail boxes, except cluster mailboxes serving cul-de-sacs, shall be painted a matte or semi-gloss black white or house body color.

Paints shall be specified by the manufacturer for exterior use. Modifiers may be added for durability and improved solar protection. Matte or satin finish paints are required. High gloss paints are not permitted. The use of name brand paint is strongly recommended.

In the event of a dispute between a homeowner and Architectural Committee regarding the above requirements during the Architectural Request review and approval process, the homeowner may, in writing, request a hearing with the Board. The Board's decision regarding the Architectural Request approval/disapproval and changes thereto shall be final.

EXTERIOR REPAIRS, ALTERATIONS, & ADDITIONS

Board Approval & Adoption: 03/27/13

This rule, as amended, supersedes and replaces all other prior Rules regarding exterior repairs, modification and additions on a detached home or townhome; hereafter referred to as a home or homes.

An Architectural Form must be completed by the homeowner and submitted for approval prior to any work being done that will change to the exterior appearance of a home. The Form shall contain sufficient detail to accurately reflect the requested change and to assist the Architectural Committee in its review. Forms are available from the Office or on The Villages website, www.villagesofgreenvalley.org. There is no charge to the homeowner for this service. The Architectural Committee is a resource available to assist the homeowner in the planning and implementation of their project.

Any project that alters or adds structural features such as, but not limited to, load bearing walls, footings, or grade contact shall require a building permit issued by the County.

All exterior repairs, alterations or additions on a home shall be constructed to match existing masonry, stucco, wood siding, trim, and details already existing on the home. Dissimilar materials such as metal or vinyl siding or alternate roofing will be disapproved. Exceptions to the use of dissimilar materials are the following. Metal fascia coverings, and metal or plastic gutters and downspouts are permitted provided they are uniform in style and match existing like items.

Alterations or additions intended to provide shade over open patios, windows or doors require a separate approval from the Architectural Committee.

Finish colors shall match existing colors on the home. If the project includes a garage door, it shall be painted to match existing wall colors. If the project includes metal fascia coverings or shade devices, their finished color shall match the either the trim or wall colors. The paint scheme for the entire home may be changed according to the Exterior Painting Rule(s) in effect.

In the event of a dispute between a homeowner and Architectural Committee regarding the above requirements during the Architectural Request review and approval process, the home owner may in writing request a hearing with the Board. The Board's decision regarding the Architectural Request approval/disapproval and changes thereto shall be final.

CARPORT TO GARAGE CONVERSION

Adopted 3/16/2011

The purpose of this rule is to document additional requirements for homeowners who wish to convert their carport into a garage and provide guidance to the Architectural Committee during its review and approval process. This Rule augments existing Rules concerning Exterior Repairs, Modifications and Additions, and Exterior Painting.

All carport conversions require Architectural Committee approval prior to commencing work. Conversion shall comply with all Pima County building codes. It is strongly recommended that a building permit be obtained. See pages 2 and 3 for additional code clarification regarding footings and the asphalt to concrete strip described below

A concrete strip shall be poured to replace the asphalt that is below the carport roof overhang. The strip shall extend the full width of the carport/garage and extend from the existing concrete floor to 12 inches beyond the garage door when closed.

It is understood by a townhome owner that the Architectural Committee acts on behalf of the Board and that written approval to convert a carport into a garage constitutes an easement from the Board to construct on common area per CC&R Section 7.05C, Easements and Rights-Of-Way. That is the area below the carport roof overhang from the concrete floor to the common area asphalt strip as applicable. Architectural Committee approval is not meant to imply that the home owner now owns the area below the roof overhang.

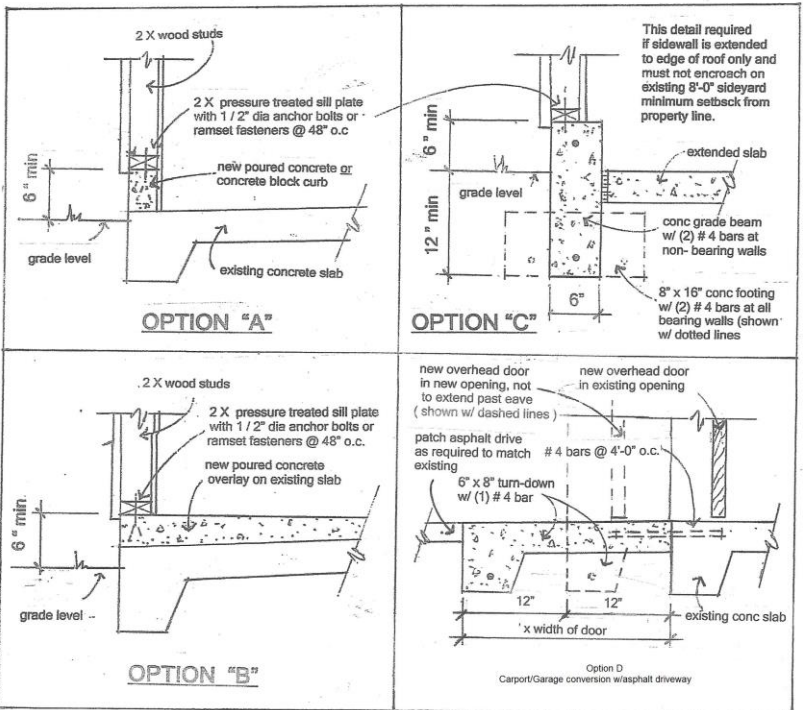


Notice to applicant

For all architectural requests to enclose porches or carports please refer to the details shown below. County building codes require wood framing members to be a minimum of six (6) inches from the finish grade level. Any construction which encloses all or part of carport, patio, or porch shall meet this code. If you have any questions regarding this requirement, please call Pima County Development Services 520.740.6501.

The Villages HOA Board of Directors has established rules to be applied in all requests for exterior painting and exterior repairs, modifications and additions. They are available in the Business Office 520.625.9851 and online at <villagesofgreenvalley.org>.

Pre approval is subject to the above codes, and HOA rules. Failure to comply will result in a stop work notice. Your cooperation in these matters is appreciated.



APPLICATION OF FOOTING OPTIONS FOR COMMON ENCLOSURE PROJECTS

The following is not intended to cover all possible enclosures. Consult with the Architectural Committee for a situation that is not specifically covered below.

Enclosing an outdoor patio or porch area over existing concrete slab: Option A or B. Note that bricks, pavers or other temporary flooring materials do not constitute an existing slab.

Enclosing an outdoor patio or porch area over grade: Option C.

Extending an existing sidewall over grade: Option C

Constructing a new sidewall over grade: Option C

Carport/garage enclosure with asphalt driveway: Option D

Carport/garage enclosure with concrete driveway: a variation of Option A where sill plate may be set on existing concrete driveway slab per attachment requirements set forth in Option A

NON-OWNER/MEMBER REQUIREMENTS FOR ATTENDING/COMMENTING AT BOARD OR MEMBER MEETINGS

Adopted 3/16/2011

Pursuant to Arizona Revised Statutes §33-1804 [Arizona Planned Communities Act], which pertains to open meetings of the Board of Directors and the Association, the Board of Directors of the Villages of Green Valley Homeowner's Association, Inc. (the "Association") has adopted the following criteria for persons wishing to address the Board or comment on a motion during a Board or an Association meeting. In general, only an Association Member (i.e., an owner of record) or a Member's designated representative are entitled to attend and speak at a Board or an Association Members' meeting. If the person represents him/herself as the designated representative of a Member the following criteria must be met:

- (A) Member shall designate in writing to the Association that the individual, identified by name and address, is the member's authorized representative at Board and Association meeting(s).
- (B) The written designation shall specify any exceptions to the scope of the authorization.
- (C) The written designation shall specify the effective dates of the authorization (beginning and end date) and shall not exceed 12 months.
- (D) The written designation shall be signed by the Member in front of a notary public

(E) The written designation must be received by the Association 5 business days prior to the effective date of the authorization.

Excerpt from Arizona Statute

33-1804. Open meetings; exceptions

A. Notwithstanding any provision in the declaration, bylaws or other documents to the contrary, all meetings of the association and board of directors are open to all members of the association or any person designated by a member in writing as the member's representative and all members or designated representatives so desiring shall be permitted to attend and speak at an appropriate time during the deliberations and proceedings. The board may place reasonable time restrictions on those persons speaking during the meeting but shall permit a member or member's designated representative to speak before the board takes formal action on an item under discussion in addition to any other opportunities to speak. The board shall provide for a reasonable number of persons to speak on each side of an issue. . . .”

RENTAL PROPERTY RULES

Adopted 4/27/2011

The Department of Housing and Urban Development (HUD) has published regulations dated 5/3/99 implementing the "Housing for Older Persons Act of 1995". These regulations require those who rent or lease their property to include in the lease or rental a provision that the property is in an age restricted area, and state that any rental or lease must comply with the age restriction rules of the HOA regardless of the time period of the lease or rental.

The Villages of Green Valley CC&R's (Section 4.03 & 4.04) require "Any agreement, verbal or written, with a tenant or lessee shall abide by the Rules, By-Laws, Articles and the provisions of the Master Declaration", and provides that if these provisions are not contained in a lease or rental agreement that such, at the option of the Board be null and void. All who rent or lease property in The Villages must have a copy of the Rules, Articles, By-Laws and CC&R's for the benefit of their renters or leasers. These are available from The Villages office at a nominal cost or on The Villages website www.villagesofgreenvalley.org. Owners who rent or lease their properties shall provide documentation (proof of age) to the business office verifying their tenant is in compliance with the age restrictions prior to renter or lessee occupying the single-family residence as stipulated in the CC&R's and Rules. This is an exception to the rule that one owner resident of a household must be least 55 years of age. This exception does not apply to owners who do not occupy the property.

1. If an owner occupying a home in The Villages of Green Valley dies leaving a spouse or companion (1) who has also been occupying the home, and who is under 55 years of age, the surviving person may continue to occupy the home providing that no other person under 55 occupies the home before the spouse or companion reaches the age of 55.

(1) In order for companion to qualify, said companion must prove part ownership in the home.

Rental/Lease Information Forms are available in the Business Office or on The Villages website.

Note: This rule supersedes all previous rules regarding rental/lease property.

The Villages of Green Valley is an age-restricted community. In order to maintain our exempt status as an age restricted area, HUD requires us to acquire proof that we are in compliance with HUD exempt-status requirements.

Section 4.04A of the CC&R's requires that a home in The Villages of Green Valley shall be occupied by at least one person 55 years of age or older.

Section 4.04B requires that no person under the age of eighteen years shall occupy the home as a permanent resident, whether as an owner, tenant or otherwise.

If you will be renting or leasing your property, regardless of length of time, please complete this form in its entirety and return it to the Business Office as soon as possible so that The Villages may continue to be in compliance with HUD.

RENTAL INFORMATION FORM
Green Valley Homeowner's Association

Address to be rented/leased: _____

Owner's Name: _____

Owner's Contact Number: _____

Renter/Leaser's Name: _____

Renter/Leaser's Contact Number: _____

Renter/Leaser's Date of
Birth: _____

Anticipated Occupancy Dates (Start – End):

Owner/Agent
Signature: _____

TOWNHOME MAINTENANCE POLICY FOR LAMP POSTS & IN GROUND TRASH RECEPTACLES

Adopted March 27, 2013

Effective April 1, 2013, repairs and maintenance of townhome lamp post/fixtures and in-ground trash receptacles shall become the responsibility of the individual townhome owner. Owners are strongly advised to employ a licensed electrical contractor when repairs beyond light bulb replacement are required.

Maintenance and/or repair of townhome mailboxes will continue to be the responsibility of the Homeowner's Association, as required by the CC&Rs.

This policy is based upon CC&R Article V Permitted Uses and Restrictions – Townhouses, Section 5.01B Exterior Maintenance and Repair by the Association which states “The Association or Sub-Association, as the case may be, shall, in addition to maintaining and repairing mailboxes and those private roadways abutting or proximate to townhouse lots in Block 36 as shown on the plat (excluding private driveways located on townhouse lots)”.

The CC&Rs make no mention of maintenance/repairs for either lamp posts or trash receptacles. In the absence of a specific directive, the Board has determined the lamp posts and in-ground trash receptacles are individually associated with each townhome and are the responsibility of that townhome owner to maintain/repair.

Also Section 5.01B states that Section 5.01B provisions apply to Block 36 only. However, Article II, Section 2.03 Annexation, extends coverage of the CC&Rs to any additional Blocks that were annexed as The Villages was developed. Therefore, all townhouses are subject to the provisions of Section 5.01B.

Maintenance/repair of group or individual mailboxes associated with townhomes will continue to be the responsibility of the Homeowners Association, however it should be noted that maintenance and repair costs will be passed on to the affected townhome owners in the form of a Townhouse Assessment according to the provisions of Article IX Covenants for Maintenance Assessments, Section 9.04 Townhouse Assessments which require a 3 bid process, when possible, to determine the cost of said repairs and a pro rata assessment of the costs to the affected townhome owners.

Policy adopted by vote of Board of Directors at its regular meeting on March 27, 2013.

Rainwater Collection System

Adopted October 23 2019

INTRODUCTION:

Recognizing that change in climate and population increases in the Southern Arizona region makes water a precious resource, the collection and use of rain water is becoming much more important for irrigation purposes. The cost of installing barrels or tanks can run from approximately \$400 to several thousand dollars for whole yard irrigation. The large tanks are expensive, thus may be cost prohibitive for many residents. However, rainwater is the best water available for plants. Using stored rainwater will reduce a resident's water bill and reduce the amount of water removed from the aquifers Green Valley is dependent upon.

Water in the Villages is \$1.40 per 1000 gals. It is reasonable to assume that the cost of water in a desert will only increase. At the present cost of water there is no cost effectiveness for large water tank installations. Installing a large water tank for whole house use presents other challenges for the homeowner. Not the least of which is cost, code compliance and maintenance. Therefore this Rule is specific to irrigation uses.

The homeowner (as with any project) is responsible for potential damages as a result of installation and use, including damage to adjoining property and current drainage system. To be neighborly it is suggested that you let your neighbor know ahead of time that you will be installing the larger tanks, 1,000 gals and above as they usually average about 6 ft. tall and 8 ft. wide. Ideally tanks will be at least 20 ft. or more from your neighbor.

RULES:

1. A rainwater collection system shall comply with all applicable Pima County Building and Health codes. In addition, the system shall comply with the Villages CC&Rs and all Rules established by the Board of Directors.
2. Installation of a rainwater collection system, whether by a Homeowner or Contractor requires Architectural Committee approval prior to starting the project. An Architectural Request Form is available on line at the Villages website (www.villagesofgreenvalley.org) or at the Business Office. Requestor must identify the type and location of the collection system on the property and include a sketch or diagram.
3. Pima County Building & Health codes may apply to certain systems. It is the homeowner's responsibility to ensure the system is in compliance with all applicable County codes. The Architectural Committee can assist you with establishing what codes may apply.
4. Tank installation shall comply with Pima County setback requirements.
5. Tanks shall not be installed on Common Areas.
6. No tanks are to be installed on the roof of a home or outbuilding.
7. Tanks may be metal or plastic.
8. Tanks are to be the same color as the house or a neutral color. This would not pertain to the smaller decorative rain barrels with less than 90 gal capacity.
9. Tank location shall not create an access/egress restriction for emergency personnel (medical, fire).
10. Most rainwater collection systems would likely collect rainwater from the gutter system of the home. Therefore, a method to prevent tank overflow must be provided.
11. Tank location must be considered for visual and aesthetic reasons not only for the homeowner but also neighbors and other residents.

12. Tank shall be fitted with mosquito netting or suitable cover. Homeowner must use suitable mosquito/larvae killer in the water. These can be bought at any hardware store.
13. Tank should be 'hidden from view' as much as is feasible. Walls, fences or plants may be used.

HOMEOWNER RESOURCES:

<https://loomistank.com/rainwater-tanks.shtml>

<http://southernarizonaraingutters.com/>

<https://www.watercache.com/resources/rainwater-collection-calculator>

Available from Tractor Supply:

The CountyLine Galvanized Oval Stock Tank is designed to withstand harsh environments. Made of high quality galvanized steel, this stock tank is both resistant to rust and extremely durable so you won't need to replace it any time soon. Galvanized steel with zinc finish with 1 year limited warranty

Galvanized Oval Stock Tank, 3 ft. W x 2 ft. H x 8 ft. L 300 gal. \$269.99

Oval Galvanized Stock Tank, 2 ft. W x 6 ft. L x 2 ft. H, 169 gal. \$179.99

(2 tanks = 338 gal) These are the ones I have now.

Round End Stock Tank, 2 ft. x 1 ft. x 6 ft., WT216 70 gal. \$149.99

Oval Galvanized Stock Tank, 2 ft. W x 4 ft. L x 1 ft. H, 40 gal. \$89.99

Contact Deb Dennison via the Business Office for additional information and planning guidance.

Masonry Type Mailboxes or Post Lights

Adopted October 28 2020

Exclusions:

This Rule does not apply to existing metal mailbox and lamp post supports.

This Rule does not affect existing color requirements for mailboxes or lamp posts. That is, approved colors are black, white or house body color.

This Rule does not apply to townhome cluster mailboxes.

General Requirements:

Homeowner(s) must obtain Architectural Committee approval prior to project start.

When shared mailboxes are involved the masonry work shall encompass all mailboxes. Meaning both homeowners must be in agreement.

In the Villages, mailboxes are typically located near the roadway on County right of way. This being the case, County requirements (if any) must be considered by the homeowner.

Mailbox shall comply with United States Postal Requirements (USPS). Variations to these requirements must be approved by the USPS. See USPS mailbox and placement requirements that follow this Rule (figure a).

Each homeowner is responsible for the maintenance and repair of their mailbox and post light. Shared mailboxes between adjacent homeowners are the joint responsibility of those homeowners.

All masonry structures intended to support a mailbox or exterior post light shall comply with the following.

Overall design shall be consistent with the aesthetics, appearance and architectural theme of the home it serves. An engineered foundation shall be included to provide adequate long term stability of the design.

Overall height shall be no more than 5 feet (60 inches) above grade.

Overall footprint shall not exceed 2.25 sq ft for a mailbox (1 or more) or 1 sq ft for a post light.

Electrical work shall comply with Pima County requirements and National Electric Code (most recent edition).

Light shall be controlled by a dawn to dusk type sensor.

Lamp shall be 60 watt minimum. LED lamp is preferred.

Permitted materials are brick, slump block, stucco, and natural stone. River rock is prohibited.

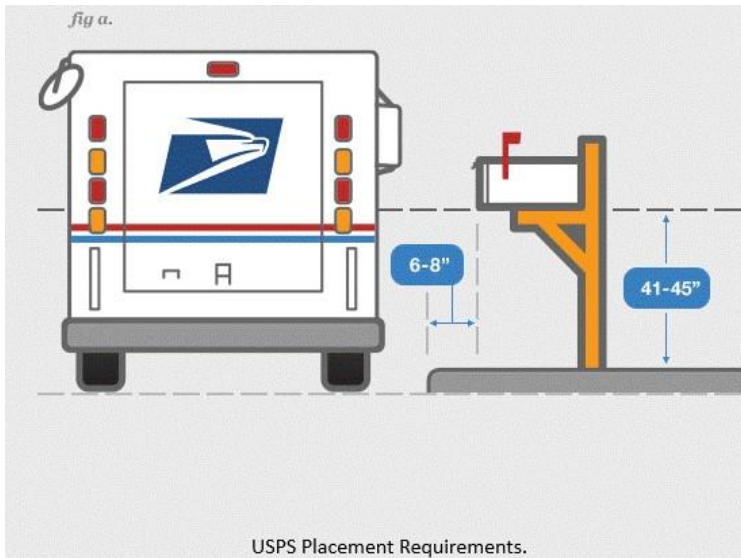
Masonry color shall be natural color (if stone) or the same as or complement the house body color.

Masonry structure shall not create a public safety hazard or nuisance.

Masonry structure shall not create safety hazard to vehicular traffic or obstruct County requirements for pedestrian/vehicular sight lines.

Chimney flues, being of a temporary nature, installed over an existing post light are permitted.

Chimney flue color and pattern design shall be compatible with and compliment the home color scheme.



USPS Mailbox Size & Construction Standards for Curbside Mailboxes

A mailbox with the Postmaster General's (PMG) seal of approval meets USPS size and construction standards. If you build your own mailbox or buy a custom-made one, it must meet the PMG standards. Show your local postmaster your mailbox plans or your custom-made box for approval. House number for each mailbox must be visible from the street side.

~~~~~ End ~~~~~

## **Court Usage**

**Board Approval and Adoption:** April 27 2022

This Rule applies to resident and their guest usage of the Tennis and Pickle Ball courts.

This Rule supersedes all prior rules established for court usage.

### **General Requirements:**

Use at your own risk. Users of these courts shall hold The Villages of Green Valley Inc. (The Villages) harmless in the event of accident, injury or claim.

Courts are for the use of residents of The Villages and their guests. One HOA household may bring a maximum of 3 non-resident guests. The HOA resident must be a player on the court (one lot, one court).

Anyone not playing must be outside the court.

Courts are available for use from 7:00 am to 7:00 pm daily; weather permitting. Night play is not permitted.

Courts may be used on a first come first served basis unless it conflicts with scheduled and published league or group play time. Scheduled play times shall be published on the bulletin board in the Ramada area.

Do not play on a wet or damp surface.

Only court shoes are allowed on the court surfaces. No chairs, coolers, glass, walkers, canes or other personal items (except for personal non-glass water bottles).

Brooms and leaf blower are available for cleaning court surface.

Return all HOA playing equipment to the storage cabinet after use.

## **Shade Sails, Canopies and Windscreens**

### **Board Approval and Adoption: October 26 2022**

This Rule applies to fabric Shade Sails, Canopies and Windscreens intended to provide shade or protection from the sun or wind in public and private areas within the Villages of Green Valley.

This Rule applies to the addition, repair, replacement, removal, relocation or alteration of fabric Shade Sails, Canopies and Windscreens.

Shade Sails, Canopies and Windscreens are also be referred to in this Rule as Shade Devices.

### **Exclusions:**

This Rule does not apply to existing Shade Devices in place as of the date of Board approval.

Canopies and Umbrellas that are self supporting or intended for short term (temporary) use are exempt from this Rule.

### **General Requirements:**

Homeowner(s) must obtain Architectural Committee approval prior to the addition, repair, replacement, removal, relocation or alteration of Shade Devices.

Color, patterns (if any) and shape of a Shade Device shall be consistent with the aesthetics, appearance and architectural theme of the home it serves and the Villages in general.

If a Shade Device is permanently removed, all posts and securing devices shall also be removed.

The use of utility type tarps (usually brown, silver or blue in color) as shade devices are prohibited and are not excluded from this Rule.

### **Shade Sail, Canopy and Windscreen Requirements:**

Location and installation of Shade Devices shall not create a safety risk or restrict access to a homeowner's property.

Location and installation of Shade Devices shall not create a restriction on a neighbor's normal and ordinary use of their property.

Shade Devices shall not be attached to any common wall. A common wall is defined as any wall where adjacent homeowners have a shared responsibility for the maintenance and or repair of such wall.

Support posts shall be used to secure the Sail or Windscreen on all corners. However, a homeowner may choose to secure a corner(s) to his/her home.

Support posts shall not be placed in a common area without the express written permission of the Homeowners Association (Villages of Green Valley Inc.). An approved Architectural Request will constitute written Association approval. Support posts shall be made of round or square metal. Wood posts are not permitted.

Support posts shall be cemented into a hole in the ground of sufficient depth as to provide a strong and durable footing capable of withstanding high wind gusts.

Devices used to attach the Shade Device to a support post or homeowner's wall shall be of sufficient strength to withstand high wind gusts and hail accumulation.

Fabric material shall be fire rated and comply with all relevant safety standards for intended use. For example, NFPA 701 – 2010 and ASTM E-84 (Class 1 or A rating).

Lighting used to illuminate a Shade Device for personal or decorative use shall not be intrusive upon a neighbor's normal and ordinary use of their property. Said lighting shall be turned off between 9pm and dawn.

## **Post or Garage/Carport Lighting (Exterior)**

### **Board Approval and Adoption: 11-28-2022**

This Rule supersedes and replaces all other references to or Rules regarding Post Lights.

This Rule applies to repair, replacement, removal, alteration or addition to existing or new construction lamp post and garage/carport lighting.

This Rule applies to exterior lighting intended to illuminate public and private areas so as to facilitate the safe passage of pedestrians, homeowners and guests.

### **Exclusions:**

This Rule does not apply to existing lamp posts or garage/carport lighting as of the date of Board approval.

This Rule does not apply to lighting of the US flag, low voltage or solar powered lighting typically used for illuminating sidewalks or pathways.

### **General Requirements:**

Each home in the Villages requires an exterior lamp post light in the vicinity of the sidewalk or walkway area so as to facilitate the safe passage of pedestrians, homeowners and guests.

Homes that currently have no light pole may add one upon approval by the Architecture Committee.

Homeowner(s) must obtain Architectural Committee approval prior to changes to an existing lamp post/fixture including appearance, removal or relocation.

Light fixture and lamps shall comply with Pima County Ordinance 12 – 14, City of Tucson/Pima County Outdoor Lighting Code as amended from time to time.

Electrical work shall comply with Pima County requirements and National Electric Code (most recent edition).

Lamp(s) output shall be 60 watt minimum, 75 watt maximum or the equivalent in lumens if an LED lamp is used. Wattage/lumen output is the aggregate of all lamps in the fixture.

The Association strongly recommends using a licensed electrician.

Each homeowner is responsible for the maintenance and repair of their post light.

Seasonal lighting is considered to be temporary and is permitted from Halloween through January 15.

Lamp color shall be warm white or equivalent. Colors representing a political or ideological position are not permitted. Such lamps may be used in porch or garage mounted light fixtures.

Chimney flues, installed over an existing post light, as a decorative feature and being of a temporary nature, are permitted.

Chimney flue color and pattern design shall be compatible with and compliment the home color scheme.

**Post Light Requirements:**

Overall design shall be consistent with the aesthetics, appearance and architectural theme of the home it serves and the Villages in general.

Post shall be made of round metal or suitable high strength plastic. Wood posts are not permitted.

Post and fixture color shall be black, white or house body color.

There shall be no more than one light fixture per post.

Light fixture height shall be 13 inches or less.

Overall height (including light fixture) shall be no less than 5 feet (60 inches) and no more than 6 ft 6 inches (78 inches) above grade.

Post lights shall be controlled by a dusk to dawn sensor.

Post Light electrical power shall be maintained year round. Solar powered lamp output shall meet or exceed 650 lumens from dusk to dawn.

Existing lamp post may be augmented with a garage/car port light fixture.

**Garage/Carport Mounted Lighting:**

Garage/carport mounted light fixture design shall be consistent with the aesthetics, appearance and architectural theme of the home it serves and the Villages in general.

Garage/carport lighting shall be in working order at all times if the sole source of exterior lighting for public areas.