

# SAND FLOWER COMMUNITY ASSOCIATION

## SAND FLOWER COMMUNITY RULES – SIMPLIFIED OVERVIEW

Dear Sand Flower Homeowner,

**What is Sand Flower?** Each homeowner in the Sand Flower subdivision is a member of the homeowner's association, called Sand Flower Community Association, which is a non-profit association organized under Arizona law. Each owner of a home in Sand Flower is a "Member" of the Association. The original developer(s) of the subdivision created a series of rules and regulations, called the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements ("CCR's," since amended), which govern the activities of the homeowners and their property in certain ways.

**This Document is a Summary of the CCR's and Community Standards.** What follows is a simplified overview of the CCR's and the Architectural and Landscaping Standards promulgated by the Board of Directors of Sand Flower under the CCR's. The Standards set out a process for obtaining approval by the Design Review Committee of the Board *before* any changes covered by the Standards are undertaken. Consult the CCR's and the Standards for complete details.

The responsibility of the Design Review Committee is to ensure the harmonious, high-quality image of Sand Flower is implemented and maintained. Modifications to any property or its structures must have prior written approval unless the nature of the project is basic maintenance and repair. Homeowners are required to submit plans to the Homeowners' Association's management company prior to starting any project. It is critical that approval of covered changes be obtained before beginning any work. **Failure to obtain pre-approval can mean that work must be torn down or redone, which will likely be costly..**

**Where Can I Find More Information?** More information on the community rules and requirements is available in your copy of the CC&Rs which you received at closing. The CCR's, Standards and application forms are also easily accessible on the community website, [Sandflowerhoa.com](http://Sandflowerhoa.com), and the community portal of our management company, AZCMS, [azcms.com](http://azcms.com). If you do not have your sign-in information for the AZCMS site, please contact our Community Manager at (480) 355-1190.

### **CCR and Standards Overview:**

1. **Architectural Applications:** Modifications to the exterior of any home are required to be reviewed by the Design Review Committee. An architectural application is required for review and can be found on the Sand Flower Community Portal. You may submit an architectural application form and any attachments by mail or email to [ARC@azcms.com](mailto:ARC@azcms.com). AZCMS will forward the application to the Design Review Committee for Action and will advise the owner of the Committee's action on the application. For any questions related to architectural applications, please call AZCMS at (480) 355-1190 and ask for the administrative assistant assigned to Sand Flower. The mailing address for AZCMS is: 15300 N. 90th St. Suite 800, Scottsdale, AZ 85260.

2. **Painting:** The most common exterior maintenance item is painting, particularly in our harsh summer climate. If you intend to repaint, please inform the Design Review Committee via AZCMS. If you intend to use the same color paint as existing, then no formal approval is required, but the Design Review Committee should be informed to have a record of the repainting. If you intend to use a different color paint than existing, a list of pre-approved colors and manufacturers is available on the AZCMS portal website. Exceptions to the list of pre-approved colors must be approved in advance by the Design Review Committee. Send the application to AZCMS, as above.
3. **Speed Limit:** The speed limit in Sand Flower is 25 MPH. Pedestrians have the right of way. Walkers should walk against the traffic and bicyclists should ride with the traffic, in accordance with Arizona law. (A.R.S. §28-796)
4. **Parking:** Only currently licensed and operating vehicles may be parked on driveways and concrete pads. No vehicle may be parked even partially on landscaped areas or rocks or (unless engaged in active maintenance) behind the privacy walls. Scottsdale's parking regulations also apply in Sand Flower
5. **Campers, Trailers, etc.:** No motor vehicle classed by manufacturer rating as exceeding  $\frac{3}{4}$  ton, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, boat, boat trailer or other similar equipment or vehicle may be parked, maintained, constructed, reconstructed or repaired on any Lot or street in Sand Flower so as to be Visible From Neighboring Property or to be visible from the Common Areas or the streets. CC&R Section 4.1 (y)
6. **Landscape Maintenance:** All areas of a lot must be neatly kept and free of garbage, dead plants, broken landscape lighting or irrigation lines and invasive species. The Landscaping Standards contain a list of invasive plants and those that are permitted in landscaping. Major landscaping projects require approval of the Design Review Committee.
7. **Home Maintenance:** All homes are to be properly maintained. .
8. **Landscape and Exterior Lighting including Coach Lights:** No light may create a glare towards the street or neighboring lots. No fixture may illuminate another lot or its landscape. Motion sensing fixtures must have a shielded and recessed bulb and may not be intrusive to other lot owners. Coach lights must have frosted glass (opaque) so that the bulb is not seen. Coach lights must have pre-approval or risk being disallowed as installed. Check the Standards for permitted wattage and hues (Kelvin rating).
9. **Signs:** Only one "For Sale" sign is permitted. Temporary garage sale signs are allowed only on the day of the sale. No other signage is permitted without board permission. Political signs are regulated by state law.
10. **Pets:** Owners must immediately remove any pet waste in all areas including the washes, common areas and trails. Excessive barking can result in a violation letter or fine.

11. **Garbage and Recycling:** Refuse may be kept only in the proper City container and placed at the curb at sunset the evening before the day of collection and removed no later than the following morning at 9 AM. Containers must be stored completely out of sight from the street, other lots and the common ground.
12. **Bulk Trash:** Yard waste can be placed at the street 9 days before the Monday of pick up week. The pick-up week can be found on the City's website. Homeowners are responsible for removing any remaining debris immediately after. Please do not add to your neighbor's pile. Place items near your driveway curb area.
13. **Holiday Decorations:** All holiday lights and decorations must be removed no later than January 15. No string lights may be left permanently attached to the house or landscape plantings including cactus.
14. **Street Encroachment:** No shrub or tree may encroach upon the street unless it is above the height of 10 feet. No shorter plants may protrude into the street or over any part of the concrete road edge. Lots with street corners must adhere to Sight Distance Easements.
15. **Protection of the Common Ground:** No resident may alter or disturb any part of the common ground or make any improvement over their lot line and into the common ground. The HOA reserves the right to charge back to that homeowner any expenses to make the necessary repairs to restore the area.
16. **Construction:** Any exterior project or construction must be pre-approved by the Design Review Committee. Roll away dumpsters are preferred and their location must be registered with the Management Company in advance.
17. **Rental Properties:** The rules for rental properties are different, depending upon when you purchased your Sand Flower property. If you purchased after June 9, 2023, rentals must be for a minimum period of 30 days. If you purchased prior to that date, there is no minimum rental period. You may rent only to "single family" tenants, as defined in the CCR's. You may not rent only a portion of your home. Renters are subject to all the same rules as owners. Tenants' names and contact information must be submitted to the management company. If you intend to rent your property, it is advisable to review all applicable procedures and restrictions. See CCR's 4.1(ae)

This document is only a summary of key provisions of the CCR's and the Standards. You should consult the full documents if you have questions about procedure or what is permitted. Members of the Board of Directors are also available to answer questions.

As of: May 1, 2026