

CARMEL POINTE HOA RULES & REGULATIONS

REVISED February 1, 2025

IT IS THE RESPONSIBILITY OF EACH CARMEL POINTE RESIDENT TO COMPLY with these Rules and Regulations as it is the responsibility of the CPHOA Board of Directors to enforce them.

1. Fees and assessments shall be paid by homeowner on a timely basis. Failure to pay on time may lead to late fees and possible legal action.
2. Dwellings shall be used solely as private residences. Commercial activity is not permitted.
3. All rental agreements of homeowner's properties must require tenant compliance with Association rules. Owners are responsible for both parties (renter and lease/rental- company) in non-compliance issues. If you intend to use your home as a rental property, you also need to comply with ARS (Arizona Revised Statutes.)

RENTAL PROPERTIES NOTICE

- A. Governing Documents of the Association require notification of the HOA for each new rental.
- B. Arizona State Law (33-1260.01) now requires notification to the HOA when a property is leased.
- C. State Law allows HOA's to ask for limited information.
- D. A Tenant Information Form is to be completed for each new lease. This form also needs to be signed by both the Homeowner/Designated Agent (if applicable) and the tenant.
- E. Tenants must be provided with a copy of all the governing documents so that they are completely aware of their responsibilities regarding them. This information exchange is important to the safety of all CP residents in emergency situations.
- F. HOA's may elect to collect a \$25.00 fee for registering each new lease.
- G. You may designate an agent to manage your rental and receive all letters and notices. If you choose to do this, please include a copy of that designation when you send in the Tenant Information Form.

***NOTE:** The Tenant Information Form may be obtained by contacting the management company.

4. Trash and recycle containers shall be stored in your garage or out of view of your neighbors. When collection service is scheduled between 6:00 AM and 10:00 AM for either the re-cycle or trash collection, only the re-cycle container that is scheduled for the earlier pick-up may be put out the night before the collection day. The trash container that is scheduled for pick-up after 10:00 AM or later should not be put out until the morning of the collection day. The containers should be removed from the street and stored by the evening of the scheduled pick-up. Containers should be placed on the blacktop, NOT CURBS, so the waste disposal truck's mechanical arm can properly manipulate the container.



5. Displaying signs is allowed as follows: security signs, real estate for sale/lease/rent or notices required by legal authority & political signs in accordance with Arizona laws (Arizona Revised Statute 33-1808). No other signs shall be displayed which would be visible from neighboring properties
6. Garage doors should be kept closed except for ingress and egress.
7. There shall be no outside storage or outside overnight parking of boats, trailers, commercial vehicles, trucks weighing more than $\frac{3}{4}$ ton, or in-repair vehicles. Recreational vehicles may be parked within the community in front of the resident's home for the purpose of loading/unloading for no longer than forty-eight (48) hours so as not to obstruct the ingress or egress to neighbor's driveway. Parking of recreational vehicles for more than forty-eight (48) hours requires prior written consent from the Association Manager.
8. No exterior clotheslines shall be erected, and outside laundering is not permitted.
9. Prior to any structural modification being made to the exterior of your home, including landscaping, approval in writing is required from both the Carmel Pointe's HOA Architectural Control Committee and Canada Hills Master HOA Design Review Committee. To obtain the appropriate documentation and forms to submit a request for modifications, contact either the Carmel Pointe HOA President or the Association Manager of the Carmel Pointe management company. Failure to do so could result in the modification having to be returned to the original design and/or a fine or penalty imposed.
10. No changes in the final grade or the installation of any landscaping to any part of the properties shall be permitted without approval in advance and in writing from the Carmel Pointe HOA Architectural Control Committee. (See R&R #9).
11. Growth or planting in the Common Area shall not be removed nor shall new planting be initiated except as approved by the Carmel Pointe HOA Architectural Control Committee (See R&R #9).
12. There shall be no interference with the established drainage pattern over any property.
13. The parking slots designated "Visitor Parking" located north of the mailboxes are for short-term parking for guests and visitors of Carmel Pointe and should not be used by residents
14. Parking on the street overnight is not allowed. Residents may request and receive Board of Directors' approval for overnight parking on the street for a caregiver's vehicle in order to keep drive-way clear for emergency vehicles in accordance with the ADA Act. All vehicles parked on the streets shall keep all four tires on the blacktop. Refrain from putting any tires on the concrete curbs.



15. Maintenance, repair and upkeep of each property shall be at a level defined as “reasonably high standards” and enforced for the mutual benefit of all property owners. When violations of these rules are discovered, the Board of Directors has the authority to order correction of the violation, to levy fines and/or attach liens and to cause repair, maintenance and re-painting, etc. of properties if necessary, and at the owner’s expense.
16. Garage sales are limited to the community sales, normally done in the spring. Homeowners wishing to hold a moving/estate sale on dates other than the scheduled community sale can make arrangements with Carmel Pointe HOA’s management company to obtain prior approval. Moving/estate sales are limited to two days.
17. Dogs shall be leashed at all times and their waste properly disposed of in accordance with the Town of Oro Valley Town Code Chapter 18-3-1 & 4. *(Dog waste removal is a civil infraction for the owner or person that fails to immediately remove and dispose of dog waste in a sanitary manner, any solid waste deposited by such dog on public property and/or on any private property without the consent of the person in control of the property. Oro Valley may fine up to \$250 for reported infraction.)* Cats shall not be allowed to roam free. Dogs shall be leashed at all times and their waste properly disposed. Not cleaning-up after your pet poses a health concern for you and your neighbors. The Town of Oro Valley enforces a leash law.
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18. Feeding birds can create a “nuisance” for neighboring properties and it is prohibited with the exception of humming-bird feeders only.
19. Carmel Pointe HOA’s Light Brigade Advisor oversees the bulb replacement of the address light on each resident’s home with the expense included in the Carmel Pointe HOA Annual Budget. The Light Brigade Advisor also replaces burnt out bulbs over the garage of each resident. However, all repairs and associated expenses to repair/replace the garage light other than the bulb are the responsibility of the homeowner.
20. Rear patio lights on the back side of the house shall not be left on all night as these cast light-pollution upon neighboring homes. EXCEPTION: All homes on the perimeter of Carmel Pointe with no homes behind them can leave their patio lights on during the night.
21. Golf cars are permitted on roadways, driveways, and designated cart path only. Golf cars are not to be driven on common areas.
22. Please note: when repainting the exterior of your home, the only acceptable exterior paint color is **Sherwin Williams Silver Beige #2422**. This ensures consistency throughout our Carmel Pointe community.

