

Crestview CCRs Table of Contents
Please note that Arizona Statutes supercede the CCRs

Section	Content	Applies to Crestview HOA Now
Article 1	Definitions	x
2.1	Empowers the association	x
2.2	Authorizes board and directors to act	x
2.3	Authorizes rules and regulations and imposing fines	x
2.4	Establishes and defines the Architectural Committee	x
2.5	Sub-associations	
2.6	No personal liability	x
3.1	Members are property owners	x
3.2	Transfer of membership only by sale	x
4.1	Membership classes	
4.2	One vote per lot	x
4.3	Corporate ownership designates one person to vote	x
4.4	Suspension of voting rights dues to assesment arrears	x
5.1	Personal obligation for assessments and lien	x
5.2	Purpose of assessments	x
5.3	Maximum annual assessment 5% w/o 2/3 membership	x
5.4	Supplemental assessment - 2/3 membership	x
5.5	Special assessments for construction	
5.6	Notice and quorum for membership action on assessments	x
5.7	Uniform assessment rate	x
5.8	Builder assessment rate	
5.9	Dates of commencement and annual assessments	x
5.10	Nonpayment and remedies	x
5.11	Lien on 1st mortgage	x
5.12	No exemption of owner	x
6.1	Land use classifications	
6.2	Limits use to residential/home business - Rental limitations 20% or 17 homes	x
6.3	Animal restrictions	x
6.4	Antennas need Architectural Committee approval	x
6.5	Roof mounted equipment need Architectural Committee approval	x
6.6	Lines and wires need Architectural Committee approval	x
6.7	Exterior changes need Architectural Committee approval	x
6.8	No temporary buildings	x
6.9	Trailers and motor vehicle restrictions	x
6.10	Nuisances both visual and aural	x
6.11	Trash collection restrictions	x
6.12	Outside clothes drying restrictions	x
6.13	Machinery and equipment restrictions	x
6.14	Further subdivision restrictions	x

Crestview CCRs Table of Contents
Please note that Arizona Statutes supercede the CCRs

6.15	Sign restrictions	x
6.16	Declarant's exeption	
6.17	Planting or landscaping need Architectural Committee approval	x
6.18	Mineral exploration	x
6.19	Disease and Pests	x
6.20	Trash and debris during construction	x
6.21	Initial landscaping installation	
7.1	Blanket utility easement	x
7.2	Easement for encroachment	
7.3	Easement for Ingress and Egress	
7.4	Association right of entry	x
7.5	Association easement for performing maintenance	
7.6	Drainage easements	x
8.1	Owner's easement of enjoyment (pertains to common areas)	
8.2	Delegation of use of common areas	
8.3	Limitations of owner's rights in common areas	
9.1	Maintenance of common area by association	
9.2	Maintenance of areas within or adjacent to Crestview	x
9.3	Maintenance by owners	x
9.4	Damage or destruction of common areas by owner	
9.5	Nonperformance of maintenance by owner	x
9.6	Preservation and maintenance of public art	
10.1	Party walls bordering one or more properties	x
11.1	Scope of insurance	x
11.2	Documents of insurance	x
11.3	Replacement or repair of common area	
11.4	Owner's insurance requirement	x
12.1	Mortgage holder not responsible for assessments	x
12.2	Mortgage holder acting as owner during foreclosure	x
12.3	Mortgage holder after foreclosure and assessments	x
12.4	Satisfying assessments upon sale of foreclosed property	x
13.1	Gives HOA the right to enforce	x
13.2	Severability	x
13.3	Duration 20 years plus successive 10 periods	x
13.4	Amendment by owners - 90% 1st 20 years 75% thereafter	x
13.5	Amendment by board to conform to law	x
13.6	Violations and nuisance	x
13.7	Violation of law	x
13.8	Remedies are cumulative and not exclusive	x
13.9	Delivery of notices and documents	x
13.10	Binding effect	x
13.11	Gender use	x
13.12	Topic headings	x

Crestview CCRs Table of Contents

Please note that Arizona Statutes supercede the CCRs

13.13	Survivor of liability	x
13.14	CC&Rs prevail over other documents	x
13.15	Joint ownership and liability	x
13.16	Attorney fees recoverable from owner	x
13.17	Declarant's right to similar name	
13.18	Annexation of property	
13.19	HUD/VA approval	