

*G*REEN VALLEY

DESERT HILLS No. 4, Inc.

*A Simplified Summary of
Rules and Regulations*



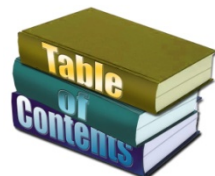
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***** Please read and keep for future reference*****

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According to the By-Laws of Green Valley Desert Hills No. 4, Inc. the Directors may adopt and publish rules and regulations governing the use of our community, which include: homeowner properties, facilities and the personal conduct of the members and their guest.

OWNER'S RESPONSIBILITY

Green Valley Desert Hills No. 4, Inc. is a Townhome Community. As a result each owner is responsible for:

1. Paying for Pima County Taxes and Utility Costs
2. All exterior appliances (heating/air conditioner)
3. All interior appliances
4. Roof Maintenance
5. Necessary repairs to the residence which include:
exterior walls, trees, shrubs, grass, walks, driveways
and any other exterior structures on the property
6. Maintain Homeowners Insurance on the residence
7. Payment of annual Homeowner's Dues & other fees

ARCHITECTURAL RULES

The Architectural Committee may develop written rules and regulations on construction to be submitted to the Board of directors for approval or revision and approval. The Committee shall have the exclusive right, exercisable in its sole discretion, to approve or reject plans, specifications and plot plans proposed by homeowners. **(Necessary forms may be found on our website www.deserthills4.com or by contacting the Architectural Committee).**

IMPROVEMENTS

Prior to making any improvements, whether such improvements be initial improvements or later alterations, modifications or other changes, all Owners shall be required to obtain the written approval of the Architectural Committee. The Owner shall submit to the Architectural Committee two (2) complete sets of plans for the proposed improvements, specifications (including exterior color schemes) and plot plans which shall include the location of dwellings.

1. Approval of the plans and specifications shall be evidenced by the written endorsement of the Architectural Committee made on the plans and specifications. A copy of the endorsed plans shall be rendered to the Owner of the Lot proposed to be improved prior to the beginning of any construction. One (1) set of plans and specifications shall be retained by the Architectural Committee. No changes or deviations in or from the plans and specifications, insofar as the exterior of the proposed improvements are concerned, shall be made without the written approval of the Architectural Committee.
2. After construction is completed, no changes shall be made, including no change of exterior color or roof design and style without the written permission of the Architectural Committee.
3. Architectural and improvements shall be deemed to include, but not limited to,
 - a. Structures,
 - b. Fixtures (example exterior lights),
 - c. TV and Radio antennae's,
 - d. Satellite stations or dishes.
 - e. Front Doors, Windows, and Gates
 - f. Walls
 - g. Fences
 - h. Copings
 - i. Awnings
 - j. Sun Shades
 - k. Flagpoles
 - l. Landscaping and any and all other related matters
 - m. Solar Panels
5. All plans must meet the following minimum criteria and such further criteria as the Architectural Committee promulgates:
 - a. Be in accordance with the provisions of this Declaration and written rules and regulations of the Architectural Committee;

- b. The location, style of architecture, exterior color schemes, height, location of exterior lights, shall be in harmony with the general surroundings of the buildings or structures or proposed buildings or structures on any Lot subject to these covenants;
 - c. Be in sufficient detail to permit the Architectural Committee to make their determination; and
 - d. Owner is solely responsible for obtaining a building permit from Pima County. Neither the Association nor the Architectural Committee shall be responsible in any way if said permit is not obtained by the county. Any repercussion from the County will solely rest with the homeowner.
6. The Architectural Committee shall either approve or disapprove said plans and specifications within thirty (30) days from receipt thereof.
7. Neither the Association nor the Architectural Committee shall be responsible in any way for any defects in any plans or specifications submitted in accordance with the aforementioned, nor for any structural defects in any buildings or structures erected according to such plans or specifications.

APPROVED PAINT COLORS:

Any repainting of roof or exterior should be approved in writing by the Architectural Committee BEFORE work is started. Also, any exterior changes to building or brick walls require prior approval. Requests should be submitted in writing to the Architectural Committee. The answer to the request will be given within 30 days.

Forms may be found on our website:

www.deserthills4.com or you may contact the committee.

Exterior Walls (Block/Stucco): Adobe and Cliff Brown

Exterior Trim: Mesa Tan and Pine Cone

Wood Exterior Walls: Mesa Tan and Pine Cone

Roof: TAN (Anyone who paints their roof white and there is a complaint, you must repaint the roof TAN.)

TREES AND OTHER VEGETATION ON PRIVATE LOTS

All trees and other vegetation on private Lots should not to a significant degree interfere with the view from neighboring dwellings. If an Owner believes his or her view is to a significant extent interfered with by a tree or other vegetation on the neighboring lot, the complainant may request, in writing, the Architectural Committee to determine if significant interference of view is present (for example a tree or other vegetation is higher than the parapet and/or highest part of an owner's unit, whichever is higher) If the Committee agrees there is a significant interference, the Committee will notify the Owner to have the tree or other vegetation appropriately trimmed or removed, the cost thereof paid by the Owner.

LIGHTS

Courtesy Lights must be kept lighted during dark hours. If you are away, have someone responsible for maintenance of the light. By keeping your courtesy lights on while you are away will discourage unwanted break-ins. The Architectural Committee recommends yellow bulbs, however we do understand that depending on your fixture yellow bulbs may not be available. Wattage of bulbs may not exceed 60 watts for single lamps or two 15 watt bulbs for double lamps.

Christmas Tree Lights may be kept on the property from the third week of November to the second week of January.

VEHICLE PARKING

Vehicle parking-

1. The extra parking areas on each street are not to be used as a place to park your second car. Each and every one of those areas is clearly marked for **VISITORS ONLY**.
2. No overnight parking allowed on streets. Vehicles must be put in carports, garages, and or driveways. Guests may use assigned parking areas on each street.

CLOTHESLINES, RUBBISH, AND WOOD STORAGE

Clotheslines: shall be concealed from view of neighboring Lots and Streets. **Rubbish containers** shall be kept in a clean and sanitary condition. Owners should keep said container out of view of an adjacent street, however if the container is kept clean and sanitary and there are no complaints from the adjacent street it may be kept in the carport. **Storage Containers** that blend with the property may be placed in a carport. However, if the container is not in good condition and there are complaints from the neighbors then the storage container must be removed.

Wood may not be stored on the common ground nor in areas that are visible from the streets either front or rear views.

NOISE

Noise: No owner shall engage in unusually, loud or obtrusive noises or sounds especially after 10 p.m.

ANINMALS

1. No cattle, sheep, goats, pigs, rabbits, poultry or other livestock shall be kept on the properties.
2. No dogs, cats, or other animals may not be kept in kennels or similar enclosures on the properties
3. Dogs, cats, or other ordinary domestic pets are allowed, however they must be kept in the owner's residence and fenced yard.
4. Domestic pets must be on a leash when taking the pet outside. The owner is also required to pick up immediately any feces left on any other Owner's Lot or on the Common Areas.
5. Owners are also responsible in keeping their dog barking under control.

SOLAR PANELS

Solar Panels: Before the installation of Solar panels, the association must be notified. The association may not prohibit solar panels, but they do have the right to work with the installation company as to where they can or cannot be installed, size, and location. Homeowners must fill out a Architectural Change Form and submit it to the Architectural

Committee. (Form may be found on website www.deserthills4.com).

RIGHT OF INSPECTION

Inspection of Exterior Property: The Architectural Committee shall have the right to ascertain whether the provisions of this Declaration have been or are being complied with in regard to the exterior of a dwelling or upon its lot. Every attempt will be made to contact the owner or the owner's caretaker if the owner is absent. However, the inspection may take place without prior notification of the owner. The person conducting the inspection shall not be guilty of trespass.

MAINTENANCE COMMITTEE RULES

TREES AND OTHER VEGETATION IN THE COMMON AREAS

Trees and other vegetation in the Common areas thought to significantly interfere with views shall be referred, in writing, to the Maintenance Committee. **If the Committee agrees**, and the trimming needed is more than the routine maintenance work performed, and the complainant agrees to pay the cost, the Maintenance Committee will so inform the complainant, in writing, and will arrange for appropriate trimming or removal.

Common Ground-The Association maintains common areas by contract with a maintenance company. No garden refuse is to be placed on common areas, but must be removed by the trash pickup service. Any planting or removal on the common areas without prior approval by the Maintenance Committee is considered vandalism. No storage of any personal items may be kept outside of patio walls. This may include: wood, plastic containers, grills or any other item which may become an annoyance or nuisance to the neighborhood. If you see a problem that needs to be corrected, contact the Maintenance Chairperson in writing.

Common Areas -Drainage ways either in the front, side, or

rear of an owner's property must be clear of any permanent structure, plantings or any other material that may change the direction of flow or which may obstruct or retard the flow of water.

Native Growth-Any natural growth in the common ground shall not be destroyed or removed except by the Association or as approved, in writing, by the Maintenance Committee. If said growth is removed without permission, the Maintenance Committee may require the replanting or replacement of the same. The cost to be borne by the Owner responsible for such removal. Planting of any natural growth in the common ground shall not be planted without written approval of the Maintenance Committee. (Forms may be found on our website www.deserthills4.com).

GENERAL RULES:

Green Valley Desert Hills No.4, Inc is an age restricted community. As a result, each dwelling shall be occupied by at least one (1) person who is fifty-five (55) years of age or older, and no person under eighteen (18) years of age shall permanently reside in any Dwelling unit.

- a. Grandchildren under the age of 18 may visit with grandparents for no longer than a two week period in a one year period.

A **recreational vehicle** (including, not limited to a motor home, camper, van, trailer or boat) may be parked on an Owner's Lot or in any designated common parking areas within the subdivision for a period of not more than 72 hours in any seven-day period and not more than 144 hours in any thirty-day period, for the purposes of loading, unloading, or for providing parking for guest of the Owner who may be driving or pulling one of these recreational vehicles. The use and/or occupancy of a recreational vehicle (including, but not limited to, a motor home, camper, van, trailer or boat) as living

quarters on either a temporary or permanent basis is strictly prohibited on all portions of the Properties. The use and/or occupancy of a recreational vehicle (including, but not limited to, a motor home, camper, van, trailer or boat) as living-quarters on either a temporary or permanent basis is strictly prohibited on all portions of the Association.

Business: No business of any nature shall be conducted in any residence.

Renting of Property: An owner shall have the right to lease or rent his residence. Any lease agreement, verbal or written, with a tenant or lessee shall be subject to the Association Rules, By-Laws, and CC&R's. If the lease agreement does not contain the above the Board may declare said agreement to be null and void. At least one tenant or lessee must be 55 years of age or older and no person under 18 years of age may reside in the dwelling for more than a two week period in a one year period.

No room or rooms in any residence may be rented or leased; nothing in this paragraph shall be construed as preventing the renting or leasing of an entire lot, together with its improvements. However no Lot may be rented for a hotel or transient purpose, which shall be construed to mean for a period of less than thirty (30) days.

For Sale and Rent Signs.

At our October 19, 2007 meeting the Board passed a resolution regarding the new State Law concerning **FOR SALE AND RENT SIGNS**. It reads:

1. A real estate and /or Rental Company, or a homeowner selling or renting their home by owner, may display one sign either outside or indoors on the property that is for sale or rent.
2. The sign must be in conformance with industry standards in relation to size restriction, specifying that the sign cannot exceed 18 by 24 inches and the sign rider cannot exceed 6 by 24 inches
3. No other objects, such as a flyer box, may be attached to the

real estate or for rent sign. Of course the owner and/or realtors may erect one (1) portable open house sign on the property for sale during an open house. **No signs of any kind shall be permitted in the Common Areas at anytime.**

Dear Homeowner:

As mentioned on the cover, this is a simplified summary of the rules and regulations that are found in our HOA CC& R's. Also included are some rules and regulations that have been adopted by previous and/or the present Board(s). It was designed for homeowners and/or renters to use as a quick guide to locate important information, rules, and regulations about our association.

For more details please consult your Green CC & R packet that was given to you when you purchased your home. However, if you purchased your home before February of 2010 you may want to request the updated CC & R document from our President. Due to the high cost of reproducing the document, there will be a charge of \$10.00 to help defray the cost.

Thank you all for your cooperation and understanding of these rules and regulations as they were set up to protect our home values and the quality of our neighborhood.

Sincerely,

The Green Valley Desert Hills No. 4, Inc Board



GREEN VALLEY DESERT HILLS NO. 4, INC.



Officers and Committees 2023

Important Phone Numbers

Officers:

President:	Cindy Stinson	317-412-5498
Vice President:	Dee Waggoner	520-275-2865
Treasurer:	Jan Weatherbee	520-393-3798
Secretary:	Phyllis Buchanan	313-801-7723
Directors:	Geri Beal	520-400-0668
	Diane Jacobson	414-828-8916
	Susan Johnson	520-604-9039

(Please be advised that Board Members may change due to elections and/or resignations. Please refer to website or latest newsletter for any changes).

Committees:

Architecture:	Fred Waggoner	520-648-1568
Maintenance:	Ann Brooks	253-670-5246
Beautification:	Ann Brooks	253-670-5246
Budget:	Jan Weatherbee	520-393-3798
CC& R's:	Victor Wolfe	vwolf62@gmail.com
GVC Rep:	Cindy Stinson	317-412-5498
Neighborhood		
Watch:	Phyllis Buchanan	313-801-7723
Newsletter:	Susan Johnson	520-604-9039
Nomination:	Phyllis Buchanan	313-801-7723
Street Maint:	Jan Weatherbee	520-393-3798
Social:	Dee Waggoner	520-275-2865
Refuse/Recycle:	Phyllis Buchanan	313-801-7723
Website:	Jan Weatherbee	520-393-3798

(The names and phone numbers of committee members are chairpersons only. For additional information and/or changes due to new members please refer to our website or latest newsletter.)