PINON WOODS III HOMEOWNERS NORTH ASSOCIATION CORPORATION

RULES

**PURPOSE**

The Pinon Woods III Homeowners North Association Corporation Rules (hereinafter known as PW III Rules), are adopted in accordance with Section 5.4 of the Pinon Woods III Covenants, Conditions, and Restrictions (CC&Rs), effective October 26, 2022.

The Board of Directors (hereinafter known as the BOD) is the governing body representing the Pinon Woods III Homeowners North Association Corporation (hereinafter known as PWIII), an Arizona non-profit corporation.

The BOD has the authority to amend these Rules based upon Section 5.4 of the CC&Rs.

**RULES**

RUBBISH, TRASH & GARBAGE

All rubbish, trash, garbage containers, or other waste materials shall be kept out of sight from pedestrian and vehicle traffic, except on the day prior to, or on the day of, curbside garbage collection.

FIRE SAFETY

Yavapai County Outdoor Fire Ordinance shall be consulted before building any unconstrained outdoor fire.

No unconstrained outdoor fire shall be built during any “No Fire” period declared by either Yavapai County or Coconino National Forest.

HOME OCCUPATION AND USE

Homeowners shall occupy or use property or lots for personal residential purposes only. However, it is recognized that certain home occupations and/or events can be conducted without violation of the principal purpose of the residential use and enjoyment of the property. These are allowable when they can be unobtrusively conducted at a residence without odor, noise, traffic or parking congestion, or any other nuisance as may be identified in these Rules, in CC&R section 3.7, and/or be determined to interfere with the residential use and enjoyment of adjacent or neighboring property owners.

LOT COMBINATIONS

Combined lots shall be treated as one lot for the purpose of applying the architectural rules and regulations of PWIII, however, they will be considered as individual lots for dues assessment and vote count.

COMPLIANCE

Any homeowner may bring notice of violations of CC&Rs and/or any Rules herein to the attention of the property owner to resolve prior to bringing the issue to the attention of the BOD.

The BOD will take action on CC&R or Rules violations as follows. The BOD will provide written notification of the violation to the cognizant homeowner either directly in person or via U.S. Mail. The notification will state the violation, the allowable time for correction, and the fine to be imposed if the violation is not corrected within the specified time period. At the end of the period, the BOD will conduct a review and the homeowner will be notified in writing whether the correction is satisfactory or not. If the correction is unsatisfactory, the notification will stipulate the amount of the associated fine, the new correction period, and the fine associated with the new correction period. Where violations recur or are not corrected, the BOD may apply remedies in accordance with CC&R sections 8.1, 8.8, and 10.6.

SHORT TERM RENTALS

Owners who reside permanently in their property may execute short term rental contracts for less than 30 days, provided that they are present during the full term of the rental.

NUISANCES

No noxious, offensive, or unlawful activity shall be conducted on the property, nor shall any condition be created or allowed to exist on the property that may be or become an annoyance, disturbance, or hazard to others. No sounds that are unreasonably loud or annoying and no odor which is noxious or offensive to others shall be emitted from any lot. No unreasonably bright light, or light which causes unreasonable reflection shall be permitted, and all exterior lighting must be properly shaded or diffused so as not to create a nuisance or annoyance to others.

All new or replacement lighting shall comply with Yavapai County Zoning and Land Use Ordinance and the “Dark Skies” nighttime restrictions for the Village of Oak Creek.

PETS

Homeowners should contact Yavapai County for any problems pertaining to pets.

PARKING

CC&R section 3.3 is clarified as follows:

1. Exposed campers, trailers, motorhomes, RVs, and boats may be parked on any lot for short term parking only. Short term parking is defined as a maximum of 3 days within a 30 day period.
2. Vehicles may not be “kept” on the street. In accordance with the requirements of Yavapai County, vehicles (to include trailers) parked on county roads must be able to run (if motorized), be movable, and be licensed. Vehicles cannot be stored on county roads. The county does not define the time period that constitutes storage.

SIGNS

CC&R section 3.6 is clarified as follows:

Signs required by law or regulation are permitted, as are Home Security, Private Property and related signs. Temporary signs not enumerated in CC&R section 3.6 may be permitted for events as discussed in the rule on “Home Occupation and Use”. This includes Open House signs for homes actively for sale on the local market, Estate Sale signs, Garage Sale signs, and signs for similar events not specified herein. Only one of these signs is permitted at any time on one parcel of property. These temporary signs may not be displayed for more than 72 hours continuously, and if not removed after 72 hours the sign(s) may be removed by the BOD and a removal fee charged to the property owner. All signs will conform to the size limits specified in CC&R section 3.6. No signs of any type may be illuminated.

ROOF

CC&R section 3.18 is clarified as follows:

Many materials are available that would provide a suitable, durable, and aesthetically pleasing replacement roof for the various houses in Pinon Woods III, as well as for new construction roofing for homes yet to be built. Moreover, since wildfires are a significant threat to homes in our area, the selection of roofing material can be a major factor impacting a home’s risk to fire loss. While CC&R section 3.18 stipulates the types of roofing materials allowable, the Architectural Control Committee (ACC) is authorized under CC&R section 4.5 to approve or disapprove the materials to be used on any structure in Pinon Woods III. Accordingly, the ACC may consider all factors including integration with the home design, fire safety, aesthetics, impacts to nearby or adjacent homes, and any others they consider significant in determining whether a proposed roofing material, whether identified in CC&R section 3.18 or not, is acceptable.