

Revised March 23, 2026

OPERATING RULES

PUEBLO ESTATES HOMEOWNERS' ASSOCIATION

TABLE OF CONTENTS

BOARD OF DIRECTORS OPERATING RULES	PAGE 2
BULLETIN BOARD & OPERATING RULES FOR CLUBS	PAGE 3
CLUBS & SOCIAL EVENTS	PAGE 4
CLUBHOUSE/KITCHEN RULES & REGULATIONS	PAGE 5 - 6
FACILITY RULES, REGULATIONS, AND HOURS	PAGE 7 & 8
FACILITY USE AGREEMENT	PAGE 9
GENERAL OPERATING RULES	PAGE 10
MAINTENANCE MANAGER / CONFORMANCE	PAGE 11
JOB DESCRIPTION FOR PART-TIME MAINT. EMPLOYEE	PAGE 12
OFFICE OPERATING RULES & PART-TIME HELP	PAGE 13
OFFICE MANAGER RULES & REGULATIONS	PAGE 14
PERSONNEL OPERATING RULES	PAGE 15
LANDLORD / RENTAL POLICY	PAGE 16
TENANT INFORMATION FORM	PAGE 17
RV STORAGE POLICY	PAGE 18 & 19
EXERCISE ROOM, BILLIARDS, SHUFFLEBOARD & HORSESHOE COURT REGS.	PAGE 20
SWIMMING POOL AND JACUZZI RULES & REGULATIONS	PAGE 21
TOPICS	PAGE 22
EASEMENTS (Alleys) & GRANDFATHERING MEMORANDUM	PAGE 23
CONFORMANCE PROCEDURE FOR PROCESSING CC&R's, BYLAWS HEARINGS / FINES VIOLATION PROCEDURES	PAGE 24 - 27
BAN RESOLUTIONS (For Infractions)	PAGE 28
PE ANNUAL PATIO SALE GUIDELINES	PAGE 29

BOARD OF DIRECTORS OPERATING RULES

- 1. CHAIN OF COMMAND:** President, Vice President, Secretary, and Treasurer. In case of emergency, if all officers are absent, a decision can only be made by polling the Board Members available. Any action taken outside of a meeting must be ratified by the Board at its next regularly scheduled meeting.
- 2. CHECKS:** Under special circumstances, decided by the President, a check may be issued without a bill and a receipt then turned into the office as soon as reasonably possible. This applies to Board members who are insured by the Association's fidelity insurance.
- 3. TELEPHONE BALLOTING:** No telephone ballot is valid unless all of the Board members agree in writing and the written "action in lieu of a meeting" is entered into the records of the next Board meeting.
- 4. BUDGET:** This addition to the "Official Rules" was approved by the Board at the September 24, 1997 regular Board meeting. The Budget will be presented to the Board at least 30 days prior to the meeting, at which time the Budget will either be approved or rejected. (March Board meeting). The Budget Committee will consist of at least three Members of the Association. The Chair will be the Treasurer and the members of the Budget Committee cannot be members of the Board. The Budget Committee will obtain input from the Maintenance Committee and the President of the Association.
- 5. HOMEOWNERS ABILITY TO ADDRESS THE BOARD:** Members of the Association, including any person designated by a member in writing as the member's representative, are permitted to speak before the Board meeting begins and prior to the Board voting on any action item after a motion has been made and seconded. The Presiding Officer, with the consent and/or guidance of the Board, will set time limitations on those members desiring to address the Board. A member may address the Board only once on each "action item" unless the Board suspends this by a 2/3rds vote.

BULLETIN BOARD OPERATING RULES

Approved as amended 10-18-2017

1. Everything posted on the Bulletin Boards must be dated and turned into the office so the office staff can post the items on the Bulletin Boards. After 30 days, such items will be removed.
2. If an individual places a notice on the Bulletin Board without going through the office, it will be removed.
3. Advertisements and announcements of a commercial nature, or belonging to a person, group, or organization not affiliated with Pueblo Estates, must be approved by the Office Manager before being posted.
4. The Bulletin Boards at the front entrance will be used only for the most current announcements of Pueblo Estates activities. All sign-up sheets will be on easels in the front lobby.
5. No "Classified ad" can be placed on a card that is larger than 3" by 5". Such classifieds will be posted on the Bulletin Board in the hallway.

OPERATING RULES FOR CLUBS

Approved 10-18-2017

1. **ORGANIZATION:** The initial organizational meeting of any new club must be cleared through the Board.
2. Any changes to a Club's By-Laws must be submitted to the Board for approval.
3. Clubs must submit quarterly statements to the PEHOA Treasurer.

CLUBS & SOCIAL EVENTS
ADDITION 11/1/2021
Amended 2-20-2024, 03/23/2026

Social Events Purpose:

The purpose of the Social Events Committee is to promote, sponsor, and assist with Social Events at Pueblo Estates. Also, to coordinate all Social Events with other organizations within Pueblo Estates (Women's & Men's Club, etc.).

Social Events will be responsible for maintaining the kitchen and event supplies.

Events:

There will be two basic types of events: Fundraising Events and Social Events. Fundraising Events are intended to raise funds for Social Events or to be returned to the HOA. This type of event will generally be open to the public. (i.e., Patio Sale).

Social Events are to foster social interaction at Pueblo Estates. The purpose is not to raise excess funds but only to be open to Pueblo Estates residents and guests (out-of-town visitors). (i.e., root beer floats, breakfasts).

Spending Guidelines:

Social Events:

Social Events is allowed to spend up to \$2000 per event on food/beverage and entertainment only. Expenditures of up to \$150 for incidentals are allowed. All other expenditures must have Board approval.

Variety Show:

The Variety Show is allowed to spend up to \$500 for food and beverages. Expenditures of up to \$150 for incidentals are allowed. All other expenditures must have Board approval.

Patio Sale:

The Patio Sale is allowed to spend up to \$200 for advertising and \$150 for incidentals.

No other preauthorization of expenditures is given at this time.

CLUBHOUSE / KITCHEN RULES AND REGULATIONS

Amended 3-1-2022, 11-1-2024, 03/23/2026

1. **All requests for reserving the Clubhouse and /or kitchen must be accompanied by all necessary paperwork.** Facility Use Agreement is available from the PEHOA office.
2. **ALL FOOD OR DRINKS MUST BE REMOVED FROM THE REFRIGERATOR AND FREEZER IMMEDIATELY FOLLOWING THE FUNCTION, BUT NO LATER THAN THE NEXT DAY. THE FREEZER AND REFRIGERATOR MUST BE LEFT CLEAN FOR THE NEXT GROUP USING THE KITCHEN. IF THIS RULE IS VIOLATED, THE DEPOSIT WILL BE FORFEITED.**
3. All dish towels (tablecloths if applicable) must be taken home, washed, and returned to the Clubhouse within (2) days after the function.
4. When you are finished using the facilities, the floor must be swept, counters, stove and refrigerator must be wiped clean and all trash and garbage must be placed in the outside dumpster. All lights and fans must be turned off and the doors properly secured. (Switch for the fan above the range and grill is located on the wall to the right of the outside kitchen door).
5. **UNDER NO CIRCUMSTANCES MAY ANY ITEMS BE REMOVED FROM THE PREMISES,** except for the dishcloths and tablecloths that are removed to be cleaned and returned.
6. **SMOKING IS NOT ALLOWED IN ANY OF THE PUEBLO ESTATES FACILITIES**
7. Serving alcohol to minors is prohibited. Cash bars are prohibited.
8. The **LIABILITY INSURANCE** for Pueblo Estates does not cover “out of the park” renters of the facilities. User groups must acquire Special Event Insurance when planning one-time events and provide proof of such insurance to the Association. User groups will be liable for any damage or injury which may occur in and to the premises, its contents, or to any individual, caused by the negligent or intentional act of any of the occupants or their agents and/or guests.
9. Except for private parties, one of the clubs or service organizations in Pueblo Estates must sponsor any entertainment, party, or social activity in the Clubhouse.
10. No meetings may be held in the facilities if the primary purpose is political. The only exception is the use of our Clubhouse as a polling place.
11. Civic, fraternal, or charitable organizations or businesses wishing to use the Pueblo Estates facilities must receive prior approval from the Board of Directors.
12. No religious services may be conducted at any of the facilities.

CLUBHOUSE / KITCHEN RULES AND REGULATIONS (cont.)

13. Any resident of Pueblo Estates renting the clubhouse for any *Outside Organization's* activities must pay a rental fee of \$100.00. OR any resident renting the clubhouse for a *Private Social Activity* must pay a \$25.00 rental fee. Both Outside and Social Activity must pay a \$100.00 deposit (refundable, if the facilities are left clean and in good repair), and both Outside and Social Activity must provide a Certificate of Liability Insurance listing Green Valley Pueblo Estates, HOA Inc. as "ADDITIONALLY INSURED." There must be at least \$300,000 in liability coverage. Your personal homeowners' insurance company can provide this.
"Pueblo Estates does not rent out recreational facilities (Pool, shuffleboard court, Gym). Also, the kitchen rental is to be used only to support catering for food/meals. No cooking is allowed unless special permission is granted by the Board."
14. There is no fee to use the Clubhouse and/or kitchen following the death of a resident for a planned Memorial Service or Celebration of Life.

Policy: Use of Pueblo Estates Clubhouse by Non-Residents

Fundraisers:

Bingo, Variety Show, and Patio Sales. These are open to the public with no restrictions on attendance. If anyone wants to hold a fundraising event that is open to the public, Board approval must be obtained before the event proceeds.

Social Events, Women's Club, Men's Club, etc.

These events are intended to foster community interactions among Pueblo Estates Residents; thus, attendance is limited to Pueblo Estates residents, renters, and their out-of-town visitors only.

Cards/Games/Activities

These events are intended to foster community interaction amongst Pueblo Estates Residents; thus, attendance is limited to Pueblo Estates residents and renters. Each person may bring one guest if that guest does not interfere with or prevent participation by a Pueblo Estates Resident.

Presentation by Non-Residents

The Board and Clubs may, at their discretion, invite speakers to make presentations. All others must rent the Clubhouse at the established rate and provide proof of insurance.

FACILITY RULES AND REGULATIONS

10-18-2017

RESERVATIONS

1. **All Members** who wish to use the Pueblo Estates Clubhouse & facilities must have previous authorization (a signed Facility Use Agreement) before occupying any of the rooms. Pueblo Estates clubs have priority in making reservations for social functions, and all reservations for the full calendar year must be made by February 1st of each year.
2. All facility reservations must be made through the Association's Office.
3. Reservations will be handled on a "first received" basis and granted to the extent that prior scheduling permits.
4. If an activity is held outside, but the kitchen will be used, a reservation is required.
5. The above does not pertain to social gatherings on the Patio/Pool area.

RENTALS

1. The facilities at Pueblo Estates exist primarily for the recreational enjoyment of its members. Rental of the facilities is possible if there is no conflict with activities already scheduled by the members of Pueblo Estates.
2. Persons who rent the facilities must adhere to all reservation policies and pay the established fees, Proof of Insurance and deposits for the use of the facilities.

CANCELLATIONS

1. Pueblo Estates has the right to cancel a Facility Use Agreement for just cause with at least 24 hours written notification.
2. Pueblo Estates must be notified that the reservation is being cancelled at least seven (7) days prior to the reserved date.
3. No rental or security deposit fees are required for activities held wholly outside the Clubhouse.

FACILITY RULES AND REGULATIONS (cont.)

FACILITY RULES

The facility must be left in the same clean orderly condition in which it is found upon arrival.

EQUIPMENT

Pueblo Estates attempts to provide adequate furniture and equipment for the use of any authorized group. Furniture and equipment needs should be specifically spelled out on the Facility Use Agreement.

1. Only persons authorized by the Association are allowed to operate the public address system, TV, VCR and Home Theater system.
2. Only authorized persons may use the piano/organ.

KEY USAGE RULES AND REGULATIONS

All keys including, but not limited to for the Annex, Ceramics, RV Storage and Kitchen, will be administered by the Office Manager.

FACILITY HOURS

The Clubhouse is open daily from 6:30 AM to 10:00 PM (With security card access after office hours.)

Pool and Exercise Room hours are as follows:

- April through October: 6:30 AM to 10:00 PM
- November through March: 6:30 AM to 8:00 PM

Children's Pool hours are as follows: 10:00 AM to 11:00 AM, 2:00 PM to 3:00 PM, 6:00 PM to 7:00 PM

FIREARMS

FIREARMS ARE NOT PERMITTED IN CLUBHOUSE, GROUNDS OR FACILITIES.

ASSISTANCE ANIMALS ALLOWED IN THE CLUBHOUSE PURSUANT TO THE FOLLOWING RULES:

ADDITION 7/23/2023

1. Assistance animals must be under complete handler control at all times.
2. Assistance animals may not urinate or defecate in the Clubhouse.
3. Assistance animals may not sit at the dining table, and/or be fed or watered from the dining table.
4. Assistance animals may not be watered directly from the drinking fountain.
5. If you require an animal accommodation, please contact the Office for further assistance.

FACILITY USE AGREEMENT - OUTSIDE ORGANIZATION'S or SOCIAL ACTIVITIES

Pueblo Estates Homeowners Association
145 West Aliso Drive
Green Valley, AZ 85614
520-625-2440

User Name: _____ Lot # _____

Address: _____

Phone Numbers: _____

Planned Event: _____

Date of Event: _____

Time In: _____ Time Out: _____

Social Activities Rental Fee: \$25.00 – Outside Organization Rental Fee: \$100.00

Deposit Fee: \$100.00 - Refundable if facilities are left clean and in good repair. Must also provide a Certificate of Liability Insurance listing Green Valley Pueblo Estates HOA, Inc. as "Additionally Insured" with minimum coverage of \$300,000.

Please attach all checks & proof of insurance to this request form along with a diagram of how the tables should be arranged for your event.

Equipment Needed:

Movie Screen _____ TV / VCR _____ Microphone _____

Of Tables _____ # of Chairs _____ Piano _____

Other Items Needed _____

Renter's Signature: _____ Date: _____
(I HAVE READ & UNDERSTOOD THE CLUBHOUSE/KITCHEN RULES AND REGULATIONS)

Date Approved: _____ Date Not Approved: _____

Signed By: _____ (PE Office) Amount Paid/Check #: _____

Condition of Premises Checked By: _____ Date: _____

GENERAL OPERATING RULES

Approved as amended 12-01-2023

ADDITION

1. **MEMBERSHIP CARDS:** New security cards exchanged from the red cards at no charge to current residents. There is a charge of \$5.00 per card for new residents, two cards allowed per household. A third (3rd) card to replace a lost/stolen/damaged/misplaced card may be purchased for \$10.00. Homeowners are responsible for returning membership cards upon change of ownership. Please return to the Clubhouse Office.
2. **APPROVAL:** All bills must be approved by the proper committee chair, prior to the payment of that bill.
3. **FIRE DEPARTMENT:** Permission has been given to the Fire Department to use the water from the swimming pool in the event of a serious fire in Pueblo Estates.
4. **PATIO SALES:** Each homeowner is allowed one (1) patio sale per calendar year. If a homeowner is moving, he/she may also have one (1) "moving sale". No carport (patio) sale may be conducted for more than two (2) consecutive days. (NO carport (patio) sales allowed on Thursday, due to garbage pick-up. All parking must be limited to parking on one side of the street to allow for access by emergency vehicles. The PEHOA must be notified of all sales.
5. **POWER EQUIPMENT:** No power equipment may be used between the hours of 7:00 pm to 7:00 am.
6. **ASSOCIATION EQUIPMENT:** The Association will not lend any equipment to anyone, regardless of whether that person is a member of the Association.
7. **BUILDING & GROUNDS:** No changes can be made to the Common Areas, the common facilities, or any personal property owned by the Association, unless approved, in advance, in writing by the Board of Directors. Any such request must include the following:
 - a. Reason for requested change.
 - b. Cost of any changes and who is responsible for payment of any costs.
 - c. Name, address, telephone number of the person who will be doing the work and if the work requires a licensed Arizona contractor, the license number of that person.
 - d. Plans and specifications for the project.
 - e. Proof of Compliance with the permitting requirements under the Pima County Building Code.
8. **VOLUNTEERS:** "All volunteers are to do work that is directed by a Club (Men's Club, Women's Club etc.), or a committee (Social Events, Light Fest, etc.) or approved by the appropriate Board member before any work is done.

MAINTENANCE MANAGER/CONFORMANCE

OPERATING RULES

Approved and Amended 02/20/2024

POSITION: MAINTENANCE MANAGER/CONFORMANCE

HOURS: 40 Hours per Week

RESPONSIBLE TO: Chair of Maintenance, Chair of Conformance and Board President

BENEFITS & COMPENSATION: Explanation in the Personnel Rules and Regulations

DUTIES: This employment will perform all duties related to all Maintenance/Conformance tasks as directed by the Chairs of the Maintenance and Conformance.

1. Supervision of any part-time employees in all tasks assigned to that employee.
2. All general janitorial duties for the Clubhouse facilities.
3. All minor electrical, mechanical, and plumbing repairs.
4. Landscaping, trimming, cutting, raking, weed control, etc. in all landscaped areas.
5. Carpentry tasks as needed; Painting as needed.
6. Street repairs as needed.
7. Pool and spa maintenance as needed.
8. Ordering of all materials and supplies for the Clubhouse facility. There is a \$1,500.00 limit on spending, as approved on 3/17/2004, unless authorized by the Board.
9. Perform Conformance duties to include:
 - ◆ Bi-weekly review of Pueblo Estates using the Conformance checklist
 - ◆ Follow-up on Conformance Violations as dated on violation in person or by mail
 - ◆ If still non-compliant, refer to Fines/Liens
 - ◆ Paper work:
 - ◆ Copy to file and Homeowner
 - ◆ Fill out and keep current conformance Log and Clubhouse Bulletin Board Notice
 - ◆ Provide monthly report on Maintenance/Conformance to Board members
10. All other related duties.
11. All vacation and sick time are described in the Employee Rules and Regulations. All other time off must be approved by the Chair of the Maintenance Committee or pursuant to the Chain of Command.

JOB DESCRIPTION FOR PART-TIME MAINTENANCE EMPLOYEE

Approved and Amended 12/01/2023

The purpose of this position is to provide help, when needed, to the Maintenance Manager. The position requires that they will be available during absence of the Maintenance Manager, and when work requirements dictate that help is needed. Hours will vary dependent on workload.

Duties are as follows:

1. Set-ups and take-downs in the main room for various functions.
2. Perform small maintenance projects as outlined by the Maintenance Manager. This includes small painting and landscaping projects.
3. Vacuum pool, clean strainers, and clean pool area. Become certified to test pool and hot tub water. Cover and uncover the pool and hot tub as weather conditions require. (Any cost to become certified will be paid by the HOA)
4. Perform visual inspections of Pueblo Estates property as directed.
5. Perform other duties as assigned. Assist the Maintenance Manager with work that requires two people.
6. There is a one-hour minimum for any call-in.

MAINTENANCE (EXPENSE) OPERATING RULES

Approved as Revised 03/17/2004

1. 03-17-04 ONE-TIME EXPENSE. The Chair of the Maintenance Committee can spend up to \$1,000.00 for any one-time expense without Board approval.
2. 01-10-88 INVENTORY: Inventory of supplies should be taken at reasonable intervals, depending on usage.

OFFICE OPERATING RULES

Approved as amended 12-19-2003

1. 02-17-99 PETTY CASH - Petty cash is replenished as needed and is available for cash outlays of less than \$ 50.00.
2. 12-19-03 OPERATING RULES - Rules and Directives affecting Office Procedure will be forwarded by the Board to the Office Manager (in written form). The Office Manager will add any new permanent rules to these Operating Rules, with the date of enactment. The Operating Rules will be kept in a loose-leaf binder in the office.

PART-TIME OFFICE HELP

February 11, 2022

1. The purpose of this position is to provide help to the Office Manager.
2. Such part-time employees will work with the Office Manager and perform such duties for which they have been trained, as designated by the Office Manager.
3. Hours from September thru June 9:00 am to 1:00 pm and Summer Hours July thru August 9:00 am to noon. OR as needed by Office Manager or Board Members.

PERSONNEL OPERATING RULES

AMENDED 2/20/2024

1. **SICK & VACATION PAY FULL TIME** (03-29-2022)
 - A. *New employees are hired with a 90-day probationary period (no personal leave can be taken during this period).*
 - B. After one (1) year of employment full-time employees receive two (2) weeks paid vacation. For five years of employment - three (3) weeks paid vacation. After ten (10) years of consecutive employment an employee will receive four (4) weeks paid vacation.
 - C. Vacation days must be taken in that calendar year. There will be no carryover into the next calendar year.
 - D1. **ACCRUAL OF EARNED PAID SICK TIME**-4/11/2022

Full time employees: From start of employment until five years of employment, full time employees will accrue one hour of earned sick time for each 30 hours worked. For five years of employment and beyond, ten (10) sick days will be accrued per year. Up to 40 hours can be carried over to the following year.
 - D2. **Part time employees:** From start of employment, part time employees will accrue a minimum of one hour of earned paid sick time for every 30 hours worked. Up to 24 hours can be carried over to the following year.
2. **HOLIDAYS** (08-19-1998)

Employees receive the following paid holidays: New Years, Memorial Day, July 4th, Labor Day, Thanksgiving Day and the day after Thanksgiving and Christmas Day. In the event a holiday falls on a Saturday the preceding Friday will be taken as a holiday. If the holiday falls on Sunday, the following Monday will be taken as a holiday.
3. **PAYDAY** (09/01/2019)

All employees are paid on an hourly basis.

SALARIES (03-21-2018)
The Board has established a policy of confidentiality in regard to disclosure of our full time /part-time employees pay.
We do each month exhibit in our budget those administrative expenses.
4. **REVIEW** (10-10-90)

A review of the salaries of all employees will be made prior to previewing the new fiscal year budget.
5. **PAYROLL TAX** (07-29-1989)

All employees, including scheduled temporary help, will be subject to all payroll tax withholdings and will receive a W-2 at the end of the calendar year.
6. **RESIDENCE** (01-20-2004)

All full-time employees cannot be homeowners or residents of Pueblo Estates. Part-time/backup employees can be homeowners or residents.
7. **MEDICAL REIMBURSEMENT** (04-01-2008)

After one (1) year of employment, full time employees will receive medical reimbursement established at the beginning of each fiscal year to supplement their medical expenses. The amount established is \$3,000.00 per year effective 4/1/2024. Any amounts that are unused at the end of each fiscal year will be carried over to the next year. There is a cap of \$5,000.00 for each full-time employee. Any balances in an employee's account upon termination of employment will be paid to the employee and reflected as compensation on his/her W-2.
8. All employees are required to record hours worked on time card and keep on file in the office.

LANDLORD/RENTAL POLICY

AMENDED 3/12/2024

1. All Landlord Owners within Green Valley Pueblo Estates Homeowners Association must provide a completed copy of the attached Tenant Information Sheet to the Association's office at least fifteen (15) days before the beginning of any tenancy.
2. Owners must provide a copy of each tenant's government-issued identification that bears a photograph and that confirms each meets the Association's age restriction requirements.
3. Owners are required to provide all tenants with copies of the CC&Rs and other governing documents of the Association.
4. Owners remain contractually obligated to ensure compliance with the CC&Rs and other governing documents of the Association on their Lots.
5. Owners must return **SECURITY CARDS** to the PEHOA office upon termination of rental.

**GREEN VALLEY PUEBLO ESTATES HOMEOWNERS' ASSOCIATION
TENANT INFORMATION FORM**

This form should be completed and returned to the Association at least fifteen (15) days prior to the commencement of a lease of a lot in Green Valley Pueblo Estates.

TENANT INFORMATION

LOT #: _____ LOT ADDRESS: _____

LEASE TERM: _____

LIST NAMES OF ALL ADULT TENANTS TO RESIDE AT THE LOT:

NAME: _____ NAME: _____

NAME: _____ NAME: _____

TENANT PHONE: _____ PHONE: _____

DESCRIPTION AND LICENSE PLATE NUMBER ALL TENANT VEHICLES:

OWNER INFORMATION

OWNER'S NAME: _____

OWNER'S MAILING ADDRESS: _____

OWNER'S PHONE: (1) _____ (2) _____

Signature of Lot Owner or Rental Agent

Print Name

Date

Received By: _____

Date: _____

RV STORAGE POLICY

11/24/2025

GENERAL STATEMENT

The Green Valley Pueblo Estates Homeowners Association (Association) maintains a RV Storage Facility (Facility) for the use by the owners. The requirements and rules in this document shall ensure that the Facility continues as a well-maintained area and an asset to the Association.

SCOPE

This policy will apply to the RV Storage Committee and Staff to provide guidance for handling development, maintenance, and recommendations for improvement of the Facility. This policy shall also apply to owners who lease a space in the Facility.

PURPOSE

1. To provide a Storage Facility.
2. To provide information regarding this Facility and the spaces available for lease by any owner of the Association, based on availability.
3. Outline the responsibilities of Lessee and rules for the use of the Facility.
4. To evaluate the lease fees and space layout and make recommendations to the Board of Directors for necessary changes and/or increases.
5. To recommend security measures for the facility to the Board of Directors.
6. Set inspection procedures and schedules to ensure compliance with rules set forth.

GUIDELINES & RULES

The Storage Facility is accessed from 1540 N La Canoa, Green Valley, AZ 85614

1. Spaces in the R.V. Storage Area will be assigned to applicants on a “first-come-first-serve” basis so long as spaces are available. Thereafter, the office will maintain a waiting list for spaces. The Association is under no obligation to provide additional storage spaces, other than those within the RV Storage Area. The applicant must provide proof of ownership by Certificate of Registration or Title to any unit to be stored, and provide proof of their own insurance. The Association does not offer insurance coverage for Lessee's stored property. An owner can lease only one (1) storage space, regardless of how many **Lots** they own.

2. Lease Term and Fees

The lease term is one year, with automatic renewal each January. A non-refundable, one-time storage fee of **\$100** is required upon signing the lease agreement. A **yearly maintenance fee of \$100** is due on **January 1st and must be paid in full by January 30th**. A **\$15 late fee** will be applied to any payments received after that date. **Partial payments will not be accepted.**

If the annual maintenance fee and any applicable late fees are not paid within **30 days** of the due date, the storage space will be **forfeited**, and all items must be removed within **10 days**. **No refunds** of maintenance fees will be issued if the storage space is vacated before the end of the lease year.

RV STORAGE POLICY (CONT.)

3. Items allowed to be stored in the Facility:
 - a. Motor Home, Travel Trailer & 5th Wheel Trailers, Fold-Down Camper, Pickup Camper-Top, Boat Mounted on top of unit, Boat, ATVs/UTVs on Trailer, Camper-Van, and Utility Trailers, may be stored. All vehicles must be on wheels, operable, and currently licensed. Nothing shall be stored directly on the ground or in violation of the rules established at the discretion of the Association. The assigned storage space cannot be used to store any items other than those listed on the lease. The RV lot may not be used for any purpose other than storage (examples include mechanical, renovation, or repairs). The office will assign spaces according to the size of the unit.
 - b. Lessee warrants that no hazardous or contraband materials (hazardous waste, batteries, gasoline), firearms, ammunition or animals are to be stored in a vehicle or anywhere in the storage area. The storage space shall not be used for residential purposes. No signs may be posted. No sheds are allowed. No household items shall be stored outside of an enclosed vehicle. All items must be kept within space boundaries. Lessee cannot alter the space in any manner.
4. An Association representative can enter the storage space for inspection without notice to Lessee when there may be suspicion of violation of storage rules. In case of emergency, Lessee grants the Association permission to move vehicles or other items. The Storage Facility is monitored periodically for any rule violations. Lessee will be notified in writing of any violation(s) and will have 10 days to resolve the violation(s). If not resolved, the Lessee's gate remote will be deactivated and the Association will resolve the violation(s) and charge the owner for all expenses incurred.
5. Lessee is responsible for any damage, misuse, or negligence and all attendant costs related to repairing any damage done.
6. Lessee specifically releases the Association from all liability resulting from their use of the storage space provided.
7. Lessee is solely responsible for providing a lock or other security device for their property, which Lessee deems necessary to secure stored items.
8. The Association, at its discretion, may change the location of any stored item or change the numbering of the site, upon notification to the Lessee in writing. This may include the loss of a space at any time. If space is available, another space will be provided.
9. Guests of (Homeowners) may use the RV lot for part-time use and cannot stay more than two weeks for a small rental fee of \$25 per week, **IF SPACE IS AVAILABLE**. Homeowner and guest must come to the office for proper paperwork.
10. Any inoperable, unlicensed, or derelict equipment, defined as not having been taken from the RV Storage area for one (1) year, must be removed within 30 days after written notice has been delivered to the homeowner. A \$25.00 per day fee will be assessed against the homeowner of the Lot if the homeowner of the vehicle is not in compliance.
11. As of February 17, 1999, the R.V. Committee became a sub-committee under the direction of the Pueblo Estates Homeowners Association Vice President.

EXERCISE ROOM, BILLIARD ROOM, SHUFFLEBOARD & HORSESHOE COURT
REGULATIONS

10-18-17

1. Any person using the billiard room, shuffleboard or horseshoe courts must be 18 years of age or older unless a homeowner, resident or renter is supervising the activity.
2. Any person using the exercise room must be 18 years of age or older.
3. Persons using the above facilities must obey the posted rules and leave the facility as they found it.

BILLIARDS ROOM / RULES

1. Fellowship Competition starts at 1 pm, Monday to Saturday
2. All competition games will be subject to the international rules displayed on the wall.
3. Players under the age of eighteen (18) are not permitted to play unless accompanied by an adult.
4. Players by a simple majority may ask disruptive, abusive players or spectators to leave the pool table or room. Continued abuse will be reported to the Pueblo Estates Board.
5. If a player comes in late, existing players have the option by majority to invite player to play at their table.
6. If two or more players come in late and the second table is vacant, their first option is to open the vacant table so not to disturb existing players.
7. **Second Option**, if two or more players come in late, they may request to join the existing players, their request will be considered by a simple majority of the existing players. Players joining the group will be expected to play the game without interrupting the fellowship and harmony of the existing players.
8. If both tables are taken, the first table to complete three (3) games will surrender their table to new players who will also be bound by the three (3) game rules. When a table becomes permanently vacant the three (3) game rules is void.
9. Tables will be left as found with all balls in pockets and cover on table.

SWIMMING POOL & JACUZZI RULES & REGULATIONS

09-30-2025

1. The swimming pool and Jacuzzi can only be used by Members, their families, and their invited guests. The recreational facilities are not open to the public. Tenants or guests may use the swimming pool and spa without being accompanied by the Owner of the Lot. The Board will adopt policies and procedures to ensure that the swimming pool and Jacuzzi are operated in compliance with the public health laws, and the rules or regulations established by the Board.
2. Because a life guard is never on duty, each member and guest use the swimming pool and Jacuzzi at his/her own risk.
3. No food is allowed in the swimming pool or Jacuzzi. Non-alcoholic and alcoholic beverages are permitted only in **NON-BREAKABLE** containers in the patio area, as defined by the concrete area around the pool/hot tub and upper patio deck.
4. Anyone under the influence of alcohol is not permitted in the swimming pool or Jacuzzi.
5. The swimming pool and Jacuzzi area must be kept clean. Trash cans and ash pots must be used at all times.
6. **EVERYONE** must shower on the premises before entering the swimming pool or Jacuzzi. If showering after, no nudity allowed and the showers are not to be used as a home shower option.
7. Shower with soap after using suntan oils, salve, lotion, etc. before entering the pool or Jacuzzi.
8. **POOL HOURS** are as follows: April through October: 6:30 AM to 10:00 PM
November through March: 6:30 AM to 8:00 PM

CHILDREN'S HOURS for the swimming pool: 10:00 am to 11:00 AM., 2:00 PM to 3:00 PM.
6:00 PM to 7:00 PM.

Note: The swimming pool is not reserved exclusively for children during these hours. **ADULTS, OVER THE AGE OF 18, MUST ACCOMPANY, REMAIN WITH, AND BE RESPONSIBLE FOR THE CHILDREN.** Children wearing diapers or who are not toilet-trained are not permitted in the pool. Children 18 years and under may not use the Jacuzzi.
9. Swim aids (not toys) are permitted.
10. Persons with open sores or lesions are not allowed in the swimming pool or Jacuzzi.
11. Proper swim attire must be worn; no cutoffs, jean, etc.
12. No pets or any kind are allowed in the recreation area, unless the animal is a service animal.
13. No diving, roughness, jumping or running is allowed in the swimming pool or Jacuzzi area.
14. For safety reasons, everyone must leave the pool area during storms.
15. Everyone shares responsibility for the recreational facilities. Please use the Jacuzzi cover judiciously to conserve energy. The last person to leave should cover the Jacuzzi.
16. As residents using the pool it is our responsibility to ensure respect and safety to others.

TOPICS

10-18-17

OPERATING GUIDELINES

1. General policy of content for the TOPICS will be determined by the Board of Directors.
2. Materials placed in the TOPICS each month will be decided by the TOPICS staff. Any questions or apparent controversial items will be referred to the President of the Board for a final decision as to whether they will be printed in the TOPICS.
3. No editorial, political or religious material or advertising will be allowed in the TOPICS except to announce the weekly Pueblo Estates nondenominational Bible Study Meetings.
4. One member of the PEHOA Executive Board will review before publication.
5. The deadline to submit articles must be in by the 20th of the previous month for publication.

ADVERTISING GUIDELINES

RESIDENT ADS:

1. Must be resident of Pueblo Estates, either owner or Tenant, to qualify for a no-charge ad.
2. No business related or employment related ads will be printed without a charge as these are considered as commercial advertising.
3. The name and phone number of residents placing the ad must be included.
4. No Personal/Lonely Hearts type ads are permitted.
5. The editors of the ad pages make the final decision on content and will publish the ads on a space available basis.
6. Resident ads should run no more than two times for the same item.
7. Only one (1) ad per resident, per issue is allowed.

COMMERCIAL ADS:

1. Types of Commercial Ads: Business, Employment Wanted, Travel, or offering of a service.

EASEMENTS (Alleys)

AMENDED 02/20/2024

Each Lot owner is responsible for maintaining the easement (Alley) behind their lot. This includes control of all weeds, trees, and bushes trimmed and not extending into the easement.

Where lots back up to each other, each lot owner is responsible for ½ (one-half) of the easement. Where there is no lot in back, the lot owner will be responsible for the entire easement.

If not maintained, refer to By-law's page 15, 3.14.6, which states that if the owner fails or refuses to do such work, the Board reserves the right to have the work done and charge the costs to the homeowner.

GRANDFATHERING MEMORANDUM

11/11/2025

Pueblo Estates is now over 50 years old, and during that time, various updates and revisions have been made to the community's Covenants, Conditions, and Restrictions (CC&Rs). This memorandum provides guidance on how to address items that were compliant with the CC&Rs at the time of their construction but do not conform to the current version of the CC&Rs.

Physical improvements—such as sheds, walls, carports, drainage systems, and similar structures—that were in compliance when originally constructed may remain in place as long as they continue to be **used and useful**.

However, if any such item is no longer used or useful and is removed, any new construction or replacement must comply with the **current CC&R requirements** or be granted a **specific exemption by the Board of Directors**. Likewise, if modifications or construction activities result in the removal or replacement of any such structure, the new work must conform to current CC&Rs or have prior approval for an exemption from the Board.

CONFORMANCE
PROCEDURE FOR PROCESSING VIOLATIONS OF CC&R'S AND BYLAWS

Revised June 17, 2019

WHEREAS, Pueblo Estates Homeowners Association (“Association”) has authority pursuant to the Declaration of Covenants, Conditions and Restrictions and the By-Laws of Pueblo Estates Homeowner’s Association, Inc. (“By-Laws”) to determine the manner in which to remedy and/or impose penalties for violations of the provisions set forth in the Declaration, the By-Laws and any rules, regulations and Policies adopted by the Association (collectively), the “Governing Documents”).

WHEREAS, The Board of Directors of the Association (“Board”) finds there is a need to establish procedures for the enforcement of the Governing Documents, and for the elimination of violations which may be found to exist within the Association.

NOW THEREFORE, IT IS RESOLVED that the following procedures and practices are established for the enforcement of violations of the Governing Documents and for the elimination of violations found to exist within Pueblo Estates Community. These procedures and practices shall be known as Pueblo Estates Homeowners Conformance.

Notice of a Violation While the Association intends to generally follow the procedure below; the Association reserves the right, in its sole and absolute discretion, to vary from this procedure due to unique circumstances of every situation.

1. **Violation of the CC&R’s and/or Bylaws** Violations can be reported by a Homeowner, by Conformance or by a **Board Member** as a result of their observation of the infraction. A Homeowner may register a complaint by filling out and signing a Complaint and/or Suggestion Form and submitting it to the Office Manager. Complaint and / or Suggestion Forms are available in the Pueblo Estates Homeowners Association (PEHOA) office located in the Clubhouse, and on the PEHOA Website. The Office Manager will forward the completed form to Conformance for investigation.
2. **Notification of Homeowner:** If upon investigation or by observation, Conformance determines that an infraction has occurred, they will:
 - a. Contact the Homeowner allegedly in violation of the CC&R’s and / or Bylaws in person or by mail.
 - b. If in person, explain the nature of the violation to the homeowner and complete the Conformance Form and establish a date whereby the violation will be remedied. This form will be signed by Conformance and the property owner. If the property owner refuses to sign, it will be so noted on the completed form.
 - c. If in person, give a copy of the completed form to the property owner. If the property owner refuses to accept form, a copy will be mailed to him via U.S. Postal Service.
 - d. In supplying the property visit form, it is not compulsory to include the complaint form.
3. **Verification of Compliance:** Conformance will revisit the property on or after the completion date for corrective action. If the condition causing the violation has been corrected, the case will be closed. If the condition persists, Conformance will refer the case to the Hearings and Fines Committee or his /her designee.

FINES AND LIENS COMMITTEE OPERATING PROCEDURE (cont.)

Revised June 17, 2019

Hearings and Fines: Hearings and Fines Committee or his/her designee will:

- a. Confer with Conformance to understand the nature of the infraction and history of the actions already taken.
- b. Determine if a hearing is necessary.
- c. Notify the property owner that a hearing will be held to determine the disposition of the case and request his/her participation. Determine an agreed upon date and time for the meeting.
- d. Conduct the meeting of the Hearings and Fines Committee and invite the property owner to present his/her side of the dispute and attempt to establish an agreement on how to rectify the violation of the CC&R's or Bylaws. If no agreement can be reached or the homeowner refuses to attend the meeting, develop a recommendation for corrective action for the Board of Directors.
- e. If the matter is referred to the Board, assemble the documentation of the violation for presentation to the Board of Directors at the next Board meeting. Place the topic on the meeting agenda.
- f. Send a Notice of Hearing letter to the property owner explaining that the matter will be discussed at the next Board meeting giving the date and time of such meeting and advising him/her of his/her right to discuss the matter with the Board.
- g. Hearings and Fines will inform the non-compliant homeowner by mail of the Board's decision and advise him/her of how to pay the fine or bill for expenses to the association caused by the non-compliance. If the non-compliant satisfies the fine or bill for expenses and corrects the condition causing the original complaint, the case will be closed. The non-compliant homeowner will be advised by mail of the referral to our legal counsel and advised that any legal fees or expenses incurred as a result of the case will now be part of the legal settlement.
- h. **Referral to Legal Counsel.** Where a violation is determined to exist and is referred to the Board of Directors of the Association pursuant to any of the provisions of this Enforcement Policy and where the Board deems it to be in the best interests of the Association, the Association may, at any time during the enforcement process, refer the Violation to legal counsel for action seeking injunctive relief against the Lot Owner to correct or otherwise abate the Violation, or to pursue any other legal or equitable remedy that may be available to the Association.

HEARINGS and FINE COMMITTEE FINE PROCEDURES (cont.)

Revised June 17, 2019

1. Infractions of the Covenants, Conditions, Bylaws or Operating Rules (hereafter collectively referred to as the CC&R's) of Pueblo Estates Homeowners Association are referred to the Hearings and Fines Committee by Conformance after Conformance has determined that the homeowner has not and will not correct the action or condition that violates such CC&R's. The homeowner will have been notified by Conformance that the case has been referred to Hearings and Fines. The following documents will accompany the referral:
 - a. Copy of original complaint, either by resident, Conformance or Board member.
 - b. Copy of Registered Return Request letter sent by Conformance to the homeowner.
 - c. Copy of the U.S. Post Office affirmation of delivery of the Registered Return Request letter sent by Conformance, or refusal to accept registered letter.
2. The Hearing and Fines Committee will start proceedings to meet with the non-compliant Homeowner to discuss corrective action. If necessary, the Hearings and Fines Committee will levy a fine until the infraction is corrected.
 - a. Ongoing infractions, i.e., improper property upkeep will be ten dollars (\$10.00) per day until the infraction is corrected.
 - b. Specific instances, i.e., barking dog or inappropriate parking will be twenty-five dollars (\$25.00) per incident after the first warning.
3. The procedure for levying a fine is as follows:
 - a. Registered Return Request letter will be mailed to the offending Homeowner via the U.S. Postal Service requesting that he/she call to make an appointment to meet with the Hearings and Fines Committee to discuss the infraction and determine appropriate action. Such call must be made by the Homeowner within 10 calendar days of receipt of this letter.
 - b. Should the offending Homeowner not make the call to set up an appointment with the committee, the chairman or his/her designee will call or attempt to call the Homeowner to make the appointment.
 - c. The purpose of the meeting with the non-compliant Homeowner is to inform him/her that failure to conform to the CC&R's will result in a fine. He/she will also be informed of the terms of payment and penalties for failure to pay, including forwarding the case to legal counsel. The penalty will be calculated at the rate of ten percent (10%) per annum of the outstanding balance of the fine calculated monthly.
4. The Hearings and Fines Committee, with the support of the Board of Directors, has the authority to alter, reduce, or modify any parts of the fine placed on any property. In a grave situation the Board will be consulted and will make a binding judgement. The Board can override the committee if needed. The Board of Directors reserves the right upon the conclusion of presentation by Fines/Liens, to submit the case directly to our legal counsel.

HEARINGS and FINE COMMITTEE FINE PROCEDURES (cont.)

Revised June 17, 2019

5. Overdue fines (including processing costs, legal fees, and penalties) can result in placement of a lien on the property of the noncompliant homeowner. Since liens require court action, such action requires approval of the Board of Directors. If the Board decides to proceed with a lien, Hearings and Fines will assemble the necessary documentation for conveyance to the PEHOA legal counsel. All legal fees including attorney letters will be charged to the noncompliant homeowner.
6. When Hearings and Fines are satisfied and the condition has been remedied and all due fines paid, a letter will be sent to the homeowner stating that the case has been closed.

In order to promote consistency in the imposition of penalties for infractions against the governing rules, this addendum codifies the penalties for the most common infractions and payment requirements. Fines can be levied only by the PEHOA Board of Directors. The function of the Hearings and Fines Committee is to review cases brought to it by Conformance, convene a hearing of the Hearings and Fines committee and develop a recommendation for action by the Board of Directors. The offending property owner will be encouraged to attend such meeting and present his/her views on the subject.

When a fine is imposed by the Board of Directors, it must be paid within thirty (30) days of such action and the problem leading to the citation issued by Conformance must be corrected. Failure to pay the fine in the time allotted will result in an imposition of a penalty of \$15.00 or ten percent (10%) of the original fine, whichever is greater. Accumulated fines exceeding \$500.00 will be referred to the Association's lawyer(s) and be included in the amount of the lien. **ALL ATTORNEY FEES WILL BE CHARGED TO THE NONCOMPLIANT HOMEOWNER.**

SCHEDULE OF FINES

Violation Fine Amount Terms

Barking Dogs \$25.00 per Occurrence

Disturbing the peace and tranquility of the neighborhood: \$50.00 Per Occurrence

Parking Violations: \$25.00 per Occurrence

Unapproved property improvements: \$500.00 Per Occurrence that violate the CC&R's
(Includes no prior approval from the Architectural committee and or correction of the problem)

Unsanitary property: \$50.00 per week until accumulated items such as dog droppings or garbage is corrected

Unightly property: \$50.00 per week until Corrected

Golf Cart Violations: \$25.00 per day until Corrected

BAN RESOLUTIONS (For Infractions)

A Homeowner, guest or renter will be banned or removed from using any of the facilities of the Association common areas under the following conditions:

1. Disorderly conduct, profane, abusive, or discriminatory language.
2. Disregard and non-compliant to PEHOA CC&R's.
3. Disregard for the posted pool signs.
4. Being intoxicated while using any of the facilities.
5. Playing loud music.
6. Making inappropriate remarks to others using the facilities.
7. A formal written complaint must be made specifying the date, time and type of conduct about the complaint is question. The complaint must be signed by the complainant, unless a Board Member observed the conduct. After notice of the violation is provided to the Owner of the Lot or to the tenant, if the Lot is rented and an opportunity for a hearing is provided to the Owner, the Board may impose a fine of up to \$50.00 per day for each violation. (See Paragraph 23 of the Declaration and A.R.S. c33-1803).

Patio Sale Guidelines

Approved by PEHOA Board on December 21, 2023

Pool and Hot Tub: During Set-up, Sale, and Clean-up

Pool and Hot will be closed whenever the area is open to the public. Pool and hot tub will be closed if any activity would endanger resident's entry or exit from pool or hot tub during set-up or clean-up. Pool and hot tub to remain open to residents the remainder of the time during normal pool hours.

Pick-up and Delivery

The HOA will not provide pick-up or delivery of items for the patio sale or items purchased from the sale. This does not preclude individuals from offering their services to Pueblo Estates residents.

Items Drop Off

Because of problems with the indiscriminate dropping off items at the clubhouse, drop off times should be set and the location staffed during those times so that items can be sorted and accepted or rejected and stored immediately.

END OF DOCUMENT