

# ADOBE RANCH VILLAS H.O.A.

## RULES AND REGULATIONS

1. **RESIDENTIAL USE.** All lots shall be used, improved and devoted exclusively to single family residential use. No gainful occupation, profession, trade or other nonresidential use shall be conducted on any lot. Per the interpretation of the Attorney for the Association, the definition of "other than nonresidential use" would be defined as something other than that which could be "seen, heard, smelled, or felt."
2. **ANIMALS.** Dogs, cats and other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose. All pets must be kept on a leash not longer than six feet while in the common areas. All solid waste from the pet must be picked up and disposed of properly. Dogs and cats are not to be left unattended in any common area including in front of or around the front doors. Pets roaming free are subject to impoundment and the owner responsible for such a pet may be fined. No pet shall be allowed to make an unreasonable amount of noise, or to become a nuisance. Any damage caused by a pet of the homeowner, his tenant or guest to the common areas will be repaired or replaced by the Association at the owner's expense.
3. **ARCHITECTURAL.** Seasonal or holiday displays may be tastefully displayed but must be taken down within fourteen days after the end of the season or holiday. Satellite dishes may be placed in backyards but must not be visible from outside the privacy wall. Please choose the smallest dish possible. Please refer to the "Architectural Guidelines" regarding any changes to the front of the villas including landscaping and building exteriors.
4. **TRUCKS, TRAILERS, CAMPERS AND BOATS.** No mobile home, motor home, trailer, truck, camper, truck with camper shell, boat, boat trailer or similar vehicle or equipment shall be parked, kept, placed, maintained, constructed, reconstructed, serviced or repaired, upon any street, lot, driveway or common area.
5. **MOTOR VEHICLES.** No automobile, motorcycle, motorbike or other vehicle shall be constructed, reconstructed, serviced or repaired on any lot, common area, street or other property so as to be visible from neighboring property; provided however, the provisions of this shall not apply to emergency vehicles.
6. **MO-PEDS, GO-PEDS, ATV'S, GO-CARTS AND OTHER UNLICENSED GAS POWERED VEHICLES.** All vehicles falling under this classification are prohibited from being operated in the community.
7. **PARKING.** No owner, family member, guest of the owner, or tenant may have his or her vehicle parked in any of the streets or sidewalks of the community overnight.
8. **SWIMMING POOL AND SPA. NO LIFEGUARD ON DUTY!** All persons visit pool at their own risk. Owners and management are not responsible for accidents or injuries. Pool hours are 7:00 AM to 10:00 PM Sunday through Thursday and 7:00 AM to 11:00 PM Friday and Saturday. Proof of residency may be required in pool area. The pool entry gate **MUST BE KEPT CLOSED AND LOCKED** after ingress and egress. Children under fourteen years old must be accompanied by an adult (18 yrs. or older) at all times. No person under the age of 18 years old is permitted access to the pool area after sunset until 7:00 AM unless accompanied by an adult (18 yrs. or older) resident. No pets are allowed in pool area. No lotions or oils are allowed in pool water or spa. **NO DIVING** in pool or spa. No cutoffs in pool or spa and please wear proper swimming attire. No Styrofoam type equipment allowed in pool or spa. No glass in pool area and drinks should be in non-breakable containers. No soap of any kind, at any time, should be put in pool or spa. Offenders will be required to pay all costs incurred in draining and filling pool or spa to restore them to health standards. Children under the age of eight years old are not allowed in the spa.

Persons with health problems should consult with their physician before using spa. The Board of Directors reserves the right to deny use of pool or spa to anyone or close pool and spa at anytime.

9. TRASH AND RECYCLING CONTAINERS AND COLLECTION. No garbage or trash shall be placed or kept on any property except in covered containers as provided to homeowners by the City of Scottsdale. Containers should be placed on the curb for collection only for the shortest time reasonably necessary for collection. Containers should be removed from curbs as soon as possible following collection and placed out of sight of lots. Containers are not to be left visible from front or side views of property. (Store containers in garages).

10. NUISANCES. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any property and no odors shall be permitted to arise thereof, so as to render any such property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. No outside clotheslines visible from neighboring property shall be permitted.

11. SIGNS. No signs whatsoever shall be erected or maintained anywhere on the property including but not limited to, the inside or outside of windows in any building located on the Property except as allowed by the C.C. & RS. (One "For Sale" or "For Lease" sign is permitted as specified by the C.C. & R's. with approval of the Architectural Committee).

12. HOMEOWNERS ASSESSMENTS. Assessments received 30 days after the due date (first day of the month) will incur a ten dollar (\$10.00) late fee per month payable to Adobe Ranch Villas H.O.A. Any assessments more than 60 days past due MUST BE PAID BY CERTIFIED FUNDS ONLY (cashiers check or money order).

The above rules and regulations are meant to summarize, as well as, augment those contained in the Covenants, Conditions and Restrictions and Architectural Guidelines of Adobe Ranch Villas H.O.A. If there is any discrepancy between the aforementioned, the C.C. & R's will prevail.

Violation of any of the aforementioned rules and regulations will result in notice of the violation being sent to the homeowner and giving the homeowner an opportunity to be heard by the Board of Directors. Monetary penalties will be assessed per violation if the Board so determines, and if the violation is a continuing violation, a daily penalty will apply as well until the violation is corrected. Homeowners are responsible for their tenants and/or guests following the rules and regulations.



# ***ADOBE RANCH VILLAS HOMEOWNER'S ASSOCIATION***

## **ARCHITECTURAL GUIDELINES**

It is our goal to maintain a uniform appearance throughout the property.

Seasonal Displays. Seasonal or holiday displays (Halloween or Christmas decorations, etc.) may be tastefully displayed by homeowners, but must be taken down within fourteen days after the end of the season or holiday.

Door or Window Screens. Door or window screens, or window sun screens added to the exterior of the buildings must be in black, gray, or the color of the buildings.

Satellite Dishes. Satellite dishes may be placed in the back yard, but must not be visible from the outside. Please choose the smallest dish possible.

Window Covers. Interior curtains, drapes, shutters or blinds may be installed as window covers. No aluminum foil, reflective material, newspaper, bedding material, or other materials not customarily made for use as window covers may be installed or placed upon the inside or outside of any Dwelling Unit or other structure. Exterior items may not be installed without prior written approval of the Architectural Committee.

Additional Plants. Additional plants may be added to your front yard only if approved in advance by the Architectural Committee. Please submit a list of plants you wish to add along with a diagram of where you intend to plant them. The committee will only approve plants that do not require excessive maintenance since the landscaping company will charge the Association more for these plants.

Tiling. Tiling of the front door stoop is allowed for three bedroom villas only. The tile is too apparent from the street for the two bedroom floor designs. The color of tile must match one or more of the roof tile colors. The tile must not extend more than six feet from the front door.

Please remember: Any changes to the exterior of the units must be approved by the Association's Architectural Committee. To get approval, submit your request in writing to Penny Rickhoff, President of the Association, or to any member of the Architectural Committee. A map or schematic of the proposed changes would be most helpful. The committee may contact you for additional information when necessary. Only those alteration plans will be considered that will preserve the integrity of our association's territorial design.

Thank you.

Architectural Committee  
Adobe Ranch Villas H.O.A.

Mo Salari  
Jon Pullen

Russell Ferrara  
Penny Rickhoff

REVISED: MAY 1997

RESOLUTION

BOARD OF DIRECTORS

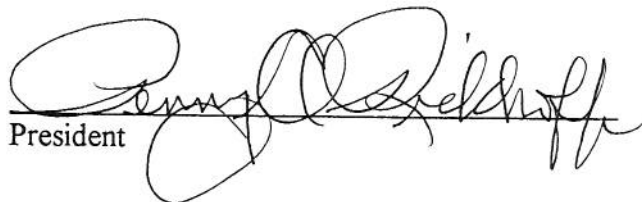
ADOBE RANCH VILLAS HOMEOWNERS ASSOCIATION, INC.

**Monetary Penalties — Due Process**

Upon motion duly made, seconded and carried, the following resolution was adopted by the Board of Directors:

RESOLVED: Effective immediately and pursuant to Section 33-1803 of the Arizona Revised Statutes, the Board of Directors shall have the power to impose monetary penalties upon the owners of Lots for violations of the Declaration of Covenants, Conditions and Restrictions, ByLaws and Rules of the Association. This power shall apply to violations by the owner(s) and the owner(s) shall also be liable for any violation committed by a family member, guest, tenant or other occupant of the Lot of the owner(s). The amount of the monetary penalties shall be determined based on the nature of the offense, the attitude of the offending owner(s) and the number of violations and the amount so established by the Board of Directors shall range from \$10.00 to a maximum of \$500.00 per day. The owner(s) in question shall be given an opportunity to be heard by the Board prior to the assessing of any monetary penalties, and written notice of said hearing shall be given at least 10 days in advance of the hearing by regular mail or by hand delivery at the last-known address of the owner(s). Once it has been determined that the owner(s) is guilty of a continuing violation, the Board may impose reasonable daily monetary penalties for each subsequent day of the violation and such continuing penalties shall continue to accrue until the owner(s) notifies the Board that the violation has ceased and the Board has confirmed that, this, in fact, is the case. Any penalties assessed against the owner(s) may be enforced in the same manner established in the Declaration in regard to delinquent maintenance assessments and said owner(s) shall be liable in this manner for all violations committed by the family members, guests, tenants or any other occupant of the owner(s).

DATED this 9<sup>th</sup> day of August, 19 97.

  
President





OFFICIAL RECORDS OF  
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RESOLUTION

BOARD OF DIRECTORS

ADOBE RANCH VILLAS HOMEOWNERS ASSOCIATION, INC.

Parking – Due Process

Upon motion duly made, seconded and carried, the following resolution was adopted by the Board of Directors:

RESOLVED: Effective immediately, **overnight parking** and/or **prolonged daytime parking** of motor vehicles (i.e. cars, trucks, motorcycles, and etc.) upon the streets and/or sidewalks of Adobe Ranch Villas subdivision shall be strictly prohibited. Violators of said rule will be subject to monetary fines pursuant to Section 33-1803 of the Arizona Revised Statutes, as set forth in the adopted RESOLUTION OF THE BOARD OF DIRECTORS OF ADOBE RANCH VILLAS HOMEOWNERS ASSOCIATION, INC.: Monetary Penalties – Due Process, dated August 9, 1997. This rule banning overnight parking in the streets and/or sidewalks was adopted by the Board of Directors in the February 2000, Revision of the Rules and Regulations of Adobe Ranch Villas Homeowners Association, Inc. It was adopted due to a request of the Scottsdale Fire Department which advised subdivisions with private streets in the City of Scottsdale, Arizona, measuring less than 40 ft. in width (our streets are 25 ft. wide) to ban street parking as it may interfere with the ingress and egress of the subdivision by emergency vehicles. Any penalties assessed against the owner(s) may be enforced in the same manner established in the Declaration in regard to delinquent maintenance assessments and said owner(s) shall be liable in this manner for all violations committed by the family members, guests, tenants or any other occupant of the owner(s).

DATED this 21st day of January, 2001.

  
President

## **RESOLUTION**

### **BOARD OF DIRECTORS**

#### **ADOBE RANCH VILLAS HOMEOWNERS ASSOCIATION, INC.**

### **Exterior Garage Light Bulbs and Photocell Sensor**

#### **Garage Light Bulbs**

Upon motion duly made, seconded and carried, the following resolution was adopted by the Adobe Ranch Villas HOA Board of Directors:

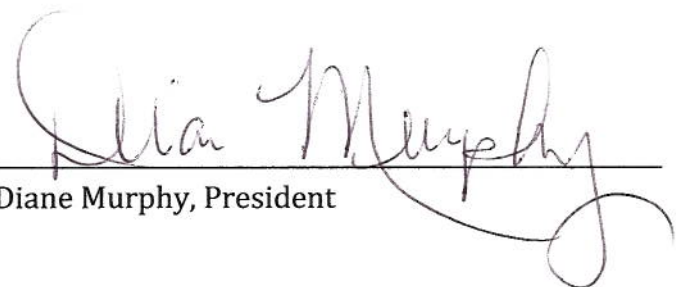
Exterior light bulbs on the left-hand and right-hand side of all garages in Adobe Ranch Villas are the responsibility of the Adobe Ranch Villas Homeowners Association. This resolution is established to maintain lighting within the community at all times for safety reasons since there is no street lighting and to ensure consistency of lighting. Homeowners and residents shall contact the HOA whenever these light bulbs are in need of replacement. Dusk to Dawn light sensors that attach directly to the bulb are **NOT** allowed due to conflict with the rooftop photocell sensor.

The light near the front door remains the responsibility of the homeowner/resident.

#### **Garage Light Sensor**

It is the responsibility of the homeowner to maintain the garage photocell sensor, located on the roof, in proper working order. Proper working order means that both lights automatically go on at dusk and off at dawn. The homeowner must repair or replace the sensor if it becomes defective.

DATED this 10<sup>th</sup> of October, 2014.

  
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Diane Murphy, President