

## ESTATE LOS ARBOLES IMPROVEMENT ASSOCIATION

P.O. Box 47475  
Phoenix, AZ 85068

### General Information

#### Assessment Dues

The annual assessment dues are billed every November and are due in December. A late fee will be imposed if not received by the due date. If the Association is required to record a lien or take further action to collect assessments due from an owner, the owner shall be responsible for all delinquent and current assessments, collection charges, late fees, recording costs and legal fees and expenses.

#### Garbage/Trash

There are multi-family trash bins in the alley behind the homes. These are not provided for individual use. Please be considerate of your neighbors who must share the bin with you. No loose landscaping materials or construction materials are permitted in these bins. It is every homeowner's responsibility that any debris generated by landscapers and contractors working at your home is hauled away by the landscaper or contractor and is not placed in the bins. Do not overflow bins and ensure that you replace the cover when using the bin.

The City of Phoenix provides individual blue bins to homeowners which must be stored out of neighboring view until the day of pickup. Blue bins are to be placed in the street, in front of the curb in front of your home. Do not block the sidewalk. The blue bins are for recyclable items only.

Current pickup for both garbage and recyclables is Tuesday morning, generally between 7 a.m. and 8 a.m.

You may obtain further information regarding permissible items to be placed in the multi-family bins and the blue bins from the City of Phoenix by calling 602-262-6251 or visit the website at [phoenix.gov](http://phoenix.gov).

#### Bulk Pickup

Bulk pickup occurs four times a year. Our neighborhood is section 8. You may find the bulk pickup schedule at [phoenix.gov](http://phoenix.gov). All bulk pickup shall be placed in the alley behind your home except for those who live adjacent to abandoned alley or along the canal. You should confirm with the city where the bulk pickup for your home should be placed. Please be considerate and do not place any bulk pick up behind anyone's house but your own. Please review the city

guidelines for when bulk pickup may be placed, when it will occur and what is permitted in bulk pickup. The city calendar dates change every year.

### Maintenance

The city requires that property owners keep lots, easements and alleys free from litter, garbage, weeds, dead trees, brush and overgrown vegetation. The Estate Los Arboles covenants require every homeowner to maintain their property by mowing lawns, removing all debris including leaves, weeds, dead branches and overgrown vegetation. All fruit trees must be harvested every season and fallen fruit should be quickly removed to control the neighborhood roof rat problem. Homeowners are also expected to maintain the overall condition of their homes.

### Pets

Dogs are expected to be leashed at all times. No dog should be permitted to enter any other homeowner's property. All dog owners are expected to pick up after their dogs. Excessive dog barking at any time is prohibited. Barking dogs between the hours of 10:00 p.m. and 6:00 a.m. are prohibited.

### Street Parking

If you are unable to park your car in your garage or carport, please park in your own driveway; parking in yards is prohibited. Please do not park on the sidewalk, obstruct your neighbor's home or alleys; do not park near fire hydrants or intersections in Estate Los Arboles.

### Remodeling

If you are planning any remodel activity to the exterior of your home (including installation of solar panels, satellite dishes and antennas, mailboxes, windows, doors, walls, fences or any other structural or non-structural changes) you must first obtain written approval by the board by mailing your proposed plans to Estate Los Arboles Improvement Association, P.O. Box 47475, Phoenix, AZ 85068. Your failure to obtain prior written approval may result in the Association requiring that you remove the improvements and restore your home to its original condition at your expense. Temporary construction dumpsters and portable storage containers are only permitted with the board's prior written approval and subject to requirements on placement location and duration.

### Painting

If you are planning to paint the exterior of your home, the color must be Dunn Edwards Navajo White. Please contact a board member to obtain guidance on the approved paint colors for trim;

only one trim color may be used. Garage doors must match Navajo white as closely as possible. Owners are permitted to paint their front door any color they choose.

#### Pool Backwashing

Do not backwash your pool in to the street or alley. This is a city violation. Pool backwashing must be contained on your own property.

#### Tennis Court

The tennis court is restricted to residents and their guests invited to play with the resident. The gate to the tennis court must be locked at all times when the court is not in use. If there are any problems with the court, please contact a board member.

#### Canal Gate

The canal gate must remain closed and locked at all times. Each homeowner is responsible for ensuring that the gate is closed and locked securely. If there is a problem with the gate, please report it to a board member.

#### Keys to the Tennis Court and Canal Gate

Only one key for the tennis court and one key for the canal gate will be issued to each home. Keys may not be used by anyone who is not a homeowner in Estate Los Arboles. If a key is lost, a duplication fee of \$20 will be charged for a replacement key.

#### Contact Information

It is every homeowner's responsibility to provide cell phone and email information, as well as mailing address if the homeowner is an absentee owner, for the homeowner and tenant, if applicable.