

Highlands at Desert Foothills Estates

Rules and Regulations

Revised 2-20-2020

Penalties and Procedures for Delinquent Assessments:

A late charge of \$15.00 shall be charged on all unpaid assessment remaining unpaid on the 25th of each month billed. If the Association is required to record a lien or take further legal action to collect assessments due from a Member, the Member shall be responsible for all charges incurred.

Use of Private Roadways:

Except short term visitor parking, no on street parking is permitted on any of the private roadways within The Highlands at Desert Foothills Estates.

The speed limit on all private roadways owned by the Association shall be twenty-five miles per hour. (25 MPH)

No recreational vehicle, mobile home, motor home, travel trailer, tent trailer, trailer, camper shell, boat, boat trailer, or other aquatic recreational equipment or other similar equipment or vehicle may be parked in the street or in a driveway of a Lot without the prior written consent of the Board of Directors, or the Manager. All such equipment shall be stored in a closed garage or outside of the subdivision.

Animals:

All dogs shall be contained within the residence or enclosed yard of an Owner at all times unless being walked with a leash no longer than 6 feet long that adequately controls the dog. Dogs shall not relieve themselves in a common area. If a dog should accidentally relieve themselves while off the lot they reside in, the Owner shall immediately pick up all feces and dispose of in the Owner's trash can. Lots where dogs reside shall be cleaned of all feces on a regular basis, and feces shall not be allowed to accumulate to produce an odor or unsanitary condition. Dogs shall not cause a nuisance to a neighbor. If a dog becomes a nuisance, the Association must receive a written and signed complaint documenting dates and times of the nuisance.

Pool Cleaning and Backwashing:

All water generated from cleaning, draining, and/or backwashing pools and spas shall be retained on the Lot where the pool is located. No water shall be discharged to adjacent property, streets, or easements.

Lot Maintenance and Conditions:

Every Lot Owner shall maintain his Lot whether the Lot has a home or is vacant. Weeds, trash, and debris shall not accumulate. Owners of vacant Lots shall not allow contractors or other people to use a vacant lot for construction activities or storage. Parking vehicles, boats, RV's, trailers, or other similar items is prohibited, **except for construction parking and construction material storage with written approval from the Architectural Committee.** Repairs and maintenance to a vehicle, boat, trailer, or any other similar item is prohibited in the driveway, yard, or street. Storage of inoperable or unregistered vehicles is prohibited in the driveway, yard, or street. Vehicles may be washed in a driveway.

Trash Collection:

Other than on the trash collection day, trash can shall be stored where they are not visible.

If you rent your home, please forward this to your tenants!