

## **Countryside Villas Homeowner's Association Community Rules & Regulations**

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It is the purpose of the Association to maintain a pleasant, comfortable and economically well-managed community. The Association believes that these rules will aid this purpose. The Board welcomes the cooperation of all the owners and residents in the enforcement of these rules and regulations and the CC&R's. Many times a simple and polite inquiry will resolve a violation problem. The Board will review them from time to time and make appropriate changes in accordance with this Association's experiences.

**These Rule & Regulations are in addition to the Declarations, Covenants & Conditions (CC&R's).**

### **1. MAINTENANCE AND PROPERTY UPKEEP:**

- A. Each of us, as homeowners, needs to be aware of the responsibility regarding the upkeep and maintenance of our property. We must maintain and repair it in a way that meets or exceeds community standards.
- B. The DCC&R Committee does periodic inspections of the homes and will notify an owner of needed upkeep or maintenance. Failure to maintain your unit can result in fines being assessed against the lot owner.
- C. Any changes or alterations to the exterior of your home requires that plans and a written request be submitted to the DCC&R Committee for consideration and/or approval. No work may begin until approval is received from the Board of Directors.
- D. Trash cans may be put out the night before pick up and **MUST** be brought in from the street and/or apron after pick up on the designated pick up day. Trash cans may not be left out for more than 36 hours.

### **2. NOISE:**

- A. All owners or tenants shall conduct themselves in such a manner as to not interfere with the privacy or enjoyment of any other owner or tenant. This shall include keeping noise levels emitted from his/her residence or on the common areas, at such a level so as not to disturb adjacent owners or tenants.

- B. Please show consideration in the use of musical instruments, radios, stereos and TV's, etc. at all times but especially between the hours of 10:00 p.m. and 10:00 a.m.

### **3. VEHICLES and PARKING:**

**Each lot owner may only park two (2) vehicles on the property/subdivision on a permanent basis. The two vehicles must be parked in your garage unless a special situation arises and a special temporary permit is issued by the DCC&R Committee/Board. If more than two spaces are needed on a temporary basis, you may request it from the DCC&R Committee or the Board.**

**Violation of any of the Vehicle and Parking Rules can and will result in your vehicle being towed away at the owners' expense and/or a Fine being assessed against the lot owner.**

**A. Speed Limit is 10 mph. Violators will be fined.**

**B. Park only in designated areas.**

C. Parking is not permitted in the street, on driveway aprons, in turnarounds or along curbs. The streets are narrow and must be accessible to emergency service vehicles.

D. Parking in open common area parking lots is on a temporary basis. The use of these areas for more than three (3) consecutive days and/or nights requires approval from the Board of Directors or the DCC&R Committee and the issuance of a permit. The permit must be displayed on the vehicles front dashboard.

E. Special Parking permits for common area parking are issued for a period not to exceed 30 days and may be renewed for additional periods of thirty (30) days but never for longer than 90 days.

**F. Vehicles parked in common areas must be parked front end in. No back-in parking is permitted.**

G. Vehicles parked in common areas may not display any type of signs such as but not limited to "For Sale," Advertising or business signs, etc.

H. All vehicles parked on common property must be properly registered. This means that the tags must be current.

- I. All vehicles parked on the property must be in working order. Vehicles in states of repair may only be stored inside your garage.
- J. Boats, trailers, campers or recreational vehicles are not permitted to park on the property.
- K. Vehicle repairs, minor or major, are strictly prohibited in common area parking lots. Repairs may only be done inside your garage.
- L. If your vehicle leaks any type of fluid on the common area parking surfaces or roadways you are expected to clean it up immediately. These fluids damage the pavement and can be costly to repair. Vehicle owners will be held responsible for the cost of any repairs to the pavement that is caused by leaking fluids.
- M. Violators of any of the above Parking Rules are subject to their vehicle being towed away at the vehicle owner's expense.

#### **4. PETS:**

- A. No more than two domestic pets per household may be kept without prior written approval of the Board of Directors.
- B. All pets must be on a leash when outside the unit. Pets are not allowed to roam the common areas or anywhere on the property. This includes but is not limited to dogs and cats.
- C. Excessive pet noise will not be tolerated. No animals will be allowed to become a nuisance.
- D. **Pet owners are expected to pick up pet waste after their pets.** Whether by using a pooper-scooper, newspaper or whatever, the task must be done. Pet waste must be disposed of properly.

#### **5. CHILDREN:**

- A. It is important that children be supervised so that they will remain safe and unharmed. This supervision is the responsibility of the parents or the person who is caring for them. Children of working parents should be watched by someone designed by the parents and must be provided with a means of access to their homes.
- B. Children must be supervised so that they do not disturb others.

**6. DESTRUCTION OR MISUSE OF PROPERTY:**

- A. Neither residents, owners, their families nor guests shall mark, damage, destroy or deface any part of the common property. Owners shall be held **Financially Responsible** for any damage and will be billed by the Board of Directors for the repair of any damages.
- B. No owner or resident is allowed to landscape or alter the existing landscape in any of the common areas without prior written approval of the Board of Directors.

**7. SOLICITATION:**

- A. There shall be no soliciting of any kind permitted.

**8. SIGNS:**

- A. No signs of any kind may be posted on the premises.
- B. For Sale or For Rent signs are permitted. One such sign is permitted on the unit entry gate. The sign may be no bigger than three foot square.

**9. SELLING or LEASING YOUR UNIT:**

- A. The unit owner is responsible to provide renters/occupants with a copy of the CC&R's and the Rules & Regularities.
- B. The unit owner is responsible to notify the Property Manager of the names and phone number for any occupant of their unit.
- C. No unit shall be leased/rented for a period of less than 30 days.

**10. GARAGE SALES:**

- A. Private garage sales are not permitted.
- B. Garage sales may be held as a coordinated yearly event for all residents, if approved by the Board.

## **11. ASSOCIATION FEES:**

- A. Association dues are \$56.86 per month and are due and payable on the 1<sup>st</sup> of each month. Check/Money Order are made payable to Countryside Villas.
- B. A late fee of 12% will be assessed on any unpaid balance if not received in the management office by the close of business on the 15<sup>th</sup> of the month. Unpaid balances can also accrue interest charges.
- C. In accordance with the CC&R's, failure to pay assessments will result in collection action being taken against the unit owner. This collection process will result in additional fees and costs for which the unit owner is responsible.
- D. The Board of Directors has adopted the following Collection Policy for delinquent accounts:
  - 1. Three consecutive delinquent letters will be sent on or about the 16<sup>th</sup> of each month.
  - 2. After the third letter, and when the delinquent balance is over \$120, the account will be referred to the Association's attorney for collection. A lien will be placed on the unit. Additional collection actions can include filing of a personal judgment against the unit owner, wage garnishment and any other legal remedies available to the Association.
  - 3. If the unpaid balance reaches \$250, and after proper notification is sent to the Owner, Foreclosure proceedings will commence.
- E. Prior to the initial legal action (step 2) being taken by the Board of Directors, an Owner who is delinquent may appear before the Board to explain special circumstances and a payment arrangement can be made at the discretion of the Board.

## 12. ENFORCEMENT ASSOCIATION FEES:

It is the hope of the Board of Directors that a warning letter will be sufficient to have a violation of the CC&R's or Rules and Regulations corrected but this is not always the case. Therefore the Board of Directors has adopted the following enforcement policy.

1. Violators will be sent a warning letter, notifying them of the alleged violation and giving them a minimum of 5 days to correct the problem.
2. Subsequent violations of a similar nature can result in a Fine being assessed against the unit owner.
3. The Fines for violation of these Rule & Regulations (Section 2.02) is \$50.00.
4. The Fines for violation of the CC&R's are:

First Violation	\$50.00 maximum
Second Violation	\$50.00
Third Violation	\$50.00 maximum
5. Prior to a fine being assessed, the Unit Owner will be notified by Certified Mail that a Fine Hearing will be held. The Unit Owner has the right and is encouraged to attend the Hearing. The Fine Hearing will be held in Executive Session of the Board of Directors. The Unit Owner/Offender will be given the opportunity to be heard prior to the Board rendering a decision. The Board of Directors will render their decision within 5 days of the Hearing and that decision will be mailed to the Owner by Certified Mail within 5 days of the Hearing.

**Countryside Villas Homeowner's Association**

**SAFETY NOTICE & WARNING**

The use of skateboards, roller blades, roller skates, bicycles, scooters and etc. can be dangerous. These activities are dangerous and extreme caution and the utmost care should be used when engaging in these activities. These activities are undertaken at the individual/participants own risk.

Use of these items anywhere on the property, should be with parental consent and supervision. These activities are extremely dangerous because of cars, trucks, etc. driving throughout our property.

It is strongly recommended that any child and/or adult using a skateboard roller blades, roller skates or scooters, etc. on the property at Countryside Villas should wear protective gear.

**Countryside Villas Homeowner's Association  
Board of Directors**

Pursuant to Article VII, Section 1.A. of the Bylaws of COUNTRYSIDE VILLAS HOMEOWNER'S ASSOCIATION, INC. dated December 6, 1984, these Rules and Regulations are hereby approved and adopted by a majority of the Board of Directors of the Association at the meeting held on March 19, 2001. These Rules & Regulations supersede any and all previously approved Rules and Regulations.

These Rules and Regulations shall take effect on May 1, 2001.

Gene Fanning (signature on file) 3/28/01

Carole Bayer (signature on file) 3/28/01

Sue Gac (signature on file) 3/28/01

Barbara Harting (signature on file) 3/28/01

Julie P. Ogden (signature on file) 3/28/01

## **Countryside Villas Homeowner's Association**

### **Amendment to Community Rules & Regulations**

Article VII, Section 1.A of the Bylaws of Countryside Villas Homeowner's Association, Inc. dated December 6, 1984, empowers the Board of Directors to adopt Rules and Regulations.

Section 3-D of the Community Rules & Regulations adopted on March 19, 2001 shall be deleted in its entirety and shall be replaced with the following new Section 3-D:

#### **Parking, Section 3, Item D:**

**Parking in the common area parking lots is on a temporary basis. It is a violation of this rule if a vehicle is parked in the common parking areas for more than three consecutive days and/or nights, irrespective of whether the vehicle is in the same place or a different space and irrespective of whether the vehicle is moved during the day and returns to the common parking areas at night, or vice versa. Any vehicle which will be parked in the common area for more than three consecutive days and/or nights must be approved by the Board of Directors and a permit must be issued. The permit must be displayed on the vehicle's front dashboard.**

This amendment of the Community Rules & Regulations is hereby approved and adopted by a majority of the Board of Directors of the Association at the meeting held on February 20, 2006.

This Amendment shall take effect immediately upon approval and signing.

DATED: February 20, 2006

COUNTRYSIDE VILLAS HOMEOWNERS' ASSOCIATION

By: Elizabeth Shapiro (signature on file)

Its' President

Attest: Monique Alponente (signature on file)

Its' Secretary



## Countryside Shadows (aka Countryside Villas) Homeowner's Association

The following Resolution is adopted pursuant to Arizona Revised Statutes 33-1808 and Article VII, Section C of the Bylaws of the Countryside Shadows (Countryside Villas) Homeowner's Association. This Resolution pertains to displaying the American Flag.

The Association adopts the following guidelines regarding the display of American Flags:

1. No flagpoles may be erected on common area.
2. Flags may be flown from a bracket mounted on the front of the dwelling unit or garage.
3. Flagpoles and flags may be erected and flown inside the walls and gates of any lot provided they comply with the following guidelines:
  - a. All flagpoles must be constructed for that purpose and must be equipped with the standard halyard, ropes, pulleys, that are the norm for flagpoles. No pole which was not manufactured for the purpose of flying a flag may be used.
  - b. The flagpole may not exceed fifteen (15) feet in height. The height is measured from the ground to the top of the pole, including any decorative ornament at the top of the pole.
  - c. The flagpole must be placed inside the walled and gated area of the lot such that neither the pole nor the flag touches any wall or structure at any time.
  - d. The American Flag is the only flag or object that may be flown from the pole. The flag may not exceed three (3) feet by five (5) feet in size or dimensions.
4. Any American flag flown after dusk must be illuminated as required under the Federal Flag Code, Public Law 94-344.
5. All American Flags flown must be flown in compliance of the Federal Flag Code, Public Law 94-344.

This Resolution is adopted by a majority vote of the Board of directors of Countryside Shadows (aka Countryside Villas) Homeowner's Association by a majority of the Board of Directors of the Association present at the meeting held on November 18, 2002. This Resolution shall take effect immediately.

Dated: November 18, 2002

COUNTRYSIDE SHADOWS (COUNTRYSIDE VILLAS)  
HOMEOWNER'S ASSOCIATION, INC.

By: Gene Fanning (signature on file)

Its: President

Attest:

Elizabeth Shapiro (signature on file)

Secretary