

RULES AND REGULATIONS, Revised February 2015
OF
GREENVIEW HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

SECTION 1. *Alterations.* Except as specified in Article II, All desired exterior changes to buildings or common area landscape shall be presented to the Board in writing for approval prior to accomplishment.

SECTION 2. *Complaints or Suggestions to the Board.* Requests for Board action from members shall be submitted to the Board in writing for consideration and written reply.

SECTION 3. *Sale.* The Board shall be notified of all dwelling sales. The seller shall have no claim to any funds of the Association, and shall be responsible for payment to the Association of all assessments and late charges to the date of sale. The owner shall provide copies of the CCRs, Bylaws, and Articles of Incorporation, as evidenced by a letter so stating, to each buyer, who must agree to abide by all the control documents of the Association.

SECTION 4. *Pets.* Pets shall be limited to two per unit. Pets are defined as animals that at maturity weigh less than thirty (30) pounds, except seeing-eye dogs for the blind and registered service or assistance dogs for the disabled. Pets are permitted as long as they do not disturb or become offensive to neighbors in any way. Pets that are deemed by the Board to be a nuisance shall be removed from the dwelling. The Board's decision in such matters shall be final and binding. All pets shall be kept on a leash when outside the owner's dwelling. Pets may not be walked in the Association common areas, and owners shall pick up all pet droppings.

SECTION 5. *Common Areas Between Units.* No personal items may be placed for storage or display in common areas.

SECTION 6. *Garage Doors.* Doors shall be kept closed when not occupied by people or being used for ingress and egress. However, the door may be left up approximately twelve (12) inches to provide air circulation in the summer.

SECTION 7. *Antennas.* Except as specified in Article II, Section 8, no short-wave radio transmission antennas may be installed without the approval of the Board of Management.

SECTION 8. *Room Extensions.* No rooms, screen porches, or enclosures may be added beyond the original roof line.

SECTION 9. *Patio Extensions.* Rear patio enlargements may not extend more than seventy-five (75) feet rear of the most forward point on the dwelling, or be wider than the dwelling.

SECTION 10. *Permanent Residents.* No more than two (2) people per bedroom may occupy the residence permanently.

SECTION 11. *Vehicle Parking.* No vehicle that is inoperable, fails to have current registration, or has body damage shall be parked in driveways or streets.

SECTION 12. *Common Area.* The Association bears the responsibility for the maintenance of the common ground by employing a weekly gardening contractor and other contractors as needed. These contractors carry insurance to work on our property. Homeowners are not permitted to compromise our Association's liabilities by doing work in the common area such as trimming trees, etc.

ARTICLE II

ALTERATIONS PERMITTED WITH ARCHITECTURAL/LANDSCAPE COMMITTEE APPROVAL

SECTION 1. The front courtyard, the surfaces of the driveway, front porch, front walk, and rear patio, the following rules apply:

- a. Plants or small trees may be planted or replaced at the owner's expense. Owners are responsible for the maintenance of these plantings. The use of drought resistant plants is encouraged.
- b. Concrete surfaces may be epoxy coated, covered with outdoor carpeting (except no carpeting on driveways), or tiled in colors compatible with the structure, and must be maintained in good condition by the owner.
- c. Removable personal items such as planting pots, seats, and decorative porch/patio articles may be used.
- d. Pots placed on front columns must complement and not overpower the ledge on which they are placed. Flower pots of Terra Cotta Color, earth tone colors or the color of the body of the house, are allowed to be in front of and behind the home. The colors in an earth tone scheme are muted.
- e. Plantings are allowed in pots, but they must be maintained in good condition by the homeowner.
- f. Artificial flowers or plants may be used in pots and must blend with and not overpower the natural landscape. They must be maintained in good condition.
- g. Artificial flowers or plants must be installed in such a way so as not to call attention to the fact they are artificial, and must replicate natural flowers or plants as closely as possible.
- h. Garden hoses must not be seen from the street or neighboring properties. Garden hoses must be stored in a professionally designed container, made specifically for the purpose of hose storage. The hose container must be an earth tone color. The colors in an earth tone scheme are muted.

SECTION 2. The Common Area that is in close proximity to owner's dwelling unit.

- a. Plants and trees may be removed, planted or replaced at the owner's expense. The Association's policy is: the owner pays for the tree or shrub and additional irrigation. All irrigation must be done by an Association approved contractor. The Association covers the expense of maintenance. Homeowners in close proximity must be consulted.
- b. In the case of citrus trees, the owner is responsible for the cost of the tree, planting, trimming and maintenance. All future owners' assume the responsibility for the maintenance.
- c. In the case of the existing olive tree at 20403 Autumn Court, the owner is responsible for the cost of all maintenance to include trimming and annual spraying to control fruit production. All future owners' assume the responsibility for the maintenance. No new olive trees will be approved for planting.

SECTION 3. Decorative street numbers, initials, flag holders or other identifying wall hangings may be attached to the front walls of the garage.

SECTION 4. Sun screens may be installed on any window using a color compatible with the structure.

SECTION 5. Security screen doors and front courtyard gates may be installed, using a color compatible with the structure.

SECTION 6. Water fountains may be installed within the front courtyard or rear area limits.

SECTION 7. Rain gutters and down spouts may be installed using a color compatible with the structure.

SECTION 8. An armada, otherwise known as a lattice or pergola patio cover, may be installed at the rear of a dwelling unit or duplex without further approval of the Board of Management or its designated Architectural Control Committee, providing the structure conforms to the following specifications:

- a. The cover is fabricated from alumawood and finished in white or other light color compatible with the existing stucco finish of the unit or duplex.

- b. The structure projects no more than eight (8) feet beyond the rear wall of a dwelling unit, is supported at the roof line along the full width of the cover, and is further supported by alumawood beams and at least two vertical alumawood posts anchored within two (2) feet of the outer edge of the cover. All open-ended beams or posts shall be closed or capped to prevent access by birds or animals.
- c. The cover is not wider than the full width of the dwelling unit, or of the duplex if the cover is intended to meet the needs of two adjoining units.
- d. Rain gutters and down spouts are provided, as necessary, to assure the discharge of rainwater from the roof of the dwelling unit away from the walls and amenities of the adjoining unit.
- e. An appropriate residential building permit is obtained from Maricopa County or such other local authority as may be appointed to issue such permits.

SECTION 9. DIRECTV and Dish Network TV System antennas, approximately 18-inches in diameter, may be installed on the roof or ground level. They should be located on the back slope of the roof to minimize viewing from the street side and if installed at ground level, it shall be appropriately screened from the view of neighboring lots with landscaping.

SECTION 10. The external valve and/or pressure regulator that controls the main water supply to each unit is the owner's responsibility and may be repaired, replaced, and/or upgraded at the owner's expense.

This revision supersedes and replaces the following document:

RULES & REGULATIONS OF GREENVIEW HOMEOWNERS ASSOCIATION, INC. Dated January 2013

Certification of Approval:

Greenview HOA Board of Directors approved at the February 19, 2015 board meeting.