

**NORTHWOOD PARK ESTATES
CC&R's FAQ's
AUGUST, 2017**

PARKING:

Where can I park my boat, horse trailer, travel trailer, car carrier, etc.?

Vehicles can be parked on the side or rear of the lot/house; on a hardened surface, i.e., pad, concrete or gravel.

Can I park my horse trailer, travel trailer, car carrier, etc. in my driveway?

No, not if the driveway is at the front of the house.

We have friends visiting in their motor home, with their boat, trailer, etc. Can they park in our driveway?

Yes, they can park for up to seven (7) days in a driveway at the front of the house.

Can I park my boat, horse trailer, travel trailer, etc. on the street?

No.

We brought my thirteen year old son his first car. We are going to keep it for him until he is old enough to drive. Can we park it on the side or rear of our lot/house?

Yes, as long as it is parked on a hard surface and in operating condition; not under repair.

ANIMALS:

How many big animals can I keep?

Four (4).

What is defined as a big animal?

Typically, horses, cattle, goats, and sheep.

My lot is twice as big as some of the others, can I have more animals?

No.

I own two (2) adjoining lots; can I have eight (8) big animals?

Yes, as long as the lots have separate; individual legal descriptions.

Can I raise chickens?

Yes, up to ten (10) poultry and/or fowl.

How many dogs and cats can I raise?

Four (4) dogs and four (4) cats.

Since we live in “the country”, can I just let my dog and cattle “free range”?

No, animals must be fenced or leashed.

LOT USE and IRRIGATION:

Can I have a home business?

Yes, provided you remain in full compliance with the CC&R's and it is not apparent or detectable by sight, sound or smell from outside, and/or creates a nuisance with unusual traffic/parking.

I just brought the cutest 2500 lb. Brahma Matusi cross bull. Can I put up a ten (10) foot barbed wire fence to slow him down?

No. The maximum fence height is six (6) feet, and barbed wire is not allowed. The Associations “Architectural Guidelines” should be reviewed before starting any construction project.

My alarm didn't go off and I missed my irrigation time. Do I still have to pay even though I didn't use any water?

Yes. The Association orders and pays for the specific hours/flowrate scheduled. Unused water is not recaptured but continues to flow down the canal; basically “lost”.

I don't want to irrigate when everyone else does. Can I order water from Roosevelt Irrigation District on my own?

No. The Association holds a contract with the *RID allowing the Association, as a whole, to order water.

I dug a really neat hole in my back yard. Can I order more irrigation time than I am allotted to fill it up?

Possibly. The Association has a budgeted allotment from the RID. If a lot owner does not take irrigation, or takes less than their allotment, an excess would be available for another/other owner(s) to receive more than their standard allotment.

**Roosevelt Irrigation District*

I own a really big lot. Can I split it down the middle and sell half to my brother so he can build himself a nice house too?

No. No lot may be divided or partitioned.

I think that these CC&R's are stupid and I don't think I will follow them! What are you going to do? Sue me?

The Association can: a) withhold irrigation rights; b) place a lien against said lot and foreclose as a realty mortgage or a mechanic's lien; and "Yes", c) sue you. You would be liable for all fees and court costs.

OK, OK – How do I become a member?

You become a member by virtue of purchasing property in Northwood Park Estates.

Does the Association have a clearly defined fine and/or fee schedule in place for violations of the CC&R's and/or the Bylaws?

Yes.

I received notice of and fines for a CCR violation. It took me six months, but I have corrected the problem. Will the fine be reversed?

No. Correction of the violation does not excuse payment of the fees and fines assessed.

Does NWP have regular trash collection?

Yes. The City of Buckeye holds that responsibility. Recycle material (blue can) is picked up on Monday, and garbage (tan can) is picked up on Thursday of each week. The City collects bulk trash quarterly; that schedule is on their website.

No trash, or trash receptacle, shall remain on the easement for more than 24 hours following scheduled collection.

I have large animals and mature trees on my property; can I have a 75 gallon trash bin in my driveway?

No. Trash bins must be placed in an enclosed structure, approved by the Architectural Committee, and within the property boundaries.

I need additional storage for a small business I run from my home, can I have a sea container in my back yard?

No. Sea containers are not allowed on any lot or easement.