

MISSION HILLS PROPERTY OWNERS' ASSOCIATION

ASSOCIATION RULES & POLICIES

AMENDED May 5, 2025

These amended Association Rules and Policies have been approved by the Mission Hills Property Owners' Association Board Directors (the "Board") at a business meeting held March 27, 2025, and set in force by way of resolution the same day, amended with respect to street parking on May 5, 2025. All Board members were present and acting throughout and authorized by the By-Laws of the Association. These Rules and Policies are to become effective immediately upon presentation to all members of the Association ("Lot Owner") and will remain in effect until amended or repealed by the Board.

USE AND OCCUPANCY RESTRICTION VIOLATION COMPLAINTS:

There are two methods available to Lot Owners who may have a complaint concerning a restriction violation:

1. The Lot Owner who is aware of an alleged noncompliance or violation is highly encouraged to address the subject directly to the appropriate Lot owner.
2. Send the complaint in writing on the Complaint form (found at MHPO.org under "Forms") to the Board citing the specific restriction violation from the governing documents with section and paragraph reference, as well as the address or Lot number of the alleged noncompliance or violation. The Complaint form may be emailed to the Board at MHPOAB519@gmail.com. For instructions on submitting the form in person, email the Board at the above address. Anonymous Complaint Forms will not be accepted.

The Association will not act on any verbal or anonymous complaints.

The Architectural Control Committee ("ACC") is designated by the Board to investigate alleged noncompliance or violation complaints and report its findings to the Board for review. If the complaint is found to be valid, either the ACC or the Board will take appropriate action to correct the violation.

Corrective action, at the Board's discretion, may include a written "Courtesy Notice" for a first time violation of a CC&R restriction violation, citing the specific restriction violation from the governing documents with section and paragraph reference. If the violation is not corrected within 14 days after a Courtesy Notice has been provided, a written Notice of Violation, in compliance with Arizona statute 33-1803, will be delivered to the noncompliant Lot Owner. A monetary penalty will be imposed according to the fine schedule below:

Violation Fine Schedule: Fines for all Use and Occupancy Restriction violations are \$50.00 per violation, accruing on a daily basis for each day the violation continues.

As per Statute 33-1803, if not contested in writing by certified mail within 21 calendar days after the date of the Notice of Violation, fines begin to accrue on the date the Lot Owner was served the official Notice of Violation.

PARKING (CC&R PARAGRAPH 13.7):

STREET PARKING: Due to the narrow width of our streets, and to allow for unimpeded access for emergency vehicles, our streets are designated as fire lanes. No unattended vehicle parking is allowed with the following exceptions:

- 1) Contractor and service vehicles may park on one side only for the duration of their work hours as long as the drivers remain readily available to move their vehicle in the event of an emergency.
- 2) Visitors whose vehicles cannot be accommodated in a property owner's driveway should park in one of the cul de sacs.
- 3) Property owners with steep driveways may temporarily park on the street when snow or ice is forecast that would make use of their driveway unsafe.

OVERNIGHT PARKING: Lot Owners, their family members, renters or guests are allowed to park one registered, operational, noncommercial passenger vehicle in their driveway at any time. Any additional vehicles of the same type that would be parked outside overnight will require submission of our current Parking Request Waiver (available at MHPO.ORG) and approved by the Board or ACC member.

New Residents: There is a grace period of 30 days to new Lot Owners while settling into their residence. Boats, Trailers, Motor Homes and Campers: There is a 2 night parking waiver for these vehicles for the purpose of preparing for an outing, vacation or trip. There is a 2 night parking waiver for these vehicles for the purpose of cleaning and preparing for storage upon return from an outing, vacation or trip. Otherwise these vehicles are prohibited from overnight parking.

NUISANCE VEGETATION :

In accordance with the MHPOA CC&Rs, Use and Occupancy Restrictions, Nuisance paragraph, all lot owners must comply with the Prescott City Code, Section 7-5-4, paragraph C, which states "Weeds, Bushes, Trees and other Vegetation: All exterior property areas shall be kept free from dry vegetation, tumbleweeds, weeds, bushes and tall grass and trees which

present a visual blight upon the area, which may harbor insect or rodent infestations, or which is or may likely become a fire hazard or otherwise threaten the health and safety or the economic welfare of adjacent property owners or occupants. It is the responsibility of the owner or occupant to cut or remove grass and weeds in excess of twelve inches (12") high throughout the property, unless the community development director, in consultation with the Prescott fire chief or his designee, determines that it is not practical to do so on some or all of the property." (Ord. 4370, 1-27-2004).

LEASE/RENTAL POLICY:

Lot Owners may not lease/rent their property for a period of less than 30 days. Lot Owners must submit a Tenant Information Form to the Association Secretary/Treasurer **prior to occupancy**. Application forms are available at MHPO.ORG. The Lot Owner is liable for tenants non-compliance with MHPOA CC&Rs and Association Rules & Policies to include any and all monetary penalties that may be imposed.