

Camelot Property Owners Association Rules and Regulations

(Revised January 2011)

Welcome to Camelot, one of Mesa's finest neighborhoods. As a Camelot Property Owner, you are automatically a member of the Camelot Property Owners Association. The Association is a nonprofit organization formed for the purpose of preserving the integrity of Camelot

It is the commitment of the Camelot Property Owner's Association to maintain a community of high aesthetic value. To accomplish this task, each member pays an annual assessment to the Association. It is then the responsibility of the Association to administrate the maintenance, preservation and enhancement of the public areas for the benefit, use and enjoyment of all members, as well as to apply and enforce all rules equitably.

It is the intention of the board of directors to adopt as few rules and regulations as possible while maintaining a peaceful, livable community. However, since achievement of community harmony does require some regulation of individual activity to protect the rights and property values of all residents, the rules and regulations will be set out as following:

- A. COMPLIANCE POLICY AND FINE SCHEDULE (page 2)
- B. RESIDENTIAL USE (page 3)
- C. RENTAL/LEASE REQUIREMENTS (page 3)
- D. ARCHITECTURAL CONTROLS (page 4) PAINT COLORS (page 11)
- E. ARCHITECTURAL GUIDELINES (page 5)
- F. LANDSCAPE AND LOT MAINTENANCE (page 7)
- G. NOISE AND NUISANCES (page 8)
- H. ANIMALS (page 8)
- I. TRAFFIC, VEHICLES, AND PARKING (page 9)

THE AUTHORITY TO ADOPT, PUBLISH AND DISTRIBUTE THESE RULES AND REGULATIONS IS VESTED IN THE BOARD OF DIRECTORS OF THE CAMELOT PROPERTY HOMEOWNERS ASSOCIATION BY THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS) AND THE BY-LAWS OF THE ASSOCIATION.

These Rules and Regulations do not supersede or change the CC&R's or By-laws in any manner, but they are equally enforceable under law. The Board of Directors shall have the power and authority to adopt, amend or repeal these rules and regulations from time to time. This document supersedes all previous versions of the same.

Transfer Fee

A \$300.00 Transfer Fee will be charged at the time of a lot sale.

Disclosure Fee

A \$100 Disclosure fee will be charged at the time of a lot sale for the inspection and verification of the condition of the lot with regard to compliance to the Association's CC&Rs.

Camelot Homeowners Association fully supports Arizona Fair Housing Law. As such variances of the Rules and Regulations of Camelot may be requested for specified handicaps. The request must be in writing, and at the Board's discretion must be accompanied by a doctor's verification.

January 2011

A. COMPLIANCE POLICY AND FINE SCHEDULE

The following compliance policy and schedule of fines have been established by the Board in order to ensure compliance with the CC&R's, By-laws, and Rules and Regulations.

1. First notification of violation (non-compliance) A reminder letter will be sent to the owner requesting that the violation be corrected within a certain time frame. This first reminder is where discussion should start and where misunderstandings be cleared up by contacting the Board for clarification.
2. Second notification of violation (non-compliance) If the violation is not corrected after the reminder letter or there is no response to the reminder letter, a warning letter will be sent to the homeowner explaining the violation, outlining the schedule of fines, and giving a time frame for correction of the violation. The owner will be given an opportunity to respond to the Board in writing within ten (10) days of receiving the warning letter. The owner may request a hearing by the Board. After the owner meets with the Board, the owner will be notified in writing of its decision.
3. Third notification of violation (non-compliance): A letter will be sent stating that a monetary fine is being placed on the owner and will include the date the fine will start and the amount of the fine.
4. If the owner's response is unsatisfactory even after the imposition of a monetary penalty, or if at any time the Board determines that the homeowner has no intention of complying with the rules, then the Board may exercise the option to pursue corrective action through an attorney including seeking a judgement in court and/or an injunction to stop any injurious action. All costs of legal action will be billed to the homeowner.
5. Voting rights of homeowners with outstanding assessments or fines will be suspended.
6. FINE AMOUNT: \$50.00 for the first offense, then in \$50.00 increments for every seven days that the violation is not corrected.

Fines are due when levied. If necessary the Board may turn the collection of fines over to an attorney or other collection agency with the cost of the collection billed to the homeowner.

B. RESIDENTIAL USE

1. All owners are required to have their permanent address and telephone number on file with the Association and updated within 14 days of any change.
2. All lots shall be used, improved and devoted exclusively to single family residential use.
3. No gainful occupation, profession, trade or other non-residential activity shall be conducted on any lot except those that are carried on within the exterior walls of the residence or garage and that do not cause an increase in traffic or parking, do not cause a nuisance and are not noxious or offensive by emissions of dust, odor, gas, smoke, fumes or noise. No business signs or separate business structures are permitted with the exception of temporary, occasional garage sales.

Commercial activity: Business activities are prohibited in a residential district. No employees or customers may come to the home for business purposes and no inventory may be stored on the premises that does not conform to the definition of "Accessory Use", in Title 11 of the City Code. (From Mesa City Code)

4. No activity may be conducted which may constitute a public disturbance.
5. Owners are responsible for the costs of clean-up, repairs or replacement to common area property including walls and landscaping from damages caused by themselves, members of their families, their guests, pets or their tenants.

C. RENTAL/ LEASE REQUIREMENTS

1. Owners or agents leasing or renting a residence are required to inform the board when their unit is rented, the names of the tenants and the length of the lease. This must be accomplished within 30 days of occupancy.
2. Leases must be in writing and must contain a provision providing notice to the lessee(s) that the terms of the lease are subject to the provisions of the Camelot Property Owners Association Covenants, Conditions, and Restrictions, and Rules and Regulations, and any failure by the lessee to comply with the terms of the Documents is a default under the lease.
3. No owner may rent his/her lot and the single family home for transient or hotel purposes or shall enter into any lease for less than the entire lot. No lease shall be for a rental period of less than thirty (30) days.
4. It is the sole responsibility of the owners to supply their tenants and guests with a copy of the governing documents and these Rules and Regulations of the Association.
5. Owners should fully understand that they are responsible to the Association for the conduct of their tenants, guests and pets. An owner should therefore carefully evaluate a prospective tenants' ability to accept and abide by these Rules and Regulations and they should inform the tenants of the limitations of the lot particularly with regard to parking, storage, the containment of pets, and the number of residents that the home can accommodate.

D. ARCHITECTURAL CONTROLS (See page 11 for paint colors)

1. Camelot is a planned community with a uniformity of design as specified by the original architect and builder. An Architectural Committee made up of one board member and at least two other board members or homeowners will be appointed by the Board to maintain the architectural and aesthetic integrity and consistency of the community.

The architectural guidelines are written to assist the individual homeowners with architectural design changes to their building and lot.

2. No additions, alterations, repairs, changes or other work which in any way alters the exterior appearance, including but without limitation to the exterior color scheme of any lot, or the improvements located thereon, from the appearance on the date in which the lot was purchased shall be made or done without the prior written approval of the Architectural Committee.

3. Upon receipt of a written architectural request, the Architectural Committee shall provide its response within thirty (30) calendar days. Once approved, the homeowner must complete the architectural changes within sixty (60) calendar days of approval. If changes to the original architectural request are considered or additional time is required, the Architectural Committee must be immediately notified.

4. All architectural approvals will be conditioned upon compliance with applicable City of Mesa Codes. Board approval is not a substitute for a City of Mesa building permit. It is the owner's responsibility to determine if a City of Mesa permit or any other permit is required and to obtain the necessary permit.

5. Architectural Approval Process:

- a) The owner should request a form for ARCHITECTURAL CHANGE REQUEST from the Association and return it to the Association with a description of the change and any necessary drawings.
- b) Members of the Architectural Committee will review the submission and consult with the owner if necessary. The Architectural Committee may refer the request to the full Board for review and vote.
- c) If a City of Mesa permit is required, a copy of the Association's approval form should be included in the request to the City for a permit.
- d) The Association requires a copy of the City of Mesa permit.
- e) Changes to the original architectural request that result from the permit process or for any other reason must be resubmitted to the Architectural Committee for approval.

E. ARCHITECTURAL GUIDELINES

1. No homeowner shall make alterations, modifications, or changes (including color or material changes) to the structural exterior of the buildings, fences, railings or walls of any property without written approval by the Association Architectural Committee.
2. Any walls or building structures that are extended must be approved by the Architectural Committee, follow all city codes with the work meeting standard professional practices. If necessary, a letter agreeing to the changes must be signed by any affected lot owner and be submitted with the Architectural Change Request Form.
3. Extended driveways or walks are acceptable upon approval by the Architectural Committee, but must follow appropriate city codes and meet standard professional practices.
4. Gutters and down spouts must match the color of the house on which they are mounted. Gutter must follow the contour of the structure to which they are attached. They must not span open spaces.
5. No new aluminum awnings, similar to those used with mobile homes are permitted to be erected on any lot. New awnings must be of block and stucco, wood, or metal that is textured to look like wood.
6. SIGNS: No signs of a commercial nature are allowed, except Real Estate signs pertaining to the sale, lease, or rental of the lot. Signs must conform to City of Mesa code with one (1) sign per lot of no more than six square feet and a maximum of 6 feet high. No signs may be placed on Association common areas. (Follow City of Mesa Code)
7. POLITICAL SIGNS: One (1) sign per street frontage for each candidate or measure not exceeding eight (8) square feet in area and six feet (6') in height. Signs shall be set back at least fifteen feet (15') from the existing curb. (Follow City of Mesa Code)
8. Security, spot, carriage or any other type of additional lighting must only shine on the homeowners property. All wires must be buried and installation must comply with City of Mesa Code.
9. Small satellite dishes and standard TV antennas are acceptable and do not require pre-approval; however, each must be located on the roof and as discreetly as possible. If because of reception, another location on the property is necessary, the request must be made in writing to the Architectural Committee for approval and be accompanied by a signed verification from a licensed installer. Other antennas must be approved by the Architectural Committee.
10. No temporary or detached buildings or structures including storage sheds may be erected or placed on any lot.

11. Household projects may be completed within the confines of a carport as necessary to allow for drying and/or curing, not to exceed 48 hours.
12. Window Coverings. Within 60 days after the close of escrow, each owner must install appropriate window coverings. No metallic or reflective materials, bed sheets, etc. may be installed on windows. Window awnings must be approved by the Architectural Committee.
13. Swings, slides and other play equipment shall be at least seven (7) feet from all fences located near the perimeter of lot lines and may not be located on street side of house.
(Follow City of Mesa Code)
14. Basketball hoops may not be located on the street side of a lot or driveway.
15. Flagpoles must be no taller than 20 feet. Architectural approval is required for permanent flagpoles, i.e. those requiring a concrete base. A permanent flagpole must be at least 5 feet from the property line or sidewalk. The telescopic style of flagpole is preferred.
16. Golf ball protection nets. Lot owners are responsible for erecting and maintaining their own golf ball net fencing. All golf ball net fencing must be approved by the Architectural Committee and must present a professional appearance that blends as much as possible with the lot's architecture. If necessary, a letter agreeing to the fencing must be signed by any affected lot owner, and be submitted with the Architectural Change Request Form.
17. Solar Collectors. The installation of any solar device (e.g. panels) must be approved by the Architectural Committee prior to installation. Solar units which are not installed on roof should be maintained a minimum of 5 feet from property line and concealed from neighboring view. If this provision becomes in conflict with current laws or other legal requirements, this section shall be declared by the Board of Directors to be no longer valid and the Architectural Committee shall be empowered to write replacement Guidelines.
18. Fabric sun shades on patios must be retractable, mounted in a professional manner and kept in good condition.
19. Replacement of trees, shrubs, flowers, colored gravel, etc. are at the discretion of the homeowner and do not need approval. However, the changes should remain consistent with the original landscaping. Any changes that greatly affect the appearance of the property or the drainage need to be submitted to the Architectural Committee for approval
20. Lawn, yard or house ornamentation does not require written approval; however, all visible decorations must be of discrete colors and meet the appearance of generally accepted standards.

F. LANDSCAPE AND LOT MAINTENANCE

1. Each owner is responsible for maintaining his/her lot in a good state of repair, and in a neat and attractive condition. Fences and walls are to be kept painted as needed and in good repair.
2. Homes including walls, trim, doors, windows and garage doors are to be repaired and painted with the approved colors as needed. Roofs are to be repaired or replaced as needed. (See color list page 11)
3. All external furniture must be designed for exterior use and utilized for that purpose.
4. Storage of furniture in a carport or driveway is not permitted. Front and rear patios are not to be used for storage. Storage of carport items visible from the street must be tidy and contained within appropriate storage containers and/or cabinet structures.
5. All homeowners' property must be kept neat and attractive, free of wild and noxious weeds and trash. Shrubs and trees are to be kept trimmed as needed. Desert landscaping gravel is to be neatly raked and kept free of weeds and debris, and plastic underlayment kept covered. All dead or dried vegetation must be removed and disposed of properly.
6. No rubbish, debris, or animal waste may accumulate on a lot or parcel.
7. No odor shall be permitted to arise from any lot that would be considered unsanitary, offensive, or detrimental to any occupants of the community.
8. Trash and recyclables must be kept in covered containers that are not visible as much as possible from neighboring properties and where the odor does not bother the neighbors. City of Mesa trash and recyclable containers are not to be stored in front of the plane of the garage door. They are to be stored behind walls, in the garage, or behind pillars in the carport. They may be stored at the side of the garage if the garage extends out far enough from the house so that the containers are back up against the garage wall.
9. A screen wall for garbage and recyclable containers may be constructed of stucco or brick materials that matches the house with approval of the architectural committee.
10. Place the barrel out anytime after 6 p.m. the night before. Remove the barrel from the curb no later than 6 a.m. the following day. This rule complies with the City of Mesa Code.

G. NOISE AND NUISANCES

1. No activities are permitted which may become an annoyance or nuisance to the residents of the properties, or which shall in any way interfere with the quiet enjoyment of owners or occupants of Association property.
2. No loudspeaker or sound amplification system shall be used in a manner that produces sounds audible beyond the lot boundaries.
3. No homeowner or guest shall serve food or beverages, cook, barbeque, or engage in similar activities within the common area without the written permission of the Association Board.
4. The use of riding toys, bikes, or other equipment or devices may not be used in a manner that affects the rock landscape on any Association property.

H. ANIMALS

1. Only a reasonable number of generally recognized household pets are allowed on any lot.
2. The animals may not become a nuisance or make unreasonable noise.
3. All dogs shall be on leashes and under control of the owner or other person when the animal is off the owners' property and safely contained while on the owner's property.
4. All cats and dogs must be licensed and tagged with identification of the owners' name, address and phone number. Untagged and stray animals may be sent to the animal shelter. All state and local ordinances apply (i.e., licensing, leash laws, etc.)
6. Each owner is responsible for cleaning up after his/her animal anywhere within the Camelot Association Boundaries. Animal waste may not accumulate on any lot.

I. TRAFFIC, VEHICLES AND PARKING

1. Camelot Neighborhood has narrow streets with a number of cul-de-sacs. It is the intent of the Association to eliminate on-street parking as much as possible for the following reasons:

- a. To provide a safe environment for homeowners and their families;
- b. To safeguard the neighborhood and discourage possible crime.
- c. To maintain a pleasing aesthetic appearance to the neighborhood.
- d. To comply with Postal Regulations that require postal delivery vehicles in a Rural Delivery Zone to have free access to curbside boxes. Zip code 85215 is a Rural Delivery Zone.
- e. To maintain a safe environment for garbage pick-up.

2. For the above reasons the number of vehicles of residents and renters is limited to what can be parked safely in the garage and driveway. Temporary overnight street parking, where permitted by the City of Mesa, is limited to one week for emergencies and guests. For a time longer than one week for overnight street parking, a request must be made in writing to the Association.

3. No vehicle is to be parked fully or partially on any unpaved surface on any lot.

4. Golf Carts, motorcycles, ATVs are considered personal motor vehicles.

5. No inoperable, unlicensed or unregistered vehicle shall be parked within the Association boundaries except inside a closed garage.

6. Resident's personal business vehicle (commercial vehicle) are limited to one (1) ton and present a neat appearance. Vehicles holding equipment and supplies such as piping and machinery and/or vehicles with heavy discoloration from paint, cement, chemicals etc. will not be parked within Association boundaries except in a closed garage.

7. Utility trailers may not be parked on a lot except inside a closed garage.

8. Except for being located within a closed garage, recreational vehicles, motor homes, campers, boats, and similar vehicles may not be parked on the street or on the homeowner's lot where visible from the street for no more than forty-eight (48) consecutive hours in a seven (7) day period, and then only for the purpose of loading, unloading, cleaning or light maintenance.

9. An RV cannot be used for living quarters, business purposes, or be connected to utilities. while parked within the Association's boundaries. Following City of Mesa Code.

10. The maximum speed on all streets within the community is 25 MPH per city laws. Use extreme caution for children playing, and the use of golf carts in the area.

11. No commercial vehicle repair business is permitted. Only normal, maintenance type repairs on the residents personal vehicles such as oil changes, tire rotations, etc. are permitted and only on the individual homeowner's property and then only for minor repairs that can be accomplished within a short period of time, and shall not exceed 24 hours.

12. Heavy vehicle maintenance is not permitted under any circumstance on carports, driveways or streets. This must be done only in closed garages and at no time may be deemed a nuisance.

13. Vehicles which drip excessive amounts of oil or other fluids on the pavement may not be parked anywhere within the Association boundaries. Owners are responsible for cleaning up any excessive leakage in their driveways and on the streets.

14. Garage doors shall remain closed except while garages are in use.

Thank you in advance for you cooperation and compliance with these rules and regulations. With your help, our success is guaranteed as we continue our efforts to maintain the property value and aesthetic enjoyment of Camelot Property Owner's Association.

**Board of Directors
Camelot Property Owners Association, Inc.**

ARCHITECTURAL COMPLIANCE GUIDE
APPROVED PAINT COLORS
(Revised January 2011)

The following exterior paint colors have been approved for Camelot. Colors are identified by Home Depot's Behr brand sample numbers. Other manufactures' paints may be used if matched to these colors.

MAIN STRUCTURE OF HOUSE (masonry and stucco paint)

Saddleback	X25
Fawn	P-205
Sandstone	P-710
Navajo White	P-122
Sandstone Beige	X-86
Glacier White	P-100

WOOD TRIM (exterior paint)

May be same color as the main structure.

Traditional (Brown)	Behr 760B-6
Fireside	Behr S-G-720

WALLS/FENCES

Wrought iron: Black or same color as main structure of house.

Wall stucco: Same color as main structure of house.

FRONT DOOR

Natural wood color (stains).

House trim or main structure colors.

GARAGE DOOR

Similar color to main structure.

Exceptions to the above colors need approval by the architectural committee.

INFORMATION PAGE

Registration of Rental Property (including rental to family members)

Maricopa County Rental Registry

Arizona Revised Statute 33-1902 requires that all residential rental properties within the State of Arizona be registered with the assessor's office of the county where the property is located. Owners of property within the City of Mesa must register with the Maricopa County Assessor's Office.

You may register your property on line at http://www.maricopa.gov/Assessor/Residential_Property_links.aspx or complete an application. Contact the Maricopa County Assessor's Office at (602) 506-3406 to obtain an application and for any assistance.

The City of Mesa's Code Compliance Division is responsible for the enforcement of this statute.

Association Documents:

1. Covenants, Conditions and Restrictions (CC&Rs)
2. Articles of Incorporation
3. Bylaws
4. Rules and Regulations

For information on assessments, association meetings, election of board members see By-Laws. All association documents are provided to new owners at time of sale. Members should make their own copies for renters, property management companies, etc.

(It is the sole responsibility of the owners to supply their tenants and guests with a copy of the governing documents and these Rules and Regulations of the Association.)

The following is the cost for additional copies of Documents mailed to members:

Full Package \$20.00. Rules and Regulations \$5.00

Request an e-mail copy for free: valerie@metropropertyservicesaz.com

Meetings:

Annual Meeting: 2nd. Tuesday of February

Monthly Board Meetings: 2nd Tuesday of every month (except July and August)

Address and time for meetings:

AT 7:00 PM
RED MOUNTAIN UNITED METHODIST CHURCH
2936 N. POWER ROAD
(JUST NORTH OF THE BASHAS' SHOPPING CENTER)

CONTACT:

Camelot
c/o Metro Property Services, Inc.
150 E. Alamo Dr., #3
Chandler, AZ 85225

Community Manager
Valerie Hart
(480) 967-7182 Ext. 111
valerie@metropropertyservicesaz.com

January 2011