

Arizona Renaissance Rules and Regulations

Introduction:

The following Rules and regulations have been adopted by the Homeowner's Board of Directors in compliance with the Association's Bylaws and Covenants, Conditions, and Restrictions (CC&R's), for the purpose of protecting your property, its value, and making our neighborhood a better place to live. This guide is intended to provide a quick reference to homeowner's obligations as described in the CC&R's. All homeowners will be provided a copy of this guide, and we urge ALL residents to read it thoroughly, so there is no question as to your rights, duties, and obligations.

The CC&R's are a legal and binding document. Please refer to your CC&R's for more detail. If you do not have a copy of the CC&R's, contact the Association's management company.

Fining Policy:

As provided in the governing documents of Arizona Renaissance Community Association, it is the duty and responsibility of the Board of Directors to maintain the safety, welfare, and aesthetic quality of the community. All references to Bylaws and CC&R's will be included in parenthesis after each rule. Enforcement of the CC&R's is necessary, and the fines described here are intended to do so in a manner that will avoid prohibitive legal expenses.

Many of the rules and regulations listed in this guide are also City and/or County ordinances. Violations of these regulations may therefore result in criminal penalties in addition to Association assessments. If compliance with governing documents cannot be obtained voluntarily, the Board WILL take decisive action to see that the governmental ordinances are enforced.

Your cooperation is essential to keep our neighborhood a pleasant place to live. Decisions by the Board may be appealed at any scheduled Board meeting or in writing to association's management company.

Fines will be assessed between \$5.00 and \$100.00 per day or per occurrence for violations of the CC&R's or Rules and Regulations. The first letter will be a warning. Subsequent violations are subject to fines as determined by the Board of Directors.

1. No Commercial Purposes, Refer to CC&R's

No commercial business, which can be visibly seen from neighboring property.
(Article 5, Section 5.1)

2. Animals, Refer to CC&R's

The only types of generally recognized house pets that can be maintained on any lot within the AZ Renaissance HOA are the following: cats, dogs, birds, fish, and rabbits (unless the homeowner has obtained permission from the Board.) Due to Maricopa County and Mesa City Ordinance all pets within the subdivision must be kept on a leash when not confined within the owner's house or fenced area. In addition it is the pet owner's responsibility to immediately clean up after their pet and to keep any pet from making any unreasonable amount of noise or becoming a nuisance. Discretion should be used when choosing the type and number of household pets per residence. (Article 5, Section 5.2)

3. Garbage, Refer to CC&R's

Garbage cans can be placed on the curb at 6:00 p.m. on the day before garbage or recycling collection. The container must be removed from the curb by 6:00 p.m. on the day of the collection. According to Mesa City Code. (Article 5, Section 5.3)

4. Clothes Drying Facilities, Refer to CC&R's

No outside clotheslines or other facilities for drying or airing of clothes shall be placed on any lots unless they are not visible from neighboring property when viewed from ground level. (Article 5, Section 5.4)

5. Window Coverings, Refer to CC&R's

In no event shall the interior or exterior of any windows be covered with reflective material, such as foil, paper, bed sheets or other temporary coverings. (Article 5, Section 5.5)

6. Garages and Driveways, Refer to CC&R's

All homeowners shall maintain the interior of their garage in a neat and clean condition. Garages shall be used for parking vehicles and storage only, and shall not be used or converted for living or recreational activities. Garage doors shall be kept closed at all times except to the limited extent reasonably necessary to permit the entry or exit of vehicles or persons. All driveways on lots shall be of concrete construction. Detached garages shall not be permitted. (Article 5, Section 5.6)

7. Improvements and Constructions, Refer to CC&R's

Any landscaping, decorative items and/or architectural improvement changes that are visible from neighboring property needs to be approved by the Architectural Committee. Holiday lights may be installed on a homeowner's lot the weekend before Thanksgiving. All holiday lights must be removed from view by January 15th of the following year. Any other lights and decorations that are to remain installed year round require approval of the Architectural Committee. (Article 5, Section 5.7)

8. Heating, Ventilating and Air Conditioning Units, Refer to CC&R's

The Architectural Committee must approve any addition of HVAC equipment if it is visible from neighboring property. (Article 5, Section 5.8)

9. Solar Collection Panels or Devices, Refer to CC&R's

Any addition of solar collection panels or devices requires approval of the Architectural Committee. (Article 5, Section 5.9)

10. Antennas, Poles and Towers, Refer to CC&R's

Please refer to the CC&R's for provisions on this section. Any installation needs to be approved by the Architectural Committee. (Article 5, Section 5.10)

11. Basketball Goals, Refer to CC&R's (Article 5, Section 5.11)

12. Vehicles, Refer to CC&R's

No vehicle shall be constructed, reconstructed, or repaired on the property or any roadways therein or adjacent thereto except within a fully enclosed garage. No motor vehicles of any kind that are not in operating condition shall be parked in any unenclosed parking areas. (Article 5, Section 5.12)

13. Fences, Interferences, and Obstructions, Refer to CC&R's (Article 5, Section 5.13)

14. Leasing: Obligations of Tenants and Other Occupants, Refer to CC&R's

It is the responsibility of the property owner to make sure that their tenants adhere to all applicable laws and regulations. The owner will also be responsible and liable for all violations and losses caused by such tenants and occupants notwithstanding the fact that such tenants or occupants are also fully liable for each and all of those documents. No owner may lease less than his, her or its entire lot. No lot may be leased for a period of less than 30 days. (Article 5, Section 5.14)

15. Landscaping and Maintenance: Reconstruction, Refer to CC&R's

The Architectural Committee must approve any landscaping changes and/or decorative items added to the front and/or side yards. All landscaping improvements require prior Architectural Committee approval unless it is in the backyard and remains below wall height. Any homeowner that installs grass that is visible from neighboring property or the street must be over-seeded during the winter months. No visible landscape will be allowed to go unkempt, untrimmed, and un-pruned nor will weeds be allowed to grow on any property. If homeowner does not maintain landscaping, with written notice, Board has the right to assign out landscaping and bill homeowner. (Article 5, Section 5.15)

16. Signs, Refer to CC&R's

No signs of whatever nature shall be placed on any lot which are visible from Neighboring Property except (a) signs required by legal proceedings; (b) a maximum of 2 street address identification signs for each individual residence, each with a maximum face area of 72 sq in or less; (c) "for sale" and "for lease" signs no larger than 5 sq. ft; (d) alarm signs. (Article 5, Section 5.16)

17. Prohibited Uses, Refer to CC&R's (Article 5, Section 5.17)

18. Dust Control, Refer to CC&R's (Article 5, Section 5.18)

19. Nuisances, Refer to CC&R's (Article 5, Section 5.19)

20. Drainage, Refer to CC&R's (Article 5, Section 5.20)

21. Party Walls, Refer to CC&R's (Article 5, Section 5.21)

22. Exemption of Declarant, Refer to CC&R's (Article 5, Section 5.22)

23. Miscellaneous, Refer to CC&R's (Article 5, Section 5.23)