

Rules & Regulations

Mountain Pines Estates Townehomes Association

The Mountain Pines Estates "Covenants, Conditions, and Restrictions" are thirty-eight (38) pages long and are written in legalese. This is a summary of rules from the Declaration and By-Laws that owners and tenants should use. This summary does not negate the more detailed rules in the Official Documents.

Reminder: These are Townehomes, and all property outside of the "footprint" for each unit as shown on the Plat Maps is common property and is not individually owned!

1. Architectural Control (CC&R 2.16, 2.06)

- a. ANY ADDITION OR ALTERATION TO A STRUCTURE MUST BE APPROVED BY THE ASSOCIATION. The work must be performed by a licensed and bonded contractor. The name of the contractor, contractor's license number, proof of insurance and workman's compensation must be included. Homeowner must have immediate neighbors' written agreements to the proposed addition or change.
- b. MAJOR PLANTINGS THAT AT SOME TIME MAY BE A BARRIER OR OBSTRUCTION MUST BE APPROVED. (CC&R 2.06) Yard ornaments are discouraged and require approval. Owners are responsible for the maintenance of flower beds, rock gardens, etc. planted around their unit (The Association may be required to dig additional drainage ditches, which may require removal or destruction of some plantings).
- c. No grass.
- d. All exterior colors must be consistent with the established decor. The Association has on file specific paint colors to be used.
- e. No fences.

Requests for any change must be in writing, dated and submitted for approval. Drawings of the proposal (with dimensions) must be included. Sketches are okay for planting or minor changes. All requests will be given to the Architectural Committee for review and approval.

2. The Association is not responsible for owner paid maintenance.

3. Violations of Regulations (CC&R 2.07)

- a. The Board may assess an owner up to Five Hundred Dollars (\$500).
- b. Each Owner upon leasing or renting his Dwelling Unit shall provide in the lease/rental agreement to the tenant a written copy of the Rules and Regulations.

4. Late Payments of Assessments (including Dues) (CC&R 7.09). A payment shall be considered late if it is more than fifteen (15) days past the date it is due.
 - a. Board will require payment of a \$250.00 late charge for each delinquency.
 - b. Board will assess 18% per annum interest on the amount owing until paid.
5. Emergency Access / Owner Contact
The owner is required to make certain that Positive Change, Inc. has a key to his/her unit. If this is not satisfactory, an alternative name or location of key must be given to Positive Change, Inc. No exceptions.
6. Unsightly Articles (CC&R 2.09)
 - a. No unsightly articles may be permitted to remain if visible from neighboring property.
 - b. No commercial vehicles, boats, trailers, ATV's, RV's or campers of any type shall be stored on the property.
 - c. Service vehicles are allowed temporary parking.
 - d. Temporary parking for trailers and RVs, will be allowed for three days.
 - e. No tents will be allowed on common grounds.
7. No signs of any kind are allowed except (CC&R 2.03) For Sale signs as approved by the Board, signs required by legal proceedings and Political signs in accordance with AZ HOA laws.
8. Pets (CC&R 2.04)
 - a. Limit of two pets per household unless specifically approved by the Board.
 - b. Pets shall not be allowed to become a "nuisance". Upon written request by a unit owner, the Board shall determine whether an animal is recognized as a nuisance.
 - c. Pets must be on leash when outside the unit. (County ordinance)
 - d. Pet owners must pick up after their pets.
9. Water Shut Off
Owners are responsible for any and all damage caused by failure to drain water pipes and fixtures in the winter.
10. Chimney Cleaning
The Association highly recommends that wood burning chimneys be inspected every two years. Individual owners are responsible for this fire safety action.

11. Snow Plowing

Snow Removal from homeowner's driveway is the responsibility of the individual homeowner. Information on whom to contact is available at Positive Change, Inc.

12. Loud music or "unreasonable noise" is not allowed that would be considered disruptive to immediate neighbors.

13. Any vehicle blocking access to another unit's driveway will subject the responsible homeowner to the fine referred to in 3. a. above.