

# Mountain West Estates

Homeowners Association

Rules and Regulations

October 2015

### **Garages:**

Garages shall be used for parking of vehicles and storage. Garages shall not be converted into any type of living space. Garage and driveway shall be used to park vehicles before parking on street. Garage door windows shall not be covered with foil, cardboard or any other material not applied by the manufacturer. For your own safety the garage doors should be kept shut when not in use. Door may be left open a small amount for ventilation during warm weather. No AC units may be installed through the wall of garage.

### **Driveways:**

Driveways are to be kept free of debris and without oil stains.

### **Parking:**

No parking is permitted on landscaping. No motor homes, boats, trailers or commercial vehicles, or inoperable vehicles including non-registered vehicles are permitted on the property unless stored in the garage or behind RV gate and not visible from common area. Parking spaces located by the pool/mailbox area are not intended for overnight parking. These parking spaces are to be utilized by pool users or mail pickup.

**Trash Containers:** Trash cans shall not be visible other than the day of trash pickup. Trash containers may be placed at curb the night before after 4PM evening prior to pickup and must be removed by 10PM day of pick up. Trash containers must be stored behind gate or in garage.

**Bulk Trash Items:** see City of Phoenix scheduling, bulk pick up may be placed on the sidewalk 10 days prior to pick up. Any debris left behind after pick up is expected to be swept up the same day. See City requirements and regulations on the city web site.

### **Landscaping:**

Front yard shall be maintained at all times. This includes keeping grass mowed, weed free and watered also plants maintained, trees kept trimmed.

If granite rock has deteriorated this should be replenished with prior approval of the board. Color should match your home and size should be greater than ½ inch or more in size.

If you have grass it does need to be kept mowed, edged and watered. Winter grass does need to be planted as well as maintained. Grass areas need to be kept green year round.

All yards must maintain at least three plants and the plant choice is up to owner but must be approved. All yards must contain at least one tree

Yard décor such as fountains, pots, curbing, brick or any other tchotchke (small knick knacks used as yard deco) must be approved prior to install. This would apply to lighting as well.

### **Paint:**

Paint colors are available through the Management office. You must use one of the colors from list of approved colors. You must have approved prior to painting. No two houses side by side will be approved to use same color choice. Also the color of your home may not be the same as home directly across the street from you. Three colors must be used; one for the base one for the trim/pop outs and the other would be the front door and garage door.

### **Pets:**

Owners are to clean up after their dogs in the park as well as throughout the community wherever you might walk your dog.

Dog breeding is prohibited within the community.

Persistent barking will not be tolerated.

Violation letters will be sent to homes that receive complaints of smell from back yard due to not cleaning up after dogs.

Dogs must be on a leash at all times when anywhere in community other than backyard, it's the law.

### **Pool:**

Under 18 need parental supervision. No lifeguard, swim at your own risk.

Must have a pool key along with pool pass in order to be in the pool area, if found without you will be asked to leave.

Do not let anyone in the pool unless they are with you, keep outsiders out as well as anyone who does not possess a key and pass.

Owners that are not current on HOA dues or have open violations are not allowed to use the pool. Amenities are to be used by current and good standing owners.

Do not allow the life ring, net or hook to be used as toys. These are not to be used unless emergency or cleaning.

No Street clothes in the pool.

No glass or smoking in the pool area.

BBQ's and food permitted, however notice must be sent to the management office in advance. Please clean up your mess, if this is not done a fee will be charged.

Gate must remain closed at ALL times. No propping open.

Pets not permitted in pool area.

No climbing on the gate.

Vandalism not tolerated.

Key available through management office for a cost of \$10.00

Pool passes \$4.00

Do your part to keep bathroom clean, report vandalism to the manager.

Vandalism as well as violators of the rules are subject to suspension of pool use. First time will be a suspension of two weeks thereafter will be the remaining of the swim season.

Pool Hours are 6:00 a.m. to 10:00 p.m.

The pool is not heated therefore the pool is closed for use from October to May.

### **Security:**

The property is patrolled by security during the peak summer hours and periodically in the event of ongoing problems. Children found about the property after 10 pm will be escorted home by security.

### **Architectural:**

Any architectural changes must be approved beforehand by the architectural board. Forms may be emailed by request via the management office. Once completed you email back for approval. Be sure to include picture, drawing and as much detail as possible. Allow 30 days per approval or denial of request.

Unapproved architectural changes must be removed by the homeowner or the HOA will have the matter taken care of at your cost. And or may lead to fines. (See fine schedule)

**Storage Sheds:** install of storage sheds do need architectural approval prior to install. Storage sheds must be no higher than eight feet in height and be installed to be at least one foot away from the block walls. Color of shed must match the house. Storage sheds must be kept in good condition. (if damaged or falling apart repairs must be done as well as paint upkeep).

### **Windows:**

No reflective materials including aluminum foil, reflective screens, glass, or mirrors, shall be installed or placed upon the outside or inside of any window. Exterior as well as interior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of the home. If using non-approved window coverings, you must put on sun screens. Bars on the windows are not permitted.

### **Antenna/ Satellite Dishes:**

The installation of antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval by the Architectural Committee.

Wires must be securely attached to the dwelling and painted to match the color where attached.

In the event a satellite dish may not be installed in back of house it is requested you have in writing the fact from your installer.

**Solar panels:**

Solar panels may not be installed without prior written consent of the board.

**Lighting:**

No spotlights, flood lights or other high intensity lighting shall be placed on any lot which in any manner it allows light to be directed or reflected on any other lot. Exterior low voltage landscape lighting is encouraged.

Light fixtures must match the design and color of the home.

**Roofing Material:**

All roofing material used shall be the same as that used in the original construction of the dwelling within the project, unless otherwise authorized and approved by the Architectural Committee.

**Walls and Fences:**

Walls, fences and gates shall be constructed of the same materials as used in the original construction of the dwelling of the project. Accent panels or decorative may be used with prior approval of the Architectural Committee.

**Decorative Items:**

Front yard items must be submitted for approval by the Design Review Committee. (Arches, fountains, statue, anything in landscaping that were not installed by the builder).

Seasonal and decorative flags that are house mounted below the roofline do not require approval. Seasonal flags must be removed within 30 days after the date of the holiday to which the flag pertains. Flags must be in good condition; no

rips, tears, faded, etc. Flags must not be offensive to the association or members.

Holiday decorations may be installed 30 days prior to the holiday and must be removed within 30 days following the holiday. Holiday lighting affixed to the home must be removed within 30 days after the holiday.

Please respect the neighbors as well as reasonable quiet time from 10 PM to 6 AM for any Holiday decorations that play music with the exception of Christmas Eve.

#### **Portable basketball hoops:**

No permanent basketball hoops or back boards are permitted. Portable basketball hoops must be stored behind gate when not in use.

#### **Playground and Sports Equipment:**

No jungle gyms, swing sets, or trampolines which would be visible from neighboring unit or common area may be constructed, erected or installed on any lot without the prior consent of the Architectural Committee.

#### **Flag Poles:**

Display requirements:

1. Maximum size of any flag shall be 3ft by 5ft.
2. Maximum height of a permanent, removable, or freestanding pole shall be 20ft or the height of the roof peak, whichever is less.
3. Wall mounted flag poles shall be a minimum of 5ft long with attaching brackets painted to match the attached area will not require prior approval.
4. All poles and flags must be maintained in excellent condition and the flag(s) displayed with proper respect and etiquette.
5. Only one permanent, removable, wall mounted, or freestanding pole will be permitted per resident or lot.
6. Flagpoles shall not be permitted to be installed in the common areas. Flagpoles will only be allowed within the building envelope.

#### **Violations:**

Compliance drives are done monthly. The violation process is as follows- first letter is a courtesy letter to address the violation and make the owner as well as tenant aware of the fact that a problem exists. Within 30 days if not corrected upon next tour a second letter of intent to fine will be mailed. If upon the next 30 day visit the violation has not been corrected a \$25.00 fine is charged. Any owner who rents the property is responsible for the tenant occupying the home. Fines are applied to your account. For every 30 days a violation is still outstanding the fine doubles until corrected. Violation fines may be disputed by emailing Management Company and requesting to be placed on the agenda for next scheduled meeting.

**Landlords and Tenants:** Owners that are renting or leasing their properties are required to provide the HOA with the following information in writing.

- The name, mailing address and phone number of the owner. Email address is also helpful.
- Then name, mailing address and phone number of the management company, if any.
- Than names of all persons (adult and juveniles) to be staying in the home.
- When the lease expires.
- All owners must provide a copy of the rules and regulations and make it a part of the rental lease with their renters.
- In is the owner's responsibility to keep this information current with the HOA.