

ACOMA ESTATES HOMEOWNERS ASSOCIATION

2151 NORTH MERIDIAN ROAD

APACHE JUNCTION, AZ 85120

RULES AND REGULATIONS

THE CONDOMINIUM COMPLEX OF ACOMA ESTATES IS A NON-PROFIT CORPORATION GOVERNED BY THE LAWS OF THE STATE OF ARIZONA AND UNDER THE HORIZONTAL PROPERTY REGIME AND THERE ARE ESTABLISHED RULES TO BE FOLLOWED BY ALL HOMEOWNERS AND RESIDENTS WHO LIVE HERE. THESE RULES AND REGULATIONS ARE TO ENHANCE AND PROMOTE A SAFE AND ATTRACTIVE ENVIRONMENT FOR ALL CONCERNED. THESE RULES ARE INTENDED FOR ALL OWNERS, AND ALL OWNERS TENANTS, AND ALL OCCUPANTS, GUESTS, AND INVITEES OF OWNERS AND OF OWNERS TENANTS. EVERYONE MUST ABIDE BY THE RULES. ALTHOUGH THE RULES, AS SET FORTH BELOW, DESCRIBE OWNERS RESPONSIBILITIES TO ENSURE THAT THERE IS NO MISUNDERSTANDING THAT THE RULES APPLY NOT ONLY TO OWNERS, BUT TO EVERYONE: WHEN A UNIT IS RENTED BY AN OWNER TO A TENANT, WHEREVER "OWNER" IS INDICATED BELOW, TENANT SHALL BE INSERTED IN PLACE OF OWNER INDICATING THAT ALL TENANTS, TENANTS OCCUPANTS, TENANTS GUESTS, AND TENANTS INVITEES WERE ACTUALLY THE OWNER. HOWEVER, ULTIMATELY, THE OWNER IS RESPONSIBLE FOR ALL OF TENANT ACTIONS AND INACTIONS. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE A COPY OF THE RULES AND REGULATIONS IS GIVEN TO ANY AND ALL TENANTS.

**MONETARY PENALTIES:** A LETTER NOTIFYING THE OWNER OF A VIOLATION WILL BE MAILED PROVIDING AN OPPORTUNITY TO BE HEARD ON THE MATTER. IF THE VIOLATION IS NOT CORRECTED, A MONETARY PENALTY SHALL BE ASSESSED AGAINST AN OWNER EACH TIME THE VIOLATION IS SEEN OR REPEATED AFTER THE CURE DATE OR HEARING TIME DEADLINE HAS EXPIRED. OWNER IS RESPONSIBLE FOR ALL OCCUPANTS, GUESTS, INVITEES, TENANTS, TENANTS OCCUPANTS, GUESTS, AND INVITEES. OWNERS SHALL BE SUBJECT TO THE IMPOSITION OF A NOTICE, HEARING AND A MONETARY PENALTY FOR ANY VIOLATION OF CC&R'S OR ANY RULE AND REGULATION PERTAINING TO ACOMA ESTATES.

**HEARINGS:** HEARINGS WILL BE HELD AT THE NEXT SCHEDULED BOARD OF DIRECTORS MEETING UNLESS CIRCUMSTANCES REQUIRE SOONER AT THE DISCRETION OF THE BOARD OF DIRECTORS.

**PATIO WALLS:** INDIVIDUAL OWNERS ARE RESPONSIBLE FOR MAINTAINING AND REPAIRING ANY PATIO WALLS ASSOCIATED WITH THEIR UNIT.

**GROUNDS UPKEEP:** THE COMMUNITY DESIRES TO PROPERLY MAINTAIN THE PROPERTY AND WILL BE WORKING TOWARD THAT END. THE ASSOCIATION WILL NECESSARILY REQUIRE EACH OWNERS PARTICIPATION AND ASSISTANCE TO ACCOMPLISH THAT GOAL. THEREFORE, IT IS REQUESTED THAT OWNERS ASSIST US BY ENSURING THAT GUESTS, VISITORS, OR TENANTS AND THEIR GUESTS OR VISITORS DO NOT LITTER ANYWHERE IN THE COMMUNITY. CARE SHOULD BE TAKEN TO KEEP THE AREA AROUND EACH CONDO IN A NEAT AND ORDERLY APPEARANCE. THIS INCLUDES INDIVIDUAL YARD



AREAS/PATIOS, SIDEWALKS, AND COMMON AREAS. PLEASE PICK-UP AND PROPERLY DISPOSE OF LITTER, INCLUDING CIGARETTE BUTTS, CANDY AND GUM WRAPPERS, FAST FOOD CUPS AND WRAPPERS, ETC. PLEASE KEEP SIDEWALK AREA FREE FROM STUMBLING ARTICLES, ROCKS, AND DEBRIS. PLEASE ENSURE DURING WEED SEASON THAT WEEDS ARE KEPT PULLED AND KEPT DOWN TO A MINIMUM.

**DUMPSTERS:** BEFORE PUTTING TRASH AND GARBAGE IN THE DUMPSTER CONTAINERS, PLEASE BAG IT IN A TIGHTLY CLOSED PLASTIC BAG TO PREVENT ODOR EMISSIONS THAT WORSEN DURING THE SUMMER MONTHS. ALL TRASH IS TO BE PLACED INSIDE THE TWO DUMPSTER CONTAINERS LOCATED IN THE PARKING LOT. DO NOT PLACE ANY ITEMS OUTSIDE THE DUMPSTER CONTAINERS AND TAKE CARE TO PREVENT SPILLAGE AROUND THE DUMPSTER CONTAINERS.

NO LARGE BOXES, WHICH HAVE NOT BEEN CUT INTO SMALL PIECES, FURNITURE OR APPLIANCES, MAY BE PUT INTO DUMPSTER CONTAINERS. RESIDENTS WILL BE RESPONSIBLE TO DISPOSE OF THESE ITEMS THEMSELVES. DUMPING LARGE ITEMS INTO THE DUMPSTERS SUCH AS COUCHES AND MATTRESSES MAY RESULT IN MONETARY PENALTIES TO A HOMEOWNER THAT USES IT FOR SUCH PURPOSES.

**PLAY:** PLAYING IS NOT PERMITTED IN THE PARKING LOT AREA. IT IS VERY DANGEROUS AS SOMEONE MAY GET HURT IF HIT BY A VEHICLE. ROLLER BLADES/SKATES, SKATE BOARDS, AND BICYCLE RIDING IS NOT PERMITTED IN THE PARKING LOT OR ON COMMON GROUNDS. THE COMMON AREA IS FOR THE USE AND ENJOYMENT OF ALL RESIDENTS, BUT SHOULD BE CLEANED UP AND RAKED OUT, AFTERWARD TO PRESENT A WELL MAINTAINED APPEARANCE. USERS OF ROLLERBLADES/SKATES, SKATEBOARDS, AND BICYCLES ALONG THE SIDEWALK ARE REQUIRED TO GIVE THE RIGHT OF WAY TO PEDESTRIANS AND AUTOMOBILES AT ENTRANCES TO THE COMPLEX.

**PEACE AND QUIET:** RESPECT FOR NEIGHBORS RIGHTS TO PEACE AND QUIET IS ESSENTIAL. ALL RESIDENTS ARE CAUTIONED TO REFRAIN FROM CREATING NOISE, SUCH AS LOUD MUSIC, PARTIES, AND ENGINE NOISES INCLUDING EXCESSIVE MOTOR WARM-UPS, WAKING UP OR DISTURBING OTHER RESIDENTS. RESIDENTS ARE TO LIMIT THE SHINING OF CAR HEADLIGHTS INTO THE BEDROOM WINDOWS OF THE CONDOS ON THE PARKING LOT SIDE. ANY INFRINGEMENT OF NEIGHBORS RIGHTS TO PEACE AND QUIET, INCLUDING, BUT NOT LIMITED TO RADIOS, STEREOS, YELLING, AND BARKING DOGS, IS UNACCEPTABLE. IF A COMPLAINT IS RECEIVED IN WRITING, OR THE POLICE ARE CALLED, A NOTICE WILL BE SENT TO THE OWNER OF THE UNIT. IT IS ADVISABLE TO ALWAYS CALL THE POLICE IN NOISE COMPLAINT SITUATIONS.

**PETS:** RULES FOR PETS ARE INCLUDED IN THE ACOMA ESTATES CC&R'S SECTION 13. EVERY PET OWNER SHALL MAINTAIN THE EXTERIOR HARMONY AND BEAUTY OF THE COMMUNITY. DOGS, CATS, AND OTHER HOUSEHOLD PETS MAY BE KEPT. HOWEVER, BREEDING OR MAINTENANCE OF PETS ON THE PROPERTY FOR ANY ECONOMICAL GAIN IS PROHIBITED. SHOULD PETS DEFECATE ANYWHERE ON COMMUNITY PROPERTY OR OTHER PRIVATE PROPERTY IN THE AREA, THE PET OWNER SHALL IMMEDIATELY CLEAN UP THE MESS. NOISE FROM PETS, ESPECIALLY LATE AT NIGHT, IS NOT ALLOWED. ANNOYING BARKING, WHINING, OR THREATENING BEHAVIOR IS PROHIBITED AND NO PET MAY BE TIED UP OUTSIDE UNATTENDED. ALL PETS MUST BE KEPT WITHIN EACH OWNERS UNIT OR FRONT YARD



AREA ONLY AND MUST BE IN VIEW OF THE OWNER. ANIMALS DISPLAYING VICIOUS BEHAVIOR WILL BE BROUGHT TO THE ATTENTION OF THE COUNTY ANIMAL CONTROL AUTHORITIES AND IF IT IS DETERMINED BY THE AUTHORITIES THAT ANY ANIMAL IS A DANGER TO THE PUBLIC, IT WILL RESULT IN IMMEDIATE REMOVAL OF THE ANIMAL FROM THE PROPERTY. COUNTY CITATIONS AND FINES WILL BE CHARGED TO THE OWNERS OF DOGS THAT ARE TURNED IN AND HAVE NO SUPERVISION. THE LEASH LAW IS IN EFFECT IN APACHE JUNCTION AND AT ACOMA ESTATES; THEREFORE, PETS ARE NOT PERMITTED TO ROAM FREE, REGARDLESS OF THE TIME OF DAY OR NIGHT. ALL DOGS MUST BE KEPT ON A LEASH WHILE ON ACOMA ESTATES PROPERTY. RESIDENTS SHOULD NOTIFY VISION COMMUNITY MANAGEMENT OR THE BOARD OF DIRECTORS WHEN ANIMALS ARE RUNNING FREE, SO DOCUMENTATION MAY BE CREATED, OR ANIMAL CONTROL MAY BE CALLED.

**STORAGE:** NO STORAGE IS PERMITTED IN ANY PARKING AREA, FRONT YARD OR PATIO AREA, OR ANY COMMON AREA. FRONT YARD OR PATIO AREAS ARE TO LOOK PRESENTABLE AND NOT BE PRESENTED AS A BREEDING GROUND FOR TERMITES, OR SNAKES, ETC AND NOT TO PRESENT AN ENCOURAGEMENT FOR THIEVES.

**VEHICLES:** ALL VEHICLES MUST BE CURRENTLY LICENSED AND IN GOOD OPERATING CONDITION. IT IS RECOMMENDED THAT ALL VEHICLES BE KEPT LOCKED AT ALL TIMES. DO NOT LEAVE PACKAGES, PHONE, CD'S, REMOVABLE STEREO SYSTEMS OR OTHER VALUBLES VISIBLY UNATTENDED IN THE VEHICLE.

**ABANDONED VEHICLES:** ANY UNLICENSED VEHICLE, VEHICLE WITH EXPIRED REGISTRATION, OR ANY INOPERABLE VEHICLE OR IN A STATE OF DISREPAIR AND NOT MOVED WITHIN A 2-3 WEEK PERIOD WILL BE CONSIDERED ABONDONED. SUCH WILL BE SUBJECT TO TOW AWAY AND IMPOUNDMENT AT THE OWNERS EXPENSE.

**TOWING:** IF A VEHICLE IS DECIDED TO BE FOR A DETERMINED AMOUNT OF TIME AND AFTER NOTIFICATION TO OWNER: INOPERABLE; UNSIGHTLY; ABONDONED; UNMAINTAINED; UNAUTHORIZED; UNREGISTERED; IMPEDES THE PROGRESS OF OTHER VEHICLES; IS PARKED ON ANY COMMON AREA; IS BLOCKING A DUMPSTER; HAS A FLAT TIRE; LEAKING EXCESSIVE OIL WITHOUT A DRIP PAN; OR ANY OTHER CONDITIONS MAKING IT INOPERABLE; THAT VEHICLE SHALL BE TOWED AT THE OWNERS EXPENSE AND THE ASSOCIATION IS NOT LIABLE FOR DAMAGES ARISING AS A RESULT OF TOWING.

**MECHANICAL REPAIRS:** NO MECHANICAL REPAIRS OR OVERHAULS WILL BE PERFORMED IN ANY PARKING AREA AT ACOMA ESTATES. WASHING OF VEHICLES IN THE PARKING LOT IS PROHIBITED. CHANGING OF OIL IS PROHIBITED IN THE PARKING LOT. CHECKING OF OIL AND OTHER ENGINE FLUIDS IS THE ONLY THING PERMISSIBLE. THE SURFACE OF THE PARKING LOT WILL BE KEPT CLEAN AND FREE FROM GREASE AND OIL. AN AUTOMOTIVE DRIP PAN **MUST** BE USED FOR THOSE VEHICLES WHICH HAVE A LEAK. IF AN AUTOMOTIVE DRIP PAN IS USED, IT NEEDS TO BE CLEANED OR REPLACED PERIODICALLY.

**SPEED LIMIT:** MAXIMUM SPEED LIMIT THROUGH THE PARKING LOT IS 5 MPH DRIVING CAREFULLY IS VITAL, AS THE SAFETY OF ALL OUR RESIDENTS IS IMPORTANT TO US.



**PARKING AREAS:** PARKING WILL BE PERMITTED IN DESIGNATED AREAS ONLY. THERE IS TO BE NO PARKING ON THE COMMON AREAS UNDER ANY CIRCUMSTANCES. THIS INCLUDES SIDEWALKS, COMMON AREA NEXT TO THE PARKING LOT, AND COMMON AREA FROM SIDEWALKS TO BUILDINGS. EACH CONDO UNIT HAS TWO (2) NUMBERED PARKING SPACES IDENTIFIED WITH THE NUMBER OF THE CONDO UNIT, ONE COVERED AND ONE UNCOVERED. PARKING IS ONLY ALLOWED IN A PARTICULAR PARKING SPACE, OR ON THE EAST, WEST, AND NORTH PUBLIC STREETS. THE SOUTH STREET IS A FIRE LANE AND IS POSTED BY THE CITY AS A NO PARKING AREA. FOR PARKING VEHICLES OTHER THAN REGULAR CARS AND PICKUPS, PLEASE CALL VISION COMMUNITY MANAGEMENT OR ASK YOUR BOARD OF DIRECTORS FOR GUIDANCE. PARKING IN OTHER PARKING SPACES WITHOUT PERMISSION OR UPON COMMON GROUNDS WILL BE SUBJECT TO IMPOSITION OF A MONETARY PENALTY FOR EACH VIOLATION, OR MAY BE TOWED BY THE ASSOCIATION, AT THE HOMEOWNERS EXPENSE.

**BUSINESS:** NO UNIT OWNER OR TENANT MAY CONDUCT OR BE INVOLVED IN ANY TYPE OF BUSINESS ENTERPRISE WITHIN THE ACOMA ESTATES COMMUNITY AS EXPRESSED IN THE CC&R'S SECTION 13.2

**VANDALISM:** ANY VANDALISM CAUSED BY ANY PERSON OR DAMAGE CAUSED BY PETS TO ANY OF THE COMMON AREA IS NOT ACCEPTABLE AND COSTS FOR REPAIRS WILL BE IMMEDIATELY PAYABLE TO THE ASSOCIATION BY THE OWNER AND SHALL BE AN ADDITIONAL ASSESSMENT.

**WEAPONS:** BECAUSE OF THE DANGER TO PERSONS AND PROPERTY, BRANDISHING OF WEAPONS AT ANY TIME ON THE PREMISES IS PROHIBITED. THE FOLLOWING WILL ALSO NOT BE ALLOWED AT ANY TIME; SLINGSHOTS, BB GUNS, ARCHERY, THROWING OF BARK, STONES, BOTTLES, CANS, OR ANY SUCH PROJECTILES THAT COULD INJURE OR ENDANGER INDIVIDUALS OR PROPERTY.

**SECURITY:** THE HOMEOWNERS ASSOCIATION AND BOARD OF DIRECTORS IS IN NO WAY RESPONSIBLE FOR THE SECURITY OF OWNERS, OWNERS OCCUPANTS, OWNERS GUESTS, OWNERS INVITEES, OWNERS TENANTS, TENANT'S OCCUPANTS, TENANTS GUESTS, OR TENANT'S INVITEES. THERE IS NO SECURITY FURNISHED BY THE ASSOCIATION FOR ANY PARTIES LISTED ABOVE OR ANYONE ELSE WHILE AT THE PROPERTY. OWNERS AND TENANTS UNDERSTAND THAT THEY ARE SOLELY RESPONSIBLE FOR ANY INJURY THAT MAY BE SUSTAINED BY THE CRIMINAL ACT OF OTHER OWNERS, TENANTS, ANY THIRD PARTY OR ANYONE ELSE WHILE AT THE ASSOCIATION PROPERTY. OWNERS AND TENANTS ARE INSTRUCTED TO OBTAIN INSURANCE COVERAGE FOR ANY PERCEIVED LIABILITY TO PROPERTY OR PERSON. THE OWNER AND TENANT WARRANT THAT THEY SHALL NOT RELY ON THE ASSOCIATION FOR ANY TYPE OF SECURITY FOR PERSON OR PROPERTY.

OWNER, OR ANY MEMBER OF THE OWNERS HOUSEHOLD, OCCUPANT, GUEST, INVITEE, OR ANY OTHER PERSON WHO IS LIVING, VISITING, INHABITING, DWELLING, STAYING, FREQUENTING, WITH/IN/AT THE OWNERS UNIT, SHALL NOT PERMIT THE DWELLING UNIT TO BE USED FOR, OR TO FACILITATE ANY CRIMINAL ACTIVITY, REGARDLESS OF WHETHER THE INDIVIDUAL ENGAGING IN SUCH ACTIVITY IS A MEMBER OF THE HOUSEHOLD, AN OCCUPANT, A GUEST, AN INVITEE, OR ANY OTHER PERSON IN THE UNIT, REGARDLESS OF WHETHER THE OWNER IS AT HOME IN THE UNIT SUPERVISING OR NOT.



**SHED LIGHTS:** FOR SAFETY AND SECURITY PURPOSES, THE ASSOCIATION WILL DO ITS BEST TO ENSURE THAT THE LIGHTS ARE MAINTAINED IN WORKING ORDER. THE LIGHTS NEED TO BE KEPT ON AS THEY ARE A LIGHT SOURCE AVAILABLE TO LIGHT UP THE PARKING LOT AND SURROUNDING AREAS. IF A LIGHT STOPS WORKING, PLEASE NOTIFY VISION COMMUNITY MANAGEMENT OR THE BOARD OF DIRECTORS SO IT MAY BE REPLACED. IT IS HARD TO TELL IF A LIGHT HAS BEEN TURNED OFF OR HAS QUIT WORKING. IF A LIGHT IS NOTICED TO NOT BE WORKING FOR A PERIOD OF TIME, A NOTICE WILL BE SENT TO THE OWNER TO HAVE IT TURNED BACK ON OR TO FIND OUT IF IT IS IN NEED OF REPAIR.

BY SIGNING BELOW, THE OWNER AND EACH TENANT AGREE TO OBEY ALL THE RULES AND REGULATIONS SET FORTH BY THE ACOMA ESTATES HOMEOWNERS ASSOCIATION. IT IS THE RESPONSIBILITY OF THE UNIT OWNER TO MAKE SURE THEIR TENANTS RECEIVE THESE RULES AND REGULATIONS, AND ALSO A COPY OF THE CC&R'S FOR THEIR RECORDS, SO THEY MAY UNDERSTAND THE RULES OF THE COMMUNITY.

**MANAGEMENT COMPANY:**

VISION COMMUNITY MANAGEMENT

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# Acoma Estates Homeowners Association

Rules and Regulations sign off sheet

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OWNER PRINT NAME

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TENANTE PRINT NAME

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OWNER SIGNATURE

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TENANT SIGNATURE

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UNIT NUMBER

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DATE

It is your responsibility as the homeowner, to make sure your tenants are aware of the rules regarding the Acoma Estates Homeowners Association, you, as the homeowner, will be responsible for monetary penalties from violating the rules of the Association. By not having tenants sign this sheet, you are in violation. Please forward the signed sheet to Vision Community Management when it is completed. As the homeowner, you are responsible to make sure that your tenants receive this information, and that it is completed, and returned to the management company.

