

Effective immediately, the Board of Directors of Shadow Mountain Villas Condominium Association of Phoenix hereby repeals any past rules and regulations and replaces them with the following:

Patios

- The concrete surface of patios may not be covered by any material (including, but not limited to, astro turf, carpet or tile). The only exception shall be that one (1) door mat is allowed per patio.
- Patios shall not be used for the storage of ANY items other than generally recognized patio furniture, patio decorations or potted plants.
- All furniture placed on a patio must have been originally sold as patio furniture.
- All pots must contain healthy plants.
- Fire pits, chimineas or other heating devices are not permitted on patios.

Grills

- Grills may NOT be stored on patios.
- When removed from storage for use, grills must be placed a minimum of ten (10) feet from any building, plant or vehicle.

Trash

- No trash (whether loose, in bags or in containers) may be placed anywhere outside of a Unit except for WITHIN a dumpster.
- Until you are ready to transport your trash to the dumpster, it must remain INSIDE your Unit.
- No trash may be placed outside of a dumpster or anywhere else outside a Unit.

Satellite Dishes/Antennas

- Antennas or satellite dishes may only be installed on the fascia board of the Unit for which it is being used.
- NOTHING is permitted to be attached to the stucco of the buildings.
- No antennas or satellite dishes may be placed on the ground, either on the patio or in the common area.
- All cables must be painted to match the building.

Window Coverings

- No reflective materials (i.e. aluminum foil or reflective glass/tint) may be placed on any window.
- All window coverings capable of being viewed from the exterior of a Unit must be white. The only exception shall be horizontal blinds in a wood tone.

Drying of Clothes or Household Items

Clothes, linens, mops or other household items may NOT be placed outside of any Unit to dry.

Modifications to Common Elements

- ALL past, present and future modifications to the interior/exterior Common Elements must be approved by the Board of Directors by submitting a "**Modification Approval Request Form**" which can be obtained at shadowmountain@wearevision.com.
- Any existing modification that the Unit Owner does not have written approval from the Board of Directors is subject to removal at the expense of the Unit Owner.

Animals

- No more than two (2) dogs per Unit.
- Dogs may not exceed fifty (50) pounds each.
- All animals allowed outside of a Unit must be kept on a leash under the direct control of the Unit Owner at ALL times.
- Leashes may not exceed six (6) feet in length.
- Animals may not be chained/leashed in Common Areas at any time. Should you desire for your pet to enjoy your patio area with you, it must be securely leashed in such manner that it cannot leave the surface of your patio.
- Pet owners shall bag their pet's waste immediately and place it in the dumpster.
- No pet shall be allowed to create any type of nuisance.

Signs

No Unit Owner shall place any sign on or around their Unit except for:

- One (1) "For Sale" sign
- One (1) "For Rent" sign
- One (1) political campaign sign (only during the applicable election period)
- One (1) alarm company sign
- One (1) "Block Watch" sign

Hazardous Materials

- No hazardous materials (other than everyday household cleaning agents) may be brought into the Association at any time.
- Any Unit Owner whose vehicle leaks fluids shall be solely responsible for the cleanup.

Vehicle Repairs/Parking

- Except for minor “emergency repairs” (i.e. fixing a flat tire, replacing a bulb or jump starting a battery). No repairs to vehicles of any kind are allowed in the Association.
- Any car is subject to tow for the following reasons:
 - Covered by a tarp or car cover for more than seventy-two (72) consecutive hours
 - Not moved under vehicle’s own power for more than three (3) weeks
 - Inoperable (expired/no tags, flat tire, on jack stands, etc.)
 - Double parked
 - Parked in a fire lane
 - Parked in a designated handicap spot without a proper placard or license plate
 - Parked anywhere outside of a designated parking space
 - Parked in a covered space that has not been assigned to the owner of the vehicle

Temporary Storage

- No temporary storage facility (trailer, portable storage unit, etc.) may be brought into the Association without prior approval from the Board of Directors.
- If approved, the storage facility must be removed immediately upon completion of the construction project.

Single Family Residential Use

- Units shall only be used as residences for single families.
- No business may be run from a Unit unless the business is able to be run inconspicuously (i.e. no traffic to/from Unit by clients).

Rentals

- No leases for a term less than thirty (30) days.
- No subleases.
- No timeshares.
- Unit Owners are responsible for ALL actions of their Tenants or their Tenants’ guests.

Noise

- No exterior speakers, horns, whistles, bells or other sound producing devices are permitted outside of a Unit (except for security devices).

Pools/Spas

- Animals are not permitted in the pool area (except for service animals)
- Glass bottles and other objects are not permitted in the pool area
- No Diving
- No food or drinks or tobacco of any kind permitted in the pool area
- Gates must remain closed at ALL times (gates are NEVER to be propped open)
- Persons with sore or inflamed eyes, colds, nasal or ear discharges, boils or other acute or obvious skin or body infections or cuts are prohibited from using the pool
- Shower and use the restroom before entering the pool
- If incontinent, wear tight fitting rubber or plastic pants or a swim diaper
- Observe all safety regulations

Holiday Decorations

- Decorations must be contained to the patio area.
- No decorations may be placed on trees, plants or anywhere else outside of the patio space.
- Nothing may be attached to the stucco surfaces of the buildings.
- Holiday decorations may only be setup and must be removed according to the following schedule:

Holiday	Earliest Setup	Deadline for Removal
Christmas	Thanksgiving Day	New Year’s Day
Valentine’s Day	February 1st	1st Sunday after holiday
St. Patrick’s Day	March 1st	1st Sunday after holiday
Easter	14 days prior to holiday	7 days after holiday
4th of July	14 days prior to holiday	7 days after holiday
Memorial Day	14 days prior to holiday	7 days after holiday
Veteran’s Day	14 days prior to holiday	7 days after holiday
Halloween	October 1st	1st Sunday after holiday
Thanksgiving	November 1st	1st Sunday after holiday
Any other generally recognized holiday not listed in this table	14 days prior to holiday	7 days after holiday