

# **THE ENCLAVE AT VAL VISTA LAKES**

## **RULES AND REGULATIONS**

Effective 5/1/2017

The following Rules and Regulations have been established to provide for the continuing pleasure, comfort, and security of the members of The Enclave Homeowner's Association. These rules and regulations have been derived from The Covenants, Conditions, and Restrictions (CC&Rs) of The Enclave at Val Vista Lakes. These Rules & Regulations partially highlight and extract some of the more important portions of the CC&Rs and are intended to provide a convenient reference.

The Enclave is a residential community of 54 homes. Each Homeowner in the community is responsible to become familiar with and abide by these rules. Also, Owners are responsible to make sure their guests, tenants, and others they invite into the community are familiar with these rules. Each Owner is ultimately responsible for all the actions of their guests, tenants, and invitees.

### **1. ARCHITECTURAL CONTROL**

Changes, alterations, modifications, or improvements of any kind are not allowed without prior written approval of the Board of Directors. This includes, but is not limited to: roof tile, garage doors, stucco finish, screen doors, security bars, exterior shutters, air conditioning units, evaporative coolers, awnings and patio covers, or any other item visible from any portion of the common area and/or adjoining lot. An Architectural Control Committee (ACC) is provided for in the CC&R's to help the Board accomplish this task (please refer to the CC&R's, sections 8.1, 8.2, 8.3). An architectural change request form can be obtained by contacting the management company:

Vision Community Management  
16625 S Desert Foothills Pkwy  
Phoenix, AZ, 85048  
(480) 759-4945  
EnclaveValVistaLakes@WeAreVision.com

Upon submittal of your written request, the Association has 30 days to review your request and respond with approval or denial of your request.

### **2. GENERAL LOT USE/ NUISANCES**

- Individual homes shall be used for single family residential dwellings only.
- No noxious, illegal, or offensive activities are allowed on any lot in the community.
- No activities are allowed on any lot which may become an annoyance or nuisance to another owner by interfering with their right to quietly enjoy their own property (please refer to CC&R's, sections 7.1 & 7.2).

### **3. EXTERIOR LIGHTING**

Owners shall in no way add to, alter, or change the light fixtures attached to the front of their homes without prior written permission from the Architectural Control Committee (ACC). In order for a Homeowner to add auxiliary light fixtures in the front landscaped area of their unit, they must submit their plain in writing to the ACC and receive approval (please refer to CC&R's, section 7.11). Please note: season Christmas lighting must be removed by February 1<sup>st</sup>.

#### **4. LOT RESPONSIBILITIES OF INDIVIDUAL OWNERS**

- Maintain and keep their home in good condition.
- Maintain, paint, replace, restore and keep in good condition the perimeter walls enclosing the patio or yard areas for their home on their lot (walls separating two homes are party walls and split 50/50 with the adjoining homeowner).
- Maintain, water, and replace (if dead) any living vegetation or other plants on their Lot.
- Maintain, repair, and keep in good condition utility lines servicing their individual homes.
- Maintain adequate insurance (both structural and liability) for their homes and Lots.
- No owner or occupant of a lot shall interfere with the Association's vendors or otherwise obstruct the Association's ability to perform its duties on an individual's lot (please see CC&R's sections 5.1, 10.5, 10.6).

#### **5. INDIVIDUAL LOT LANDSCAPING**

- Owners shall not remove or reduce the size of any lawn or other landscaped area in the front of any unit. Owners shall take reasonable care to avoid poisoning the soil. Owners must receive written permission from the Enclave ACC prior to changing the ground cover material from the original specification.
- Each Owner shall follow watering guidelines necessary to maintain the health and appearance of all yards and plantings.
- All trees, palms, and shrubs are to be maintained in good health. Homeowner should not plant any tree or shrub that encroaches on the sidewalks. There should not be any plant, tree, or shrub that is a nuisance to the community by virtue of excessive droppings. Any changes to the landscaping that are visible or have the possibility to be visible from the common area, must receive prior approval from the ACC. It is recommended that homeowners check with the guidelines provided by the Val Vista Lakes Master Association prior to making any additional plantings.
- The landscaping contractor hired by the Association is responsible for mowing, weeding, and trimming of front yard areas (please see CC&R's, section 10.5).
- Palm trees are not maintained by Association.

#### **6. LEASING OF INDIVIDUAL HOMES**

Units shall not be leased or rented by the Owner for transient or hotel purposes. This includes rentals for any period less than 30 days, as well as, any rental for any duration where the occupants are provided with customary hotel services such as laundry service, maid service, room service and the like.

All leases must be in writing and all leases must specifically be made subject to the CC&R's, Bylaws and Rules & Regulations published by the Association.

Any Owner who leases his unit shall provide a copy of the lease to the Association within ten days of its execution (please refer to the CC&R's, section 7.8).

#### **7. LIMITED ACCESS ENTRANCE GATES**

The entrance gate is provided for the benefit of all Homeowners in The Enclave. However, the gates will only be beneficial to Owners if they limit giving the code to only those individuals or companies specifically visiting or providing service to their particular unit. Please keep entry codes for the pedestrian and main gates confidential.

- Posted or compromised gate codes will be deleted from the gate system.
- The gates may not be blocked open, except as prescribed for maintenance/repair. No party should attempt to tamper with or block the gates or gate mechanisms as damage or injury may result.
- A request for gates access for parties should be made to the management company during its business hours, and at least 48 hours prior to the event. A temporary gate code will be provided which can be given to guests.
- Pedestrian entrance gates are to be kept closed at all times.

If you have difficulty or questions about the proper operation of the entrance gates, or need to submit corrections to the directory listing at the entrance gate keypad, please contact Vision Community Management at (480) 759-4945.

## **8. TRASH CONTAINERS**

For an overall attractive look of the community, trash containers must be placed in a manner where they are not visible from neighboring properties and all common areas, including the streets.

- Trash containers should not be placed out prior to 5 PM of the day before trash pick-up.
- Remove trash containers the same evening that your trash is picked-up (please refer to the CC&R's, section 7.6a).

## **9. VEHICLES & PARKING**

It is the intent and desire of the Association to limit on-street parking as much as possible. All vehicles of their Owners, Residents, Lessees, and Invitees are to be kept in the garage. Vehicles not garaged are to be kept on the driveways.

- No vehicles will be parked on the streets overnight without prior written consent of the Association.
- Temporary on-street parking is allowed by guests visiting an Owner or companies providing a service to an Owner or resident, or any other party whose presence is clearly temporary in nature.
- No Owner or Resident shall maintain or store any commercial vehicle, delivery vehicle or van, camper, boat, bus, trailer, mobile home, recreational, unregistered, or inoperable vehicle in such a manner that it may be seen from any portion of the Street or any other Lot, except for public service and public safety emergency vehicles in accordance with Arizona Statutes.
- No vehicle or any of the other above mentioned vehicles may be dismantled or allowed to accumulate on any Lot or in the front of any Lot.
- Loud or otherwise unnecessary noisy vehicles are not allowed in the community.
- Parking in the middle of the cul-de-sacs is prohibited at all times.
- Parking on any landscaped area of a unit or common area, as well as parking on or obstructing any sidewalk is prohibited. Violations may result in fines (please refer to the CC&R's, section 7.3).
- Exceptions must be requested in advance. Contact Vision Community Management at 480-759-4945 and ask to speak to your community manager if you would like to request an exception.

## **10. PETS**

Pets shall at no time be allowed to become a nuisance to any other Owner or Resident.

- Each Owner or Resident is responsible for the immediate removal of their pet's droppings from any common area, as well as in the landscaped areas in front of any Lot.
- Cats and dogs outside the boundaries of the Owner's property must be leashed and under control of the Owner or other responsible person.
- Chronic crying or barking of any pet which disturbs any other Owner shall be considered a nuisance (please refer to CC&R's, section 7.5).

## **11. GENERAL PROVISIONS**

- Air conditioning units, evaporative coolers, and/or fans which are window-mounted and visible from any portion of the common area, are not permitted.
- Absolutely no CB, ham radio, or extension antennas may be installed either on the roof of any unit, nor at a level above the backyard fence.
- Homeowners are permitted to paint the exterior of any unit from those color combinations listed on the approved paint list maintained by the Association. Requests for colors not on the approved paint list must be submitted for approval from the ACC prior to painting. This includes all trim, window casings, doors, fences, gates, and eaves, but is not limited thereto.
- No exterior clothes lines are allowed. There shall be no outside laundering or drying of clothes.
- Permanent draperies or suitable window coverings shall be installed on windows facing the street. No reflective coverings may be installed on any windows unless approved by the ACC.
- It is intended that the garage doors be kept closed or one foot from closed (to allow heat to escape). However, leaving the garage door open is permitted when imminent access is required or work is being done in the garage. Besides visual considerations, your home is safer when your garage door is closed.
- Hoses which are visible from the common area must be kept neatly rolled up when not in use.
- All areas visible from the common area are to be kept free of tools, toys, supplies, and other forms of clutter when not in use.
- Nothing shall be hung from the exterior of any wall, window, door, balcony, patio, or fence of any unit which is visible to the common area.
- A maximum speed limit of ten miles per hour shall apply to all areas of The Enclave.

## **12. DAMAGES TO COMMON AREAS**

Destruction of any item in or any part of any common area will be charge to the responsible Owner in an amount equal to the Association's cost to repair or replace such damage, plus a fine if applicable. Owners are responsible for the acts of any of their tenants, guests, pets, or invitees. This includes, but is not limited to, the entrance gates and equipment, all improvements, trees, shrubs, sprinkler systems, fencing, other common area items, and private property.

## **13. GARAGE SALES**

Gates will be opened twice a year to permit garage sales. These dates will coincide with the dates of the community-wide Val Vista Lakes Garage Sale. The dates are available by contacting the Val Vista Lakes clubhouse at 480-926-9694.