

**SHEA PATIO VILLAS**

**RULES**

**AND**

**REGULATIONS**

(AS AMENDED 2024)

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In order to ensure that Shea Patio Villas will continue to be a desirable place to live, the Board of Directors has formulated these rules and regulations for the protection and maintenance of the complex and its residents. Our intention and purpose is to operate Shea Patio Villas as an outstanding residential community. Each rule is designed to help protect and enhance life in our complex. Because we believe that residents get off to a good start when they are aware of the obligations they undertake upon becoming a Shea Patio Villas resident, we encourage all residents to carefully read these rules.

#### **ANIMALS:**

1. No animals or poultry other than domestic dogs, cats, fish and common household birds are permitted on the property or in any residence.
2. Dogs must be on leashes at all times when outside. This is a City of Phoenix Ordinance (dogs) and the owners could be subject to City fines for noncompliance of this rule in conjunction with Association fines.
3. At no time are animals allowed in the pool area.
4. Owners and residents are responsible for clean up of their pet's droppings, within the common area, the perimeter of our complex as well as their back yards. All droppings must be cleaned up at time of outing and disposed of properly. All animal waste must be put in a plastic bag before being deposited into the dumpsters. Failure to do so is subject to fines.
5. A maximum of two (2) pets per unit will be allowed.

#### **COMMON PROPERTY:**

1. Climbing of trees and fences is not allowed and could result in fines.
2. Report any person or persons damaging the common property to Cuellar Realty Service; we all pay for it.
3. Parties and/or meetings are allowed in the pool area; however they must have prior approval by the Board of Directors. Failure to get approval could result in fines

#### **EXTERIOR MODIFICATIONS:**

No exterior modification may be made without prior written approval from the Board of Directors. Please submit all plans of modifications to the Management Company, for delivery to the Board of Directors. No work may commence without Board approval.

2. A \$150.00 fine will be assessed for noncompliance of this rule and exterior must be returned to the original condition at homeowners' expense within 30 days. If noncompliance continues, the Association shall have the authority to restore to original condition at the homeowners expense.

PLEASE NOTE: The CC&R's provide for assessment of fines when violations of the rules occur. The minimum fine shall be no less than \$25.00. Ongoing violations will be assessed every ten days until compliance is met.

#### **GENERAL INFORMATION:**

Any questions regarding Rules and Regulations, CC&R's, etc. shall be processed through the Management Company. Problems related to the common area; i.e.: burned out lights, missing sprinkler heads, damaged trees or shrubs, area maintenance problems etc., as well as constructive recommendations should be forwarded to the Board of Directors through Vision Community Management, 16625 S. Desert Foothills Pkwy, Phoenix, AZ 85048 Ph: 480-759-4945, Fax: 480-759-8683, E-Mail: [SheaPatioVillas@WeAreVision.com](mailto:SheaPatioVillas@WeAreVision.com), Website: [www.WeAreVision.com/she](http://www.WeAreVision.com/she).

#### **LEASE OR RENTAL OF A UNIT:**

In order that we may welcome new residents and that we may keep our Association records and mailing list current, owners who intend to lease or rent their units are required to comply with the following procedures:

1. Obtain all resident information forms from the Management Company to be completed by the prospective new resident prior to finalizing the transaction. If a realtor or agent is engaged, the form and accompanying documents must be given to the agent with necessary instructions.
2. The completed and signed forms must be returned to the Management Company before occupancy of the unit being leased or rented. One form will certify that the new resident has read the CC&R's and the Rules and Regulations of the Shea Patio Villas Association and agrees to abide by them, the other will supply needed information for our records. A fine of \$300.00 will be assessed each 30 days for noncompliance.

It is the owner's responsibility to provide the Management Company with the proposed renters' information and assume the responsibility for the accuracy. Our CC&R's state that we are a single-family community; owners who intend to rent their units must comply with the CC&R's

#### **NOTICE OF APPEAL:**

An appeal must be in writing to a Board Member or the Management Company within ten (10) days of the date of penalty notice. This request will then be put on the agenda of the next scheduled Board meeting at which time the resident will present the case for the appeal. The Board of Directors of the Association will govern the appeal. No decision will be given during an appeal hearing. The Board of Directors will issue its written decision within 30 days. If the alleged violator does not request a hearing within the stated time, the party is expected to accept the penalty.

#### **OCCUPANTS:**

No business of any kind, trade, commercial or sales, may be conducted on the premises or in individual units that may increase traffic or infringe upon another resident's privacy.

#### **PARKING:**

1. Each property has been assigned 2 parking spaces. Home owners should not use Visitor Parking; doing so will result in possible fine. All parking spaces are for licensed operable vehicles only, no exceptions. Any use other than this will result in immediate towing or other means necessary for removal of the vehicle or item.
2. All overnight parking must be in assigned parking areas. There is no overnight parking allowed on the streets, vehicle must be removed by 3:00 am.
3. Guest's vehicles must be in designated guest parking with resident authorization in the window. Failure to do so will result in the vehicle being towed and/or fines. A vehicle or person is considered a guest for 14 days in a 360 day period, after that, they are considered residents and do not have use of guest parking.
4. Guest Parking is defined as a guest parking space being used by an individual and or vehicle for 14 days or less in a 365 day time period. After the 14 days the vehicle operated by that individual is no longer entitled to the use of guest parking and is subject to fine and towing.

#### **POOL:**

1. An adult (age 18 or older) must accompany all residents and guests under the age of 14 at all times when using the pool or when in the pool area. THERE WILL BE NO EXCEPTIONS TO THIS RULE.
2. No glassware of any kind is permitted in the pool area. No pushing, splashing, running or similar activities and no excessive noise or disturbances and no smoking will be permitted in the pool area.
3. Courtesy and cooperation should be exercised by all residents at all times when using the Pool area (i.e.; lap swimming, rafts, etc.).
4. Persons using portable radios in the pool area are asked to maintain the sound to a level where it cannot be heard beyond their immediate area.
5. All persons using the pool facilities are responsible for repositioning chairs and tables on the deck and leaving the area in good order. Please place cans, etc. in the receptacle in the pool area.
6. The pool is shallow and no diving or jumping is permitted.
7. The life preservers are not toys; it is for emergency use only. Any resident found using the life preserver in any capacity other than in an emergency will be immediately fined.
8. The pool gate is to remain locked at all times. Do not prop the door open or leave it ajar for any period of time. Please refrain from using oils and/or lotions before entering the pool.
9. The pool is intended for the use of the owners. An owner must accompany and be present while any non-residents are using the pool. Owners are not allowed to lend their pool key to non-residents or open the pool gate for them.
10. Pool hours are from 6:00 am. to 11:00 pm.

USING THE POOL IS A PRIVILEGE AND CAN BE REVOKED BY THE BOARD OF DIRECTORS.

#### **SIGNS:**

The only signs permitted on windows are security decals, block watch signs and medical or environmental restriction signs to be placed in the window adjacent to the entry door. The only signs permitted in front of a unit are House for Sale signs and alarm company signs. The only signs

permitted on the lawn or exterior area are Open House signs during the hours of the open house. No personal property "For Sale" signs are allowed in or about the complex. Should you have something to sell you can always list it on the bulletin board by the pool entrance.

#### **STREETS AND SIDEWALKS:**

1. Residents and or guest are not permitted to use wheeled toys or vehicles to include bicycles, roller skates, roller blades and skateboards within the complex.
2. FOR THE SAFETY OF ALL RESIDENTS –RESIDENTS AND OR GUESTS ARE NOT PERMITTED TO PLAY IN THE PARKING AREAS AT ANYTIME!
3. No overnight parking on the street from the hours of 2:00 AM to 6:00 AM. Non-compliance of this regulation will force fines and towing of vehicles
4. Recreational vehicles, campers, trailers, boats and oversized vehicles are not permitted to be parked on the property at any time, with the exception of a four hour window in which to load and unload.

#### **TRASH:**

1. Trash pick-up is on Monday and Friday. Do not place anything in the dumpster enclosure which will not fit into the Dumpster; it will not be picked up by the sanitation company.
2. Please be sure to put all garbage in the appropriate receptacle and try to place all trash in plastic bags and tie them; this will help prevent ants, rodents, etc.

#### **WATER CONSERVATION:**

The Association pays for all water used on the property, it is our largest expense. All of the trees, lawn and shrubs are watered via the irrigation system; there is no need for home owners to water these items in the common areas. Failure to make needed repairs or abuse of water consumption could result in fine and water being shut off till repairs are made.

1. No car or vehicle washing is permitted on the property.
2. Dripping faucets and running toilets must be repaired immediately.
3. Report any water leaks to a board member as soon as possible.
4. Potted plants should be watered no longer than five minutes.
5. Cleaning the sidewalks in front of your home with a hose is not permitted.

## **GENERAL GUIDANCE RELATED TO BOARD VOTING**

The Board of Directors for Shea Patio Villas will make an effort to vote on issues of great interest and/or importance or cost to our homeowners after ample time (at least a month) for homeowners to express their views (via email, in person or whatever).

This “general guidance,” is not binding. In other words, this is not a rule. It is simply guidance that this Board and hopefully future boards will follow in an effort to allow our community to “digest” information and to have their voices be heard on matters of great import and/or cost.

We, the Board, realize there may be times when an immediate vote is necessary. We also realize many items we vote on may not require longer review time and discussions. However, we, the Board, do recognize that we owe homeowners the opportunity to be heard on some matters, and not simply immediately prior to the vote on a given item (issue).