

HIGHLAND MESA TOWN HOMES HOMEOWNER'S ASSOCIATION

RULES AND REGULATIONS FOR LIVING AT HIGHLAND MESA

Effective April 23, 1999

(Based on excerpts from the CC&Rs and By-laws of the Association)

1. Each Lot is hereby restricted to use as a single family dwelling for residential use by one family only. (Article 4, #4.1 of the CC&Rs)
2. No alterations of any kind to the exterior of any town home shall be started without prior written permission from the board of directors. No external structures, including fences may be constructed without permission from the board of directors. No part of the common property may be fenced by a lot owner. Guttering and down spouts must be approved by the board of directors. Screen doors or security doors may be installed if prior approval is given by the board of directors.
3. No pets of any kind are to be kept in the common area; this includes kennels, runs, or chains. All pets authorized by the CC&Rs (Article 4, #4.2 of the CC&Rs) will be kept on leashes at all times when outside. Please refer to City of Flagstaff leash laws, and remember to immediately clean up after your pet.
4. No house trailer, mobile home, motor home, camper, commercial truck, tent trailer, boat, bus or similar facility or vehicle and no vehicle of any type which is abandoned or otherwise inoperable shall at any time be placed on stored or lived in on any lot nor shall any vehicle equipment, furniture or other objects be repaired, modified or otherwise worked on at any time upon said lots. (Article 4, #4.7 of the CC&Rs) Commercial vehicles must be parked in the garage.
5. No town home occupant shall play their stereo, TV, or any other electronic appliance loud enough to disturb the adjoining and other town homes at any time. Verbal communication inside and outside must be in normal speaking voice to avoid disturbing the community. Please be a considerate neighbor. Owners please inform your tenants, guests and invitees of the City of Flagstaff ordinances regarding noise control and party restrictions.
6. No items are to be left or stored on the front lot or driveway. Garbage cans and recycle bins may be left at curbside from 6:00 p.m. of the day prior to pickup until 10:00 p.m. on the day of pickup; at all other times garbage cans are to be kept inside the garage. Items allowable on the front entry are limited to appropriate outdoor furniture (example: a bench) and decorative urns, planters, windchimes, and artifacts.

7. Screens are to be maintained on all windows. Window coverings may be drapes, curtains, or blinds. Posters, display signs, murals, and makeshift coverings are not acceptable. During holidays, traditional decorative items may be placed in windows or on the exterior of the unit until two weeks after the holiday.
8. Front and back yards, decks, and patios shall be kept clean and free of trash. Furniture is limited to appropriate outdoor furniture and barbeque grills.
9. Common areas are for the use and enjoyment of all homeowners. No littering of common areas is permitted. All fencing colors, installation or modifications must be approved in writing by the Board of Directors. All fencing maintenance is the responsibility of that Owner, shared fencing likewise.
10. Garage sales need to be approved by the Property Managers. Please contact the Property Management Office.
11. Each town home has four parking places; two in the garage and two on the driveway. There is no street side parking. There is no parking in yards or on common property at any time.
12. **THERE IS ABSOLUTELY NO VEHICLE PARKING OR STORAGE PERMITTED ON THE STREET. AS PER THE CITY OF FLAGSTAFF FIRE LANE RESTRICTIONS, VEHICLES WILL BE ISSUED CITATIONS BY THE CITY OF FLAGSTAFF POLICE DEPARTMENT. THERE ARE ALSO NO VEHICLES PERMITTED IN OR ON THE COMMON AREAS.**

The above Rules and Regulations are intended to benefit the common good and as a result maintain property values and encourage neighborly cooperation. It is the responsibility of each home owner to be familiar with the Covenants, Conditions and Restrictions (CC&Rs) and to inform all occupants, residents, tenants, guests and invitees the requirements for living at Highland Mesa. All infractions of Rules and Regulations and the CC&Rs will be addressed to the owners and any fines levied will be against the home owner rather than the tenant or occupant.

Thank you for your cooperation.
Please call if you have any questions.
928-773-0690
Mark Caro Property Management
Highland Mesa Town home HOA
Board of Directors