

Terra Vista Condominium Association

Community Guidelines

**Adopted December 2006
Revised February 2010**

COMMUNITY RULES AND REGULATIONS

Clubhouse Reservations

The clubhouse is available by reservation only, to Homeowners and Residents. There is a \$200.00 security deposit due at the time the reservation is made and returned after an inspection of the clubhouse is done by the Community Manager. Please make sure that all trash is removed, floors are cleaned, etc. *The fee to use the clubhouse is \$50 and the Board of Directors reserves the right to change the fee at a later time.*

The Homeowner will be required to fill out a Clubhouse Reservation Form which will provide more detailed information. Please call the Management Office with any questions or to make reservations.

Exterior Changes/Accessories

Exterior changes are not permitted. Items which are hung, draped, and or attached to an exterior surface are not permitted to be visible. The purpose of this restriction is to maintain the architectural integrity of the community

Improvements – Non- Structural

Any Homeowner may make non-structural additions, alterations and improvements within his unit, without the prior written approval of the Board. Non-structural items include adding or changing wall coverings and installing carpet. In undertaking any non-structural work, the Unit Owner must be courteous; as to not inconvenience other Owners with undue noise or traffic. The Association discourages such work to be done on weekends.

Subcontractors are permitted to park in unassigned uncovered parking spaces during regular business hours only, from 8:00 am to 5:00 pm weekdays. Parking along the curbs, or in roadways is prohibited.

Homeowners are responsible for any costs incurred by any other Unit Homeowners or the Association as a result of the work.

Satellites, Antennas, etc.

Homeowners are permitted to use a “dish” antenna that is less than one (1) meter in diameter. No satellite dish otherwise permitted under applicable law may be attached, affixed or mounted to Building exteriors and such satellite dish devices must be mounted on a tripod or other device located on the floor of a Patio or Balcony and can not exceed the height of the Patio or Balcony wall or railing by more than three (3) feet. Wires or any other satellite dish or antenna appurtenances should not be attached to any Building exterior except through a Unit Owner’s sliding glass door adjacent to his Patio or Balcony and the wires must be painted to match the Building exterior color.

Flooring

Tile, wood or any other hard surface flooring can only be installed with prior written approval from the Board of Directors. Hard surface flooring proposals for second (2nd) floor bedrooms or living areas must include the installation of “acousti-mat” sound mitigating underlayment material or approved equal).

Windows and Doors

Exterior window and door maintenance are the responsibility of the Homeowner. The Homeowner must replace and maintain all windows and doors so that they are in good condition at all times. The Association has the right to repair or replace broken windows and doors, if damage is not repaired or replaced by Owner within Seventy Two (72) hours of damage and Owner will be responsible to reimburse the Association the cost thereof as an Enforcement Assessment.

Screen Doors and Security Doors

Any Homeowner who wishes to install a security door must have Board approval. If an unapproved door is installed, the Homeowner will be subject to a fine and removal of the door by the Board at the Homeowner’s cost. Security doors must be properly maintained. Doors must have closures and be kept clean and in proper repair. The Board of Directors reserves the right to approve one or more types of approved security doors to benefit all portions of Terra Vista Condominium Association.

Seasonal Decorations

Exterior seasonal decorations are permitted to be installed thirty (30) calendar days prior to a holiday and must be removed within ten (10) calendar days following a holiday.

Clothes Drying Facilities

Exterior clothes lines are not permitted.

Window Covering /Window Sun Screens

All window coverings visible from any street, Common Elements, or neighboring unit shall be those installed by the Builder within 90 days of close of escrow, or replacements as approved by the Board of Directors.

No reflective materials, including, without limitation, aluminum foil, reflective screens or glass, mirrors or similar items, can be installed or placed upon the outside or inside of any windows of a Unit. The exterior of all drapes or curtains can be white, off-white, beige, brown, or natural wood-tone in color. Retractable sun screens on units with western exposures require prior written approval by the Board of Directors.

Pets

The CC&R's allow for a reasonable number of pets within a unit provided the Homeowner or Tenant abides by the provisions of the Declaration and all City, County and State Animal Laws. Only pets that are generally recognized as house pets will be allowed.

Animals must be on a leash not more than six (6) feet in length when outside the unit, and all pets must be directly under a Resident's control or direction at all times. Droppings must be picked up immediately and disposed of promptly. Pets may not be housed on patios or balconies. Pet waste is strictly prohibited from being deposited or left on any on patio or balcony areas. No owners will allow anything or any condition to exist upon any unit or other area, which will allow for breeding or harboring of diseases and insects.

No pet shall be permitted at any time within the pool area, clubhouse or exercise facility.

Dogs that are purebreeds or mixes of the following breeds are prohibited from residence and shall not visit, even temporarily: Akita, Alaskan Malamute, Chow-Chow, Doberman, German Shepherd, Great Dane, Pit Bull (also known as: American Staffordshire Terrier, American Pit Bull Terrier, Staffordshire Bull Terrier), Rottweiler, Saint Bernard, Shar Pei, and Siberian Husky.

Service or Assistance Animals are permitted.

Leasing

No Homeowner can permit his unit to be used for transient or hotel purposes, nor can any Homeowner enter into a lease for less than the entire unit. "Lease" can be defined as any occupancy of a unit by any person other than the Homeowner of the unit or the Homeowner's immediate family members, whether or not any consideration is exchanged. Further, any lease for a period of less than thirty days (30) in duration can be conclusively considered to be for transient or hotel purposes.

All leases must be in writing and be duration of not less than six (6) months. Any Homeowner who leases a unit must deliver to the tenant, prior to the start of the tenancy, a copy of the Declaration, these Community Guidelines and any amendments thereto. Each Homeowner must deliver to the Association, at least ten (10) days prior to the commencement of the tenancy, a copy of the lease and an acknowledgement by the tenant of receipt of the Declaration and Rules.

Tenants, like Homeowners, are required to observe all Rules that have been adopted by the Association, as well as all other Condominium Documents. However, the Homeowner is responsible for the tenant's and the tenant's guests behavior. The Homeowner is responsible for fees, fines, attorney costs, etc. that

may be imposed or incurred due to tenant noncompliance with the Rules, Bylaws, or other Project Documents.

Owners are required to notify the Management Company of tenant changes in order to keep an up-to-date roster of the residents. If you need additional copies of the CC&R's or Rules they are available through the Management Company.

Lockboxes and For Sale Signs

Lockboxes are to be placed on the stair railing closest to the unit that is being sold or leased and cannot be more than twelve (12) feet from the door of said unit. No more than one lockbox may be installed at the exterior of any unit offered for sale. For Sale signs may be placed on the inside window of a unit being offered for resale. Signs are limited to one per unit. No other signage or notice is to be placed in any window.

Outside Speakers and Amplifiers

No radio, stereo or other broadcast unit of any kind, amplifiers or loudspeakers of any kind can be placed, allowed or maintained outside, or be directed to the outside of the unit.

Storage

No storage items are permitted on patio or balconies unless contained inside storage closet. Storage includes storage sheds, boxes, shelves, ladders, building materials, miscellaneous parts of any kind, refrigerators and toys. Storage is not allowed in Common Elements under stairwells.

Pool Rules

1. All pool gates **MUST BE CLOSED AND LOCKED** at all times. No door or gate which provides access to the pool area may be propped open or left open at any time, as set forth by Maricopa County Pool Barrier Law.
2. Children under fourteen (14) years of age are not allowed in the pool area without adult supervision. An adult is a person eighteen (18) years of age or older. No one under the age of eighteen (18) is permitted in the spa at any time.
3. Homeowners (and their tenants) who are delinquent in their payments to the Association will be denied the use of the pool facility, in writing.
4. Absolutely no pets are allowed in the pool area (other than service or assistance animals).
5. No diving is allowed in the pool.
6. Pool furniture must remain in pool area.
7. No suntan oil allowed in the pool.

8. Swim attire must be worn in the pool. Cut-Offs and street clothes are not permitted. Babies must wear cloth diapers, tight fitting rubber pants, and snug fitting bathing suits in the pool area. PLEASE DO NOT USE DISPOSABLE DIAPERS IN THE POOL.
9. Do not plug radios or any other appliance into electrical outlets at the pool.
10. Homeowners and renters are responsible for all actions of their guests. Please acquaint guests with all pool use rules. Guests must be escorted at all times by a resident.
11. All persons use the pool at their own risk.
12. Running, pushing, wrestling, dunking, splashing, standing or sitting on shoulders, throwing of others in the pool or other actions causing disturbance will not be allowed. Use of profane language will not be tolerated within the pool area.
13. All food and drinks must be kept away from the pool. NO SMOKING WILL BE PERMITTED INSIDE THE POOL AREA (Inside the fence). Homeowners and their guests are urged to assist in keeping the pool area clean.
14. No glass bottles or glass containers of any kind will be allowed in the pool area.
15. Pool area and exercise facilities may be used by homeowners, renters and their guests between the hours of 5:00 am and 10:00 pm daily.

Emergency Access

As a private community we are required to provide full access for emergency vehicles. Therefore we require all vehicles be parked in parking spaces so that, in the event of an emergency, a large fire truck or other emergency vehicles may enter. Please park in your assigned parking space and ask your guests to park in the visitor parking spaces. Vehicles parked illegally in fire lanes are subject to fines from the local police department, towing, and action by the Association.

Gates

Terra Vista Condominium is a gated community. Any damages to the gate or its structure caused by negligence of the Homeowner, Tenant or the guests of either will be charged back to the Homeowner. Guests are allowed access only after phoning the homeowner from the gate keypad at which time the homeowner will grant access.

Patios and Balconies

Homeowners must keep patios and balconies clean and free of all items except patio furniture and two healthy, live plants.

Patio furniture is identified as one table and seating for no more than four persons. Patio furniture must be designed for exterior use and must be of a neutral color harmonious with the color scheme of the exterior walls of the Unit.

Patios and balconies are not to be used for storage. Prohibited items include but are not limited to silk or dead plants, decorative items, animal dishes, wind chimes, bird feeders, bikes, etc. Homeowners must keep patios and balconies clean and free of litter, weeds, and animal waste.

Rugs, towels, etc. cannot be hung on the walls. No clocks or decorative items may be nailed or otherwise affixed to the Buildings exterior adjacent to and forming the boundaries of the Patio or Balcony regardless of whether such items are visible from other Units or from street level.

No Astroturf, carpet or other floor covering can be installed on any Patio or Balcony and the floor or its structure may not be altered in any way.

Per Phoenix Fire Code, Owners may not operate barbecues, woks, propane heaters or similar combustible cooking, heating or grilling accessories or equipment on balconies or patios except for small electric grills.

Dwelling

Each Owner will maintain, repair, replace and restore, at his sole cost and expense, all limited common elements designed for exclusive use. This includes all appliances, water heaters and appurtenant facilities, heating and air conditioning equipment, all manual and automatic garage door mechanisms, all doors and windows of the Unit, alarm systems, etc. as set forth in the CC&R's.