

Sunridge Patio Homes

Rules and Regulations

**In compliance with City of Mesa, Maricopa County, and Arizona Statues
In accordance with the COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)**

The Board of Directors, for the purpose of protecting your property, its value, and making Sunridge a pleasant place to live, has issued the following **Rules and Regulations**.

Since rules do not exist for every situation, the application of good citizenship and morality applies. Please read these **Rules**, which detail the rights and responsibilities of the Association, Homeowners, and their Tenants. Contact our management company if you have questions or concerns.

Trestle Management Group
4025 S. McClintock Drive Suite 208
Tempe, AZ 85282
480-422-0888

RESPONSIBILITIES OF THE ASSOCIATION:

- Electricity to street lights and common areas
- Common area landscaping and maintenance
- Street maintenance
- Master policy insurance
- Exterior painting of fences and buildings
- Front yard landscaping and maintenance. It includes mowing, raking, weed control, shrub trimming, and tree trimming up to 12 feet. Additional requested services shall be submitted to the board and reviewed on a case by case basis.
- Plumbing repairs for irrigation and water to the curb only. Any emergency plumbing services authorized by the Association shall be reimbursed to the Association by the homeowner(s) responsible for the repairs to their unit's utilities.
- Common area pest control
- Provide a pool code to new owners on request
- Water
- Maintain a website which will include meeting minutes, the monthly financial report, downloadable association documents (CC&Rs, By-Laws, the Architectural Request Form), and community announcements. www.sunridgepatiohomes.com
- Provide a newsletter to residents
- Annual review of Rules & Regulations

RESPONSIBILITIES OF THE BOARD MEMBERS:

- Be a deeded Lot owner with dues current
- Check and respond to board related phone calls and emails within 48 hours
- Report homeowner or property issues to management within 24 hours
- Attend monthly meetings of the association by presence or via phone/video presence
- Be prepared for meetings by pre-reading packet containing minutes, reports, etc. provided by management by email.
- Be familiar with the HOA documents (CC&Rs and Bylaws)
- Be accessible to the community by email: board@sunridgepatiohomes.com

RESPONSIBILITIES OF THE HOMEOWNER:

- **Water conservation. Report water leaks to HOA management** and promptly repair all water leaks within the unit.
- Individual gate maintenance and repair
- Roof, roof tiles, and all other roof related structures
- Garage door
- Backyard maintenance, to and including, but not limited to patio covers and other structures built within the backyard
- Individual homeowners insurance
- Interior maintenance
- All sewer, water and electrical repair for services servicing within their lot
- Mandatory compliance of the CC&Rs and Rules and Regulations by all homeowners, tenants, and guests.

- Notify management of maintenance issues that happen to arise within the community.
- Pay monthly dues in a timely manner.
- Maintain hardscape (i.e. driveways and sidewalks)
- Pest control for their unit

Owner who does not occupy the Unit

- Owner must provide the Association via the Management Company with the following information within Fifteen (15) days of such Occupancy: **Rental Registration Form**
- There is a nominal fee for copies of these documents. Emailed copies are free.
- Individual Homeowners will be held responsible for violation of the Rules, or damage to the amenities of Sunridge Patio Homes by themselves, their guests, or their tenants. It is the responsibility of individual Homeowners to educate their Tenants through their lease of these Rules. The lease should stipulate the necessity of the Tenant to comply fully with the Rules and other governing documents of the Association. **Failure to comply with this Stipulation for each new tenant shall result in a \$15 fine levied upon the Homeowner.**
- It is mandatory that landlords provide tenants, current and in the future, with a copy of the Rules and Regulations.

Animals

- Homeowners/tenants must clean up their animals' feces (cats and dogs) and not allow their property to be offensive to sight or smell. This responsibility includes clean up in all our common areas, including but not limited to the basin around the tennis court, the field by the pool, frontage on Westwood. Fines may be assessed for non-compliance. Violations may also be reported to Mesa Animal Control at 480-644-2268 (Mesa City Code 8-6-28).
- Homeowners/tenants are prohibited from feeding all outdoor animals.
- Quiet your pets. Continuous noise exceeding 15 minutes violates the City of Mesa Disturbance Ordinance.
- Animal shall not be chained or tied outside.
- Dogs off leash are in violation of the City of Mesa Animal Control Ordinance with Leash Law (4845).
- An unreasonable number of pets are not permitted to be harbored, hoarded or kept on Lots.

Parking/Vehicles/ Garages

- Units have two-car garages. It is requested that Homeowners/Tenants park their vehicles inside their garage.
- There are a limited number of parking spaces available within our community. Community parking is on a first come basis and in designated areas only.
- No parking along the red curbed areas, which are designated fire lanes.
- Parking in driveways is not permissible if the driveway is less than 18 feet in length or if the vehicle extends past the ribbon curb. Diagonal parking is not permitted.
- Parking is permissible in the two end zones by the Baseline wall on 1930 and in the one end zone on the north side of 1850.
- Fines may be assessed for non-compliance.
- At no time are homeowners or tenants to drive over their lawn to park on their driveway. Damage to sprinklers by vehicle parking can be assessed to the homeowner.
- Overflow parking is on Westwood.
- No campers, motor homes, recreational vehicles, boats, RVs, trailers, Toy haulers, ATV's, scooters, golf carts, skateboards, bicycles, tricycles, children's toys or other wheeled vehicle shall be parked or left unattended in common areas including streets. No such vehicle shall be parked or stored.
- Service and construction vehicles shall be allowed on the premises, but shall not be left more than 24 hours.
- Vehicles in parking spaces must be moved after 72 hours.
- Parking is for Sunridge residents and guests, which can include service vehicles.
- High profile vehicles that may restrict the vision of drivers in the community must be parked on S. Westwood.
- The Board and Management reserve the right to enforce parking rules by any means available, including fines and/or towing at the owner's expense without notice.
- Guests are encouraged to park on S. Westwood.
- Keep your garage door down to deter theft.
- No vehicle repairs are allowed on the premises except for emergency repairs.
- Car washing is not allowed in the community.

Trash Bins, Yard Signage, Displays

Trash bins shall be stored out of sight within a 48-hour window of pickup.

Political signs are permitted in compliance with the Arizona statute. "For Rent" or "For Sale" signs are permitted. No other signs, unsightly objects or nuisances shall be erected, placed or permitted.

Speed Limit

The speed limit is 15 mph. Observe it. Our streets are also our sidewalks.

Litter

Community streets are owned by the association. We pay to maintain them. Refuse is unsightly. Smokers who drop their cigarettes on the street, in yards or the common areas additionally create a fire hazard.

Architectural Control

No exterior changes of any kind shall be made without the prior written approval of the Board or Architectural Control Committee. Submissions for change are made to management. This includes external antennas, garage doors, gates, or other outside structures.

Pool

- All homeowners, tenants, and guests must enter the pool area using their assigned gate code.
- Propping of pool gates is prohibited.
- Guests must be accompanied by the owner.
- Homeowners/Tenants are allowed ten (10) guests. Children age 14 and under must be accompanied by a parent or legal guardian. Parties of ten (10) or more must be approved by the Board of Directors.
- No glass containers are permitted.
- No smoking.
- No horseplay or obnoxious behavior.
- No pets are allowed at the pool. Only service animals are allowed with proper documentation.
- A two-minute pass-through-gates exception for owners with leashed pets to access 1930/1850 sides
- Follow posted rules and regulations on sign posted inside the pool area.

Commons

- Homeowners must notify the Board of Directors by contacting management if they are hosting parties or events.
- Homeowners are responsible for cleanup and leaving the area in its original condition.
- An umbrella for the picnic table is available in the HOA storage shed. Contact management for usage.

Basin

Driving in the green belt requires pre-authorization from the management company.