

MOUNTAIN VIEW ESTATES
RULES AND REGULATIONS
Excerpted from CC&Rs

1. No domestic pets shall be permitted to make an unreasonable amount of noise or create a nuisance. All dogs shall be kept on a leash whenever not on their own Lot and dog owners shall clean up as necessary after their animals defecate on any other Member's Lot or on Common Areas. (CC&Rs Section 3 – Animals)
2. No rubbish or debris of any kind shall be permitted to accumulate upon or adjacent to any Lot so as to create a nuisance or render any such Lot or activity thereon unsanitary, unsightly, or offensive. (CC&Rs Section 4 – Nuisances; Construction Activities)
3. No building or improvement on any Lot shall be permitted to fall into disrepair and all buildings and improvements shall at all times be kept in good condition and repair and adequately painted or otherwise finished. (CC&Rs Section 6 – Repair of Buildings)
4. Any antenna or other device for the reception of television signals erected or placed upon a Lot, or on any improvement or building thereon shall be located so as to minimize its visibility from neighboring properties to the extent practicable. (CC&Rs Section 7 – Antennas and Dishes)
5. No garbage or trash shall be allowed, stored, or placed on a Lot except in sanitary, covered containers. Such containers shall not be conspicuously visible from neighboring property, except for a reasonable time immediately prior to and after collection. All trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. No incinerators shall be kept or maintained on any Lot. (CC&Rs Section 9 – Garbage)
6. No machinery or equipment of any kind shall be placed, operated, stored or maintained upon any Lot except such machinery or equipment as is usual and customary in connection with the use, maintenance or construction of a building, appurtenant structures, or improvements thereon. (CC&Rs Section 11 – Machinery and Equipment)
7. No signs shall be placed on the Common Areas except with respect to Association or Common Area matters as approved by the Board. (CC&Rs Section 12 – Signs; Street Addresses)
8. No tree, shrub, or planting of any kind shall be allowed to overhang or encroach upon any public roadway, or any other pedestrian way from ground level to a height of eight (8) feet, without prior written approval of the Committee. (CC&Rs Section 13 – Overhead Encroachments)

9. No outdoor lighting shall be located in such a manner as to shine directly on any residence other than the residence constructed on the Lot on which such outdoor lighting is located. (CC&Rs Section 14 – Lights)
10. Other than properly constructed barbecue pits, grills, fireplaces or fire pits, no open fires shall be permitted on the Lots nor shall any other similar activity or condition be permitted on the Lots which would tend to increase the insurance rates for other Members. (CC&Rs Section 15 – Fires)
11. No motor vehicle classified by the manufacturer's rating as exceeding one ton, no motor home, mobile home, commercial vehicle, trailer, camper shell, detached camper, boat, boat trailer, snowmobile, jet ski, dune buggy, or other similar equipment or vehicle shall be parked, maintained, constructed, reconstructed, repaired, or stored on any Lot or on any street so as to be visible from neighboring property including, but not limited to Common Areas. (CC&Rs Section 17 - Truck, Trailers, Boats, and Motor Vehicles)
12. It is the intent of the Association to eliminate on street parking as much as possible in Mountain View Estates. The motor vehicles of Members and those living in their residence shall be kept in garages. Notwithstanding the previous sentence, vehicles may be parked in the Member's residential driveway if such garage capacity is already being used. (CC&Rs Section 18 – Parking)
13. Uses of, activities in, or facilities within a Lot that adversely affect the health or Safety of Members or other occupants of a Lot, are prohibited.
(CC&Rs Section 19 – Health, Safety, and Welfare)
14. Throughout the Property all lines, wires, or other devices for the communication or transmission of electric current, including telephone, television, and radio signals, shall be contained in conduits or cables installed and maintained underground or concealed in a manner approved in writing in advance by the Committee. temporary power or telephone structures incident to construction activities shall be permitted, but only with the prior written approval of the Committee.
(CC&Rs Section 21 – Utility Service)
15. No Lot or portion thereof shall be further subdivided. In addition,
 - (a) No easement or other interest in a Lot shall be conveyed or transferred by any Member other than a beneficial interest for the purpose of obtaining financing, a leasehold interest, or the grant of the entire fee interest; and,
 - (b) No applications for re-zoning, variances, or use permits for any Lot shall be filed without Committee approval.
(CC&Rs Section 22 – Restriction on Further Subdivision, Property Restrictions, and Rezoning)

16. No less than an entire Lot, together with the improvements thereon, may be Leased or rented, and then only to a single family.
(CC&Rs Section 23 – Leasing)
17. The front yard landscaping of each Lot shall be maintained in accordance with the “Landscape and Maintenance Guidelines for Mountain View Estates” **attached hereto as Exhibit “C”** and incorporated herein by this reference. (CC&Rs Section 24 – Front Yard Landscaping and Maintenance)

Landscape and Maintenance Guidelines for Mountain View Estates

(Exhibit C)

A. Landscaping (front yards)

1. The Town of Paradise Valley recommends the use of plants that are low in water usage, require minimum maintenance, and will still thrive and look attractive in the desert climate.
2. The planting of canopy trees is recommended to soften the appearance of the hard surfaces of the streets and to shield residents, homes, and passersby from the heat and pollution.
3. Where space or other concerns make trees impractical, native shrubs, ground cover, and wildflowers should be planted.
4. Where granite is used, it should be desert colored.
5. As a safety precaution, spiny plants such as opuntia (prickly pear/cholla) or fero cactus (barrels) should be planted and maintained at least six feet from paths or roadways.

B. Maintenance

1. Plant material, which dies, and irrigation systems that fail should be replaced within thirty (30) days of their demise or failure.
2. All landscaping and gravel areas shall be maintained and kept in a healthy, neat, clean, weed-free condition.
3. All borders and walls shall be edged regularly.
4. Debris, i.e., weed, grass, stones, rocks, dirt etc., should be cleaned from the street in front of the homeowner’s property.
5. Construction material and/or recreational equipment, which is broken, damaged, or sitting dormant should be removed from the “neighbor visible” portion of the homeowner’s property.

18. Garage doors are to remain closed except when entering or leaving the garage or when garage access is otherwise required. This provision is to enhance the aesthetic appearance of the subdivision and for security purposes.
(CC&Rs Section 26)
19. Mailboxes are to be of uniform design and are to be well-maintained.
(CC&Rs Section 27)
20. All maintenance and repair of the individual homes (including painting of the exterior of the homes) shall be the sole obligation and expense of the individual member, except to the extent that exterior maintenance and repair as provided by the Association to common walls and other structures. (CC&Rs - Article XI Exterior Maintenance)
21. In the event any Common Area is damaged or destroyed by a Member or any of their guests, tenants, licensees, agents, invitees, or members of their family, such Member does hereby irrevocably authorize the Association to repair such damaged element and the Association shall so repair said damaged element in a good workmanlike manner in substantial conformance with the original plans and specifications. The Member shall then repay the Association the amount actually expended for such repairs. The cost of such maintenance or repair shall be added to and become a part of the Assessments to which such Member and such Member's Lot is subject and shall be secured by the Assessment Lien and by a Recorded Assessment Lien as deemed appropriate by the Board.
(CC&Rs – Article XII Damage or Destruction of Property)