



RULES & REGULATIONS

The following is a selection of rules and regulations that have been paraphrased from College Point Home Owners' Association's Conditions, Covenants and Restrictions and General Rules documents. Please refer these documents for more specific information.

Please note that any violation of College Point Home Owners' Association rules and regulations may result in a warning and/or fine.

Animals

There is a maximum of two animals on a lot at one time.

Other animal regulations:

- No animal shall make an unreasonable amount of noise or become a nuisance.
- Owners are responsible for the immediate removal and disposal of all waste in their own yard, neighbors' yards, sidewalks, streets and common areas.
- Animals must be kept on a leash at all times, including the common/greenbelt areas.
- Owners are liable for any damages caused by their pet.

Architecture

No building, fence, wall, solar collector, awning, or other improvement or structure may be erected, constructed, or maintained until an architectural form is submitted to the HOA. Plans should show the nature, kind, color, shape, height, materials, floor plan, approximate cost, location and other material attributes. This also includes any exterior addition, change or alteration. Examples include house paint color changes or patio covers, whether visible from the street or a neighbor's property. When in doubt, file an architectural application.

Bulk Trash

Items for city of Phoenix bulk trash pickup may be placed in front of a home no earlier than one week before pickup begins.

Commercial Vehicles

No commercial truck, wagon, trailer, camper, mobile home, motor home, boat or similar equipment or vehicle shall be placed, kept, maintained, constructed, reconstructed or repaired on any lot or street in such a manner that it is visible to the public other than on a non-recurring, temporary basis.

Garages

Garages must be used for parking purposes only. No garage shall be used for storage or any other use that restricts or prevents the garage from being used for parking automobiles.

Holiday Decorations

Holiday decorations must not be installed sooner than 45 days prior to the observed holiday and must be removed within 14 days of the observed holiday. Holiday flags are not permitted. See Flags section below for permitted flags.

Landscaping

All front and exterior side yards must be covered with any combination of the following:

- Grass
- Subdued, earth-tone colored granite
- Shrubs, trees, other non-weed plants

Other landscaping regulations:

- No exposed dirt or plastic.
- Grass and shrubs to be kept neat and trimmed.
- Grass, shrubs, and granite to be maintained in such a way to prevent any from extending over or onto the sidewalk or neighboring yard.
- Any front or exterior side-yard landscaping which prevents anyone from seeing oncoming traffic when pulling out of a driveway or when turning a corner must either be trimmed back or removed.
- All weeds and unmaintained grasses are to be removed as soon as they are visible from the sidewalk.
- Tree and shrub debris is to be swept from all parts of the front and exterior side yards at least once a month and is to be bagged and removed.
- Dead or dying trees and shrubs are to be removed.

- Trees are to be kept trimmed so that there is at least 7 feet of clearance above any sidewalk.
- No yard debris is allowed to be stored in view with the exception of one week prior to the scheduled city of Phoenix bulk trash pickup.
- All yard debris is to be appropriately contained so as to prevent it from blowing into the street, common areas, or onto neighboring yards.
- Sweeping or otherwise moving yard debris into the street or onto a neighboring property or common area will be treated as a violation of its own and will be subject to the same fines as any other yard maintenance violation.

Parking

No vehicle of any type is allowed to be parked on the street except for visitors. No overnight parking is allowed. Vehicles are also not allowed to park on the sidewalks.

Recreational Vehicles

No recreational truck, wagon, trailer, camper, mobile home, motor home, boat or similar equipment or vehicle shall be placed, kept, maintained, constructed, reconstructed or repaired on any lot or street in such a manner that it is visible to the public other than on a non-recurring, temporary basis.

Renting or Leasing of Property

An owner who leases or rents their lot shall promptly notify the HOA and shall advise the HOA of the terms of the lease and the name of each lessee. The term of all leases (excluding extensions) shall not be shorter than one year in length.

Signs

Temporary sale or lease sign no bigger than 18 inches by 24 inches are permitted. Only one sign may be displayed at any one time. Political signs are limited to one per lot and not to be posted earlier than 71 days prior to an election and must be removed within three days of the election. Political signs can be no larger than the standard size of 18 inches by 24 inches. Banners are not permitted.

Flags

Posting of flags is limited to the following flags, per Arizona Revised Statute §33-1808 and Federal law 4 U.S. Code Title 4 Sect. 1-10. All flags must be kept clean and replaced when weathered or torn. No other flags are permitted.

- a. The American flag or an official or replica of a flag of the United States army, navy, air force, marine corps or coast guard by an association member on that member's property if the American flag or military flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10).
- b. The POW/MIA flag.
- c. The Arizona state flag.
- d. An Arizona Indian nations flag.
- e. The Gadsden flag.

Trash & Recycle Containers

Recycle materials are picked up every Monday and trash is picked up every Thursday (except holidays).

Recycle Containers:

All recycle containers must be kept out of view except on recycle trash pickup days at which time they may be placed on the sidewalk in front of home the night before pickup and must be removed from sight within 12 hours following pickup.

Trash Containers:

Trash containers must be stored out of view or along the homes' garage wall except on trash pickup days at which time they may be placed on the sidewalk in front of home the night before pickup and must be removed from sight within 12 hours following pickup.

- No trash container may be stored on any common area, in front of the garage door, in any part of the front or side yard except for alongside of the garage.
- Placing a trash container in the front yard for the temporary purpose of cleaning yard debris, etc. is not a violation as long as the container is removed to the side of the garage by the end of the day.
- No trash container may be filled any more than can allow for the lid of the container to fully close.

Vehicle Repair

No automobile, motorcycle, motorbike, or any other motor vehicle shall be constructed, reconstructed, or repaired on any lot, common area or street. No inoperable vehicle may be stored or parked on any lot, common area or street as to be visible from the street or a neighbor's property.

Rules and Regulations FAQ

What happens when a rule or regulation is violated?

Once a violation is created by the community association manager, a warning letter is mailed to the homeowner suspected of the violation. If the homeowner fails to rectify the problem, then the homeowner will be assessed a fine. Fines will continue to accumulate until a lien is placed on the property, and if necessary, a lawsuit is filed.

I have noticed what appear to be violations to the rules and regulations, but they don't seem to get rectified. Why do these situations seem to be allowed to continue?

You may file a formal complaint at any time. Please find the Complaint Form located at the community's website through the management company. This form is not anonymous. All homeowners have a legal right to know who has made the complaint. Without homeowner participation, violations are often missed. The property management company does a quick drive-through once per week, and is therefore limited to just a few violations at a time. Also, the homeowner in violation may be receiving violation letters and/or fines but simply choosing not to comply.

For legal liability reasons, no action will be taken on any non-verifiable form or complaints. Non-verifiable complaints include but are not limited to: phone calls, anonymous or otherwise, and/or letters, emails, or faxes that do not include all information required.

