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Center Court Villas Homeowners Association

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**AMENDMENTS TO THE RULES AND REGULATIONS FOR
CENTER COURT VILLAS HOMEOWNERS ASSOCIATION, INC.**

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CENTER COURT VILLAS HOMEOWNERS ASSOCIATION, INC.
AS AMENDED APRIL 26, 1989

The Board of Directors is committed to preserve, protect and enhance the value of Center Court Villas. In order to expand the comfort and enjoyment of the residents of the community, the Board of Directors has made the following amendments to Rules 4, 17 and 18 as additions and exceptions to these rules:

4. Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of any building and no sign, awning, canopy, shutter or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window, without the prior written consent of the Board of Directors. (See Amendments, effective December 1, 2013).

17. Nothing shall be hung from the windows, terraces or balconies. Nor shall any rugs, mops be shaken or hung from or on any of the windows, doors, balconies, or terraces. (See Amendments, effective December 1, 2013).

18. No terrace or balcony shall be decorated, enclosed or covered by any awning or otherwise without the consent in writing of the Board of Directors. No patio, terrace or balcony shall be used for storage of any item if said item is visible from another Unit or the Common Area. (See Amendments, effective December 1, 2013).

AMENDMENTS TO RULES 4, 17 and 18

Effective December 1, 2013

I. PATIO, TERRACE OR BALCONY DECORATIONS AND FURNISHINGS

Patios, terraces and balconies are defined by Arizona Revised Statutes §33-1212 as "limited common elements." Patio, terrace and balcony decorations and furnishings, which are visible from the common elements, shall be in the color scheme of the building or blend in. When any item that has been hung, or attached to the building, is removed the homeowner is responsible for repairing and restoring the area to match the building including paint specified for Center Court Villas. Items mentioned in subsections A-C below must be approved in writing by the Board prior to installation. Unless there is approval in advance, the Board of Directors reserves the right to require the removal of decorative items within Unit patio, terrace or balcony areas based on size, weight, quantity, color, location, or improper or offensive use or condition in the reasonable opinion of the Board. The Board of Directors, at its sole discretion, shall make its determination on a case-by-case basis.

A. DECORATIONS HUNG FROM PATIOS, TERRACES, OR BALCONIES

Three (3) individual items may be hung from behind cross-beam of covered patio, balcony or terrace. These items shall be attached on the backside of the beam so that the attachment is not visible from the front of the condo. Nothing shall be adhered to the ceilings of patios, terraces or balconies. (This section may be amended to exclude these items when buildings would be repainted in the future).

B. DECORATIONS ATTACHED TO STUCCO WALL OF BUILDING

Two (2) acceptable decorations shall be allowed to hang on the stucco wall of the building within the patio, terrace or balcony areas. (This section may be amended to exclude these items when buildings would be repainted in the future).

C. DECORATIONS ON TOP OF PATIO WALLS

Decorations, pots containing living plants or flowers, or decorative pots, that can be seen from the common elements shall not be unsightly or considered excessive on a case-by-case basis.

D. LIGHTS

Only white light bulbs or yellow "bug lights" are permitted in exterior light fixtures. The board must approve all changes or proposed additions to exterior lighting fixtures. Holiday lights may be strung 30 days before the respective holiday, and removed 15 days after the holiday, provided the stringing of holiday lights is done in a manner that does not cause damage to the building.

E. PATIO, TERRACE OR BALCONY FURNISHINGS

All patio and balcony furnishings shall be of commercial grade quality and may include: Patio table and chairs, a shelf, stands or small tables for living plants or decorations, a cabinet, and a water fountain may be approved. One item may be approved, such as a potted plant to be placed outside of a patio entry, or an item may be approved to be placed in an entryway area. Garden hoses may be stored, out of sight, and may be attached to nearby hose bib. If screening is applied to wrought iron entry gates of patios, such as to prevent the ingress or egress of animals or wildlife, it must be an approved type of screening, which is the least visible. (Nylon or plastic fasteners are acceptable; not metal).

F. SUN SHADES

(See Roll-Up Shade Policy available from the Management Office).

G. FLAGS

The Board of Directors shall approve the outdoor placement and manner of display of official or replica of certain flags as provided by Arizona Revised Statutes, Title 33-1261, such as: The American flag, Armed Forces flags, the Arizona state flag, the POW/MIA flag, the Gadsden flag, or an Arizona Indian nations flag. The association shall approve the size of the flagpole and location in the patio or terrace within the exclusive control of the Unit Owner; not on the common elements. Flagpole shall mean a pole or staff of wood, plastic or metal for display of the flag, whether such pole or staff is horizontal or vertical. The American Flag shall be displayed with respect and only if done in accordance with the standards found in the Federal Flag Code.

H. SIGNS

No signs of whatever nature shall be placed on the exterior structure of any unit or upon the common areas or stairways except signs that may be required by legal proceedings. In addition, "For Sale" and "For Lease" signs and sign riders displayed in conformance with industry standard sizes are allowed. (Signs cannot be larger than 24 x 18 inches and riders cannot be larger than 24 x 6 inches). "For Sale" or "For Lease" signs are limited to one per Unit and can be displayed only from inside a Unit's window, on the front door, or fastened

to the stair railing at the Unit's entrance, where no metal fasteners are allowed. (Nylon or plastic fasteners are acceptable). An "Open House" for rental or leasing is limited to the hours of 8 a.m. to 6 p.m. Real estate signs must be removed immediately upon leasing or sale. The Board of Directors shall be the sole judge as to location, size and appearance of signs, which must be professionally made. No other advertising signs of any kind will be allowed. No signs may be displayed in any landscaped or common area. Special event signage requires approval by the Board of Directors. Political signs shall be displayed in compliance with local Town Code and ARS §33-1261.

I. SATELLITE DISHES / ANTENNAS

No radio, television, satellite dish, or other antenna of any kind shall be placed on the common area, including, but not limited to roofs, and exterior walls without the approval of the Board of Directors. Even if applicable law prohibits the association from requiring prior approval for installation of certain types of antennas, satellite dishes or other antennas, these devices must be installed or constructed in accordance with these Rules. The radio, television, satellite dish, or other antenna must be installed in the least visible and conspicuous manner possible without interfering with the viewer's ability to receive signals. The association may require the Owner to paint the antenna or satellite dish a specified color to match the building so long as the painting does not affect the manufacturer's warranty or affect the signal. Without limitation, the Board may require that such devices be reasonably screened and/or ground or tripod mounted as long as the Owner can obtain a satisfactory signal.

J. SECURITY DOORS

Black or brown security doors with black screens must match the color scheme of the buildings. White, or metal aluminum, or other colored doors are not allowed.

K. BARBECUE GRILLS / HEATERS

Charcoal burners, portable barbecues and other open flame devices shall not be operated on combustible balconies or within 10 feet of combustible construction. No person shall use or store individual fixed or portable flammable gas or solid fuel barbecues on or under any attached covered patios, balconies, covered walkways, stair or roof overhangs and shall not be located within 10 feet of combustible construction. Storage of the open-flame cooking device will be allowed beneath an attached covered patio, balcony, covered walkways, stair or roof overhang, provided it is at ground level, and there is direct access to a location 10 feet away from any combustible construction for cooking use. This is subject to any change of the fire code, or permissions by the Fire Marshal.

II. STORAGE ROOMS

Any storage room or area included in or assigned to a Unit shall be used for storage of normal household goods, and shall not be used for storage of explosives, gasoline, or toxic or infectious materials, which may be hazardous or would pose, or may pose, a risk of personal injury or damage to property. The association, or property management company, may request to inspect storage rooms with 48-hour notice, but no advance notice shall be required in the event of an actual or suspected emergency.

SECRETARY'S CERTIFICATE

The undersigned does hereby certify that:

He/She is the duly elected Secretary of the Center Court Villas Homeowners Association, Inc., an Arizona nonprofit corporation; and

The foregoing amendments to the Rules and Regulations were adopted by Unanimous Vote of the Directors on Nov. 11, 2013.

Charles Holly
_____, Secretary

State of Arizona)
) ss.
County of Maricopa)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me this 11th day of December, 2013, by Charles Holly, the Secretary of Center Court Villas Homeowners Association, Inc., an Arizona nonprofit corporation, for and on behalf of the corporation.



Mary E. Bueti

Notary Public

Center Court Villas Homeowners Association

Policy Statement

Roll-up Sun Shade

Effective October 29, 2013

Any construction or alteration, including installation of a roll-up sun shade to the patio, balcony or terrace of an Apartment Unit requires prior approval of the Board of Directors.

In accordance with this requirement, Center Court Villas Homeowners Association Owners who wish to purchase and install a roll-up sun shade on the patio/balcony outside their condominium must first notify the Board of Directors or Property Manager of their intent to install such a roll-up shade. Notification must be in writing and must include a statement that the Owner acknowledges the existence of installation guidelines and agrees to abide by the guidelines listed below. The signature of the Owner on the bottom of a copy of this policy shall serve as said acknowledgement.

Upon receiving confirmation that the notice has been received and approved, the Owner may proceed with installation. A copy of the Owner notification and HOA confirmation will be placed in the Owner's permanent HOA Lot File.

Owners who install such a roll-up shade without first providing such notice and assurance, or who violates any of the installation guidelines, shall be subject to a fine in accordance with existing Center Court Villas Rules and Regulations.

Installation guidelines:

- Roll-up sun shade must be installed in a professional manner.
- Color of the shade to be installed must be Walnut, Outback 95, manufactured by Coolaroo (or verifiably similar color that is approved).
- Roll-up shade must be installed on the inside of the horizontal support panel, above the patio/balcony opening.
- When not in use, and in times of wind, the shade must be kept rolled up and out of sight. Shades are to be used as intended.
- When and if the shade becomes worn, damaged or discolored, the Owner shall promptly remove it, and may replace it with a new shade.
- When and if the Owner sells the condominium, the roll-up shade shall be removed or the obligation to maintain as noted above shall pass to the new Owner.
- At such time that the shade is permanently removed for any reason, the Owner shall promptly repair any markings due to the installation, thereby returning the stucco wall to its original unmarked state, including the use of the current, specified building paint for Center Court Villas.

Signature of Homeowner: _____ Date: _____

Name of Homeowner: _____

Center Court Villas, 14849 N Kings Way Unit # _____