

LOOKOUT MOUNTAIN VILLAS

COMMUNITY RULES & REGULATIONS

REVISED & ADOPTED 2020

LOOKOUT MOUNTAIN VILLAS

Dear Homeowners & Residents,

Attached is a copy of the revised 2020 Community Rules & Regulations for Lookout Mountain Villas. The Board of Directors has spent a considerable amount of time reviewing and updating these rules for the safety, value, appearance and benefit of all owners and residents in the community. The Board of Directors will be enforcing these rules and we ask for your assistance in seeing that they are adhered to by all residents. "If you see something, say something". Also, if you currently lease your unit or plan to do so in the near future you are responsible for ensuring that your tenants have a copy of these rules. Remember, with these rules you are responsible for your tenant's actions or inactions. Having these Community Rules & Regulations as an addendum to your tenant's lease or rental agreement is suggested. If you use a managing agent or realtor they should also have a copy of these rules.

Best Regards.

**Lookout Mountain Villas Homeowners' Association
Board of Directors**

Welcome to Community Living at Lookout Mountain Villas

Living in a condominium community is different from living in a private home or an apartment. Here we all share ownership of the common areas and we all share a vested interest in preserving the appearance of the complex and maintaining the property value. You have an elected board of home owners who volunteer their time to see that the buildings, landscape and community pool are maintained, the trash removed, the parking lots and street are cleaned, general repairs are made, bills get paid and future maintenance is considered, planned and budgeted. All this, including the shared water bill for the entire community, is what your monthly homeowners' fees pay for.

In addition to having an interest in maintaining the property, we all have an obligation to one another to maintain our individual privacy. Sometimes there is a fine line between doing what we want personally and consideration for others. Some general guidelines to keep in mind are:

- Keep music and televisions at a volume that won't disturb your neighbors.
- Entertain guests at a volume that does not disturb your neighbors.
- When returning home late, turn down music entering the community.
- Remember that voices are amplified on your patio and in between buildings. Please keep the volume of voices to an appropriate level anytime you are outside including cell phone usage.

These guidelines are suggestions to help us live in harmony.

Management Company

Vision Community Management is the management company chosen by your Board of Directors to serve the community by managing many of the daily functions associated with the Homeowners Association. They should be contacted regarding building plumbing and electrical emergencies. They also must be contacted to request the Board of Directors' review of any changes to buildings or landscape. If you have any questions regarding Lookout Mountain Villas call, write or e-mail them and they will gladly assist you. If they cannot, they will bring your questions to the Board of Directors.

For correspondence: lookoutmountainvillas@wearevision.com

Vision Community Management

16625 S. Desert Foothills Pkwy

Phoenix, AZ 85048

480-759-4945 After hours 480-759-4945 (when prompted option 5).

Monthly association fees and special assessments are due on or before the 1st of each month and are late after the 30th. A late fee of 10% is assessed. See Collection Policy in Governing Documents.

Important Phone Numbers

| | |
|----------------------------------|--------------------------------|
| Vision Community Management | 480-759-4945 |
| Emergency/Domestic Violence -911 | APS 602-371-7171 |
| Police Crime Stop 602-262-6154 | AZ Humane Society 602-997-7585 |

Enforcement of Community Rules and Regulations

Many of us have chosen to live in Lookout Mountain Villas because we appreciate the location, beauty, quiet and privacy that this community affords us. Your Board of Directors has devised rules and penalties to maintain our community. The policy is deemed part of the Association Rules & Regulations. In our Governing Documents section "Enforcement Policy" we have detailed our Rules & Regulations, CC &R Violation & Enforcement Policy in detail.

Common Grounds and Buildings

1. When planning remodeling, all homeowners must request permission in writing to the Board of Directors prior to the beginning of any work. This includes replacing of windows, security doors, sliding doors and any modification to patio walls, fencing or coverings. Solar units also require board approval.
2. For satellite dishes, antennas or similar refer to the amendment and instructions in the last section of this document, Addendums, Amendments, Attachments & Rules adopted January 19, 2011 which includes a roof diagram and mounting instructions. Satellite dishes and antennas are not to be mounted directly on roofs.
3. For plumbing repairs that require water to be shut off to your residence, in case of an emergency, notify Vision Management. For typical repairs notify building's residents/neighbors affected 24 hours in advance with a note either on doors or at the mailboxes telling them the time when the

water will be shut off and the approximate time it will be turned back on. The valve for each building is located near the water spigot next to the patio either on the north or south side of each building. It has a "yellow" gate handle.

4. All landscaping and plantings in common areas including any areas outside of an enclosed patio are managed and maintained by the Homeowners' Association. No additional plantings are allowed unless approved by the Board of Directors. Any request must be submitted in writing.
5. Maintaining HVAC systems (heating, cooling, ventilation and air conditioning) is the responsibility and expense of each homeowner. Care must be taken to maintain the roof as it is under warranty to our Homeowners' Association. Any replacement units or repair work must not compromise the integrity of the roofing materials. All HVAC units must be attached to the redwood stands. After replacement/installation contact Vision Mgmt. as an inspection of the roof is required to keep our community's warranty in effect. Vision Mgmt. will contact KyKo Roofing. Failure to comply will result in costs to owner for any roof damages.
6. Patios, carports, stairwells, stair landings and the underneath of any stairwell are not to be used for storage and should be kept clean at all times. Appropriate patio furniture and "earthtone colors" for exterior shades are allowed on patios and must be kept in good repair. No furniture intended for interior use is allowed. No clotheslines are allowed. Plants, pots or décor items of any kind are not allowed on upstairs walls above walkways. All barbecuing must be done out from under the patio roofs and away from building overhangs.
7. All storage/laundry rooms are to be maintained by residents and are not to be used to store any flammable or hazardous materials.
8. All window coverings must be of neutral color or lined with a neutral color. All window coverings, windows and sunscreens must be kept in good condition. No aluminum foil, sheets, blankets, reflective screens, mirrors or stained glass are allowed.
9. Holiday decorations are permitted but must be removed within two weeks of the specific holiday. All outdoor holiday lighting and extension cords must be in good condition and rated for "outdoor use". No extension cords may run across walkways or common areas. Be sure not to overload electrical circuits.
10. Any wiring attached to a building must be secure, non-dangling and of "like color" as the building.

Carports, Dumpsters, Parking and Street

(pg. 4 of 6)

1. Each resident has carport space for one car and an assigned parking lot space for another. When parking make sure you have allowed enough space for your neighbor to comfortably exit their car. It is each resident's responsibility to maintain these areas and to keep them clear of any oil or fluids. No car repairs or washing is allowed in the carport or elsewhere on the property.
2. Passenger cars, pickup trucks and vans are permitted. No commercial trucks over two tons are permitted. Boats, motor homes, trailers, jet skis or similar cannot be parked on the property.
3. Abandoned, inoperable or unlicensed vehicles are not permitted on the property. After notification to the owner, vehicles will be towed away at homeowner's expense.
4. Vehicles should be parked in designated areas only. No parking in fire zones, between spaces, parked sideways or behind other vehicles. No driving onto common areas is allowed and may incur costs related to damaged curbs, landscape or irrigation systems.
5. Alert all guests that they must only park in "guest" identified parking spaces. If they do not comply they could be subject to towing at their expense.
6. Dumpsters are for community residents only. All trash must be placed in the dumpsters and not left outside on concrete. All boxes should be broken and flattened. No flammable or hazardous materials such as oil, batteries or paint. Lids on the dumpsters are to be kept closed at all times.
7. Large items such as furniture, discarded appliances and Christmas trees cannot be placed in or outside of the dumpster as the waste company will not haul it away. It is the resident's responsibility to dispose of these items.
8. Dryer vents are to be kept clean and in good repair.
9. No carport sales, auctions or estate sales are permitted without prior written approval by the Board of Directors.
10. For the safety of every resident in the community drive slowly and carefully throughout our parking areas and Eugie where the speed limit is posted at 15 mph.

General Information

1. No person shall engage in any conduct that violates any laws, statutes, ordinances or regulations. No person shall behave or permit behavior to occur that interfere with the rights, comfort and/or convenience of all

residents. As with all rules set forth herein owners are responsible for the actions or inactions of their family members, tenants, guests and pets.

Pets and Wildlife

1. Do not feed the wildlife. Coyotes run freely throughout our property and could present a danger to you and your pet. Pigeons are constantly on our roofs. Their droppings make a mess and they carry disease that can be harmful to our pets. In addition, their droppings damage roofs, paint and asphalt.
2. Keep your pets on a leash for everyone's safety and protection (AZ Statute 13-1502A1) and you are responsible for immediate pick-up and removal of droppings.
3. No more than two pets per residence are allowed.
4. Pets may not be tethered to anything in the common areas or to the exterior of any fence, gate or column.
5. Prolonged or incessant noise from pets including noise within your home that affects others is not tolerated.

Problems and Complaints

1. All problems and complaints with respect to the common areas and facilities should be made in writing and forwarded to Vision Mgmt. Written notice of any accident, injury or damage involving the common areas or facilities should be immediately be reported to Vision Mgmt.
2. Problems such as noise from neighbors, late night noises, robberies, trespassing, etc. are of civil nature and should be reported to the police. Alert Vision Mgmt. so they have this information on file for follow-up.
3. Any graffiti should first be reported to the police and secondly to Vision Mgmt. so they can have it removed.
4. When reporting light outages or damage give Vision Mgmt. building numbers and locations.

Swimming Pool

Our swimming pool is classified as a semi-private pool by Maricopa County Health Department. We are all required to abide by the County's rules and regulations or we risk being closed if the pool inspector so deems. (pg. 5 of 6)

All residents are provided with a key to the pool. There are no hours for pool use as this is your pool to be used at your discretion but it is important to always be considerate of your neighbors when using this pool. Be considerate of others by limiting the number of guests on a weekend or holiday, keeping noise to a minimum, and by maintaining the appearance of the pool area. Remember, it belongs to us.

1. Pool gates are to be kept locked at all times, no exceptions.
2. Everyone visits the pool at his or her own risk. No lifeguard is on duty. No diving is allowed.
3. Tampering with lifesaving equipment is prohibited.
4. Residents must accompany their guests to the pool and an adult must accompany all children under age 14.
5. No wheeled toys are allowed (i.e. bikes or skateboards).
6. No food is allowed in the pool enclosure and all beverages must be in shatterproof containers. No alcoholic beverages are allowed.
7. No pets are allowed.
8. No running, rough play, loud or offensive language or noise.
9. Upon leaving the pool area remove all personal items, toys, towels, etc. and make sure the gates are firmly latched/locked.

**ADDENDUMS, AMENDMENTS, ATTACHMENTS,
DOCUMENTS & RULES THAT ARE IN EFFECT AS
PART OF LOOKOUT MOUNTAIN VILLAS COMMUNITY
RULES & REGULATIONS. (SEE ATTACHED)**

**ALSO, CHECK OUT COMMUNITY DOCUMENTS FOR
LOOKOUT MOUNTAIN VILLAS “FORMS” SECTION.**

Lookout Mountain Villas

Amendment to the Rules and Regulations

Adopted January 19, 2011

Satellite dishes and antennas must be attached to parapet walls only. The parapet walls include all vertical walls on the roofs and over the doorways. No attaching to the shingle or foam areas of the roofs and this includes wiring. Wiring should be attached to the building so that no wires dangle or traverse the roof. Wiring in the "D" units (those upstairs) cannot be installed on the side of the building facing the driveway. The one wire entrance should be on a side of the building not facing the driveway. If any damage to the roof occurs, the homeowner will be responsible financially for the repair of the roof.

Attached is a view of the roofs showing the parapet walls which are sections H, C and D.

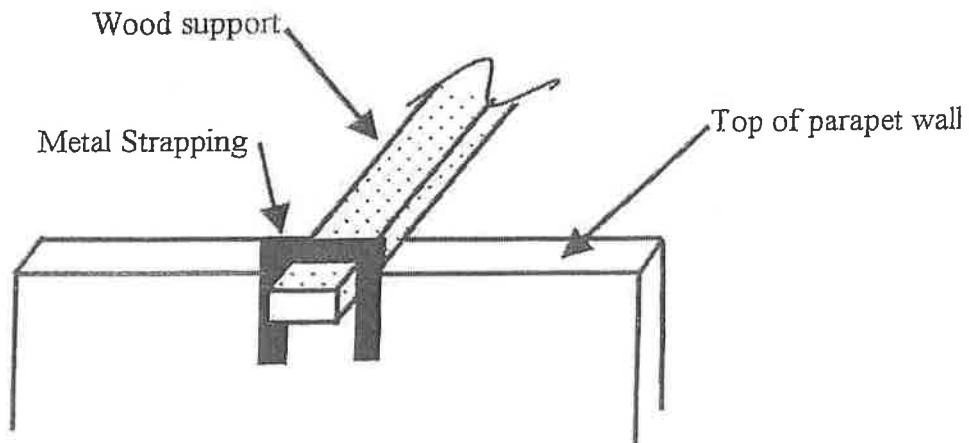
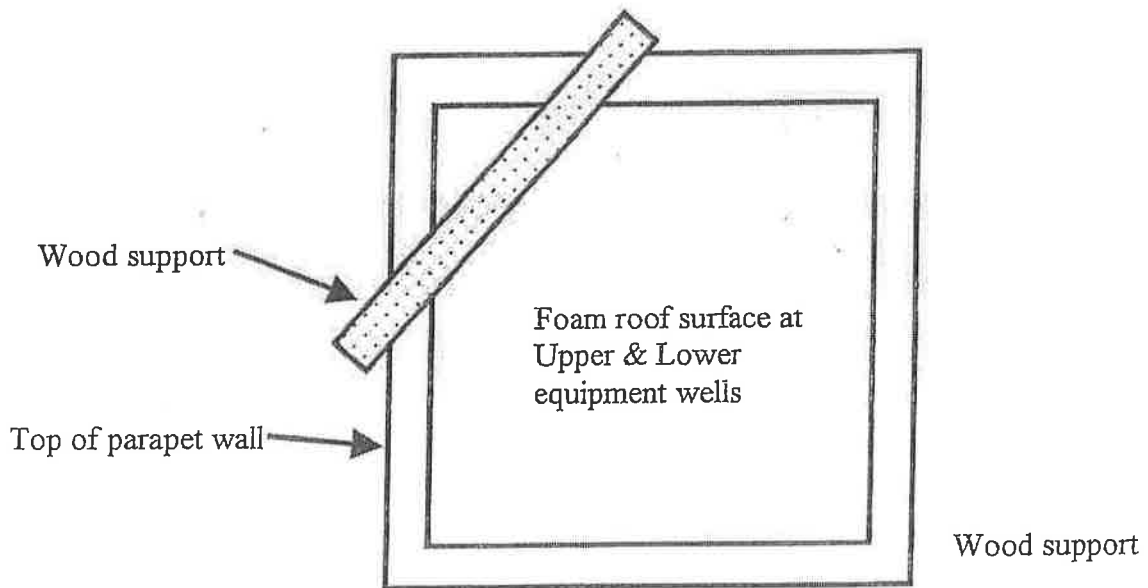
Lookout Mountain Villas Satellite Dish Antenna Mounting

Wood shall be exterior grade/treated and painted to match existing paint scheme. Wood shall be 4" x 6" solid wood plank, approximately 10 feet in length, installed on the horizontal surface of the equipment well parapet wall at the corner.

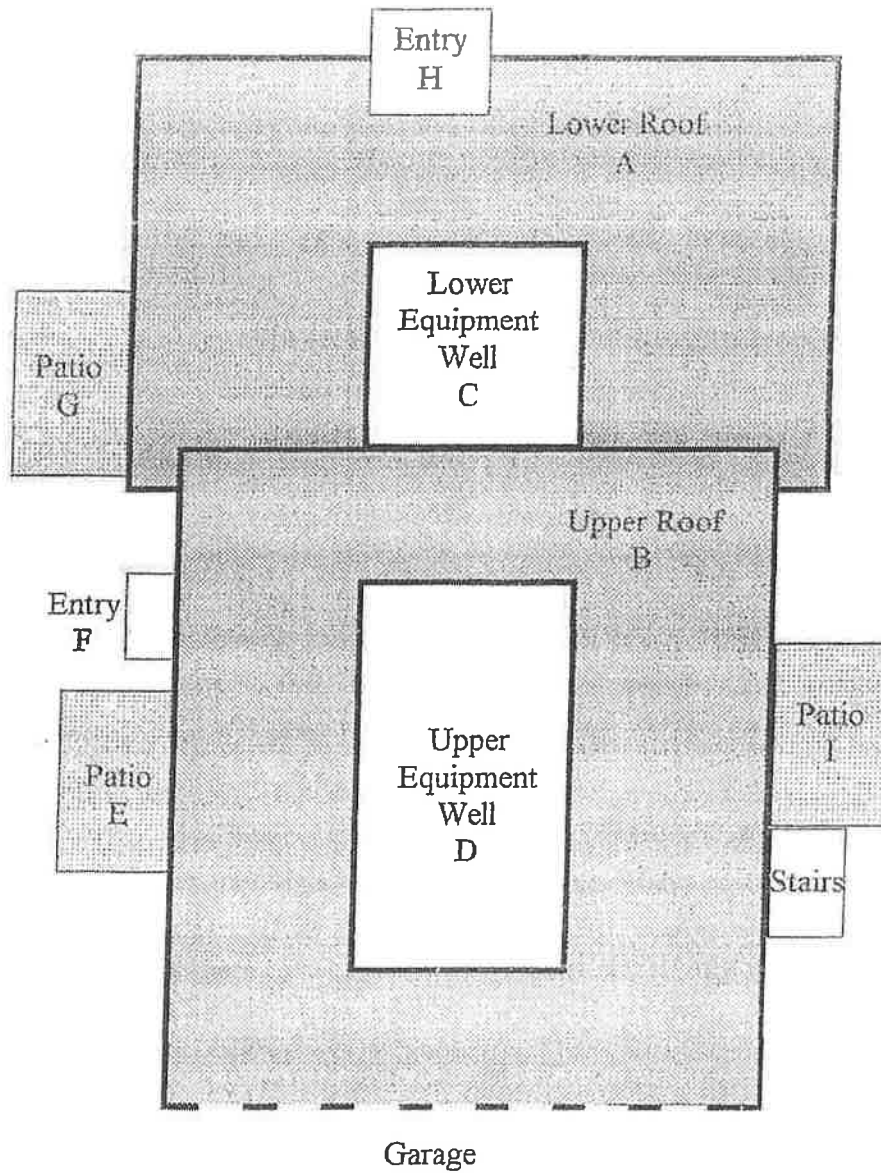
Metal strapping is galvanized metal, thickness shall be a minimum of 20 gauge steel. Metal strapping shall be installed and mechanically fastened on the exterior side of the equipment well roof parapet wall and shall be sealed and painted to match painting scheme. Do not disturb/damage spray applied polyurethane foam roof system at equipment well roof areas.

Occupants may mount small satellite dish antenna to this wood mount, ensuring all equipment is securely fastened.

Drawings not to scale



Lookout Mountain, Typical Roof Diagram



Roof areas A & B are shingle type

Diagram not to scale