

LA CASA ROYALE ASSOCIATION RULES AND REGULATIONS EFFECTIVE MAY 2023

These Rules and Regulations have been adopted with the intent of providing the residents of La Casa Royale Homeowner's Association with a practical plan for day-to-day living. A successful Association is a community of owners who exhibit a pride of homeownership and share a common vision as to what constitutes a desirable neighborhood. The goal is to maintain the property values, and to provide the residents with specific information.

Rules and regulations are reviewed on an ongoing basis by the Board of Directors and the Rules and Regulations committee. These rules and regulations which have been developed have been put in to place in order to provide a safe, secure neighborhood, and to protect our property values, the most vital asset of the neighborhood.

Clubhouse Use:

1. Renting Party assumes 100% responsibility for the conduct of all guests and remain at the clubhouse for the duration of the event.
2. Guests are to be informed and use proper designated parking areas.
3. Alcoholic beverages are permitted, (see pool rules regarding the use of alcoholic beverages in the pool area) their use is done under the auspices of the host, not La Casa Royale Improvement Association.
4. Abide by the laws of the State of Arizona as they relate to the serving and consumption of all alcoholic beverages.
5. Limit noise/music levels so that they comply with state and local laws and do not disturb residents.
6. No smoking is permitted inside the clubhouse.
7. No firearms are permitted on the premises.
8. Adult supervision in the pool area for those under sixteen (16) years is required at all times. Wet attire is not allowed in the Clubhouse.
9. The Renting Party is responsible for the proper cleanup of the facilities and return of furniture to the condition and location when facility was rented. At trash must be removed from the clubhouse.

Design Guidelines: All stucco and wood must be painted in accordance with the community approved color palettes:



La Casa Royale – Approved Color Palette 2023

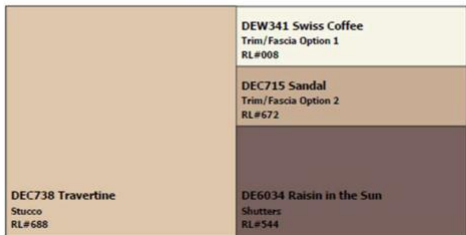
Scheme 2



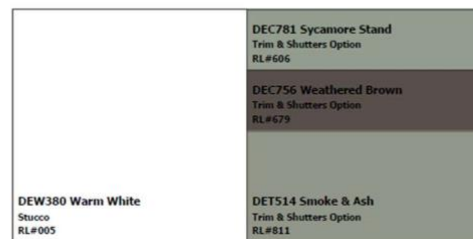
Scheme 1



Scheme 4



Scheme 5



Scheme 6



COLOR DISCLAIMER: These color chips are produced as accurately as possible; however, actual paint colors may vary from these samples and from batch to batch. Paint colors are affected by many factors, including lighting, age, type of finish, type of surface, and adjacent colors. Some colors may require more than one coat for complete coverage. If final color appearance and color matches are critical, paint should be sampled on the actual surface before full application. Application of the paint constitutes acceptance of the color. Dunn-Edwards assumes no responsibility for color after application.

All wrought iron must be painted black. All paint must be kept in good condition without fading, chipping or soiling. All metal flashing must be painted to match the wood trim, both in front and rear of the unit.

Front doors may be painted any singular color of your choice. Screen, security and storm doors may be of black or white or painted to match trim or front door. No other colors are acceptable.

Pool:

- The pool is regulated by the City of Phoenix.
- NO LIFEGUARD IS ON DUTY, SWIM AT YOUR OWN RISK.
- The pool gates (2) must be locked at all times. This is a City of Phoenix Ordinance and it is necessary to protect small children and to keep animals out of the pool area.
- Children under 16 years of age will not be permitted to use the pool unless accompanied by an adult.
- Guests of residents may use the pool without the resident being present as long as they are 16 years of age or older.
- Pool keys cannot be loaned to non-residents unless they are the guest of a resident.
- No pets allowed in the pool area.
- No glass containers are allowed.
- No smoking is permitted in the pool area, only on the patio.
- Persons using the pool after 9:00 pm or before 10:00 am must respect their neighbor's rights to quiet by keeping noise to a minimum.
- Running, undue splashing, "horseplay", spitting and obscene language are not allowed.
- Only persons wearing swimming suits are allowed in the pool. No cut-offs, tee shirts or other streetwear is permitted.
- No bicycles, tricycles, skateboards or other moving toys are allowed in the pool area.
- Large equipment such as air mattresses may be used unless it becomes an annoyance to other swimmers. No Styrofoam equipment is allowed in the pool as it clogs up the filter. No black inner-tubes are allowed in the pool.
- Be considerate: Keep the volume of radios, etc. low. Do not inflict your audio preferences on others. If asked to lower the volume, do so.
- Throwing of debris into or about the pool is prohibited.
- Incontinent persons in diapers must use appropriate swim diapers.
- No metal or plastic hair items allowed in the pool – please remove same before entering the pool.
- The pool may not be used during repairs or maintenance.
- Return pool furniture to its original position when leaving the pool area.
- Take all personal items with you when you leave the pool area.
- Remember. We do not have paid staff to keep our pool clean and neat. All homeowners who use the pool are expected to treat it as if it were their own.



Front Yards @ La Casa Royal Improvement Association (HOA) *Information and FAQ*

- **Who owns the front yard of my property:** You do. The plot map indicates property lines. Please know that because there are no physical barriers, half of what you see may be owned by your neighbor. Trees planted in the middle of the “lawn” are likely owned by both you and your neighbor.
- **Can I make any changes to my front yard and/or the planter boxes along my driveway or up against the house:** Yes, but only after you have received permission from the board of the HOA. You must first submit an “Architectural Change Request” form from the management company, who will present it to the Board. The Board will review your request at the next regularly scheduled Executive Meeting and make a decision. Once the board has made its decision, the management company will notify you of that decision. You are entitled to attend and speak about any changes you are requesting during the meeting when that item is up for discussion and to also learn of the Board’s decision in real time.
- **Watering:** *As a courtesy only*, the HOA provides water to your lawn and flower beds that run along the driveway. The entire community is on a sprinkler and bubbler system including your front yard and all open community areas. This system is maintained by the landscape and/or irrigation company under contract with the HOA. *You are not allowed to operate or adjust any component within this irrigation system.* Should you notice any watering concerns with either the pipes, sprinklers, or bubblers, you are to notify the management company directly. The management company does maintain a 24-hour emergency number. *Please do not to speak directly to the hired landscape/irrigation company, or their employees.*
- **Weekly Landscape Maintenance:** *As a courtesy only*, the HOA provides weekly grass mowing and monthly trimming services to your front yard and to the flower bed that runs along your driveway. The HOA does this to ensure continuity in appearances within the community. If you wish, you may maintain (to HOA standards and governess) your own front yard and/or flower bed by notifying the management company that you want to be on the “no service list” for mowing your grass, maintaining your flower bed, or both. Or, as an option you may place “flags” provided by the HOA in these areas to assure that they will not be serviced.
- **At no time, should you communicate directly with any landscaper or irrigation company the HOA hires or their employees. You must first communicate with the management company any and all concerns you have in relation to landscape, mowing, trimming or watering issues.**
- **Blowing Out of Carports:** Please know that the landscapers will not blow debris out of your carport when vehicles are present because of potential liability.

- **Winter Grass:** for the past 10+ years, the HOA Board has voted to not overseed and plant winter grass in either the community plots or your front yard. The boards have chosen this route to keep the costs of water and landscape expenses down. Boards have discussed in the past xeriscaping and will continue to do so.