

# Villas at Palm Valley

## Rules and Regulations

2023



**VILLAS AT PALM VALLEY CONDOMINIUMS**  
**Rules and Regulations**  
**Adopted: October 14, 2021**

The Board of Directors for the Villas at Palm Valley adopted these Community Guidelines, Rules and Regulations at a duly called and notice General Session Board meeting.

**LANDSCAPING** This section can be simplified by stating that: "Homeowners are not permitted to install any plants in the common areas. Common areas are all areas outside the owner's unit as specified in the community documents and plat map and are maintained by the Association. Any plants not installed by the Association will be removed.

1. The Board retains authority to replace dead plants with what they feel is appropriate, taking into consideration current community conditions and will be that of a drought resistant planting.
2. Landscaping/trimming of plants will be left solely to the landscaping company's discretion per the landscape contract.
3. Homeowners are not permitted to make any special requests to landscaping crew members.

**PATIOS, FENCING, PETS, OTHER MISC**

1. Current patio sizes cannot be changed under any circumstances.
2. Fenced areas while permitted, MUST be permanent and will be limited to back patios. These fences shall not extend beyond the finished patios and must be pre-approved by the Board.
3. Current patios, shades, sun screens and fenced in areas which have previously been modified and installed via a prior submitted and approved Landscape Design Review request shall be deemed to be in compliance with this Policy.
4. In accordance with Article IV section 4.7 of the Association documents, no pet waste shall be allowed to be left out on any property or common area. Responsible owners will be fined \$50 per incident for not cleaning up pet waste.
5. Plants and pots shall be limited to rear patios and front porches only. Pots on front porches shall be limited to two (2) and shall not be placed beyond the pillars of the porch. Pots or items shall not be placed in driveway areas and no patio furniture is permitted on front porches.
6. Plants and ornaments within permitted patios, porches within their prior approved fenced areas shall be the sole responsibility of the homeowner and shall be maintained consistent with plantings in common elements. Any potted plants currently utilizing the HOA's watering system must be immediately disconnected from the community's irrigation system.
7. Yard ornaments and decorative Rock are not permitted in common elements.

8. Homeowners are strictly prohibited from adding, changing, adjusting and/or modifying any irrigation timers, piping, feeder lines and/or irrigation fittings.
9. "Garage Sale, "Yard Sale" and other signs are not permitted outside any residence unless approved by the Board or specifically allowed by Arizona statute.
10. All outside cables & wires (originating from antennas for television and internet reception) shall be installed in a professional manner.

## **PARKING**

1. The parking of vehicle(s) is not permitted on any street at any time and must be parked in designated parking areas.
2. Homeowners will be permitted to park in guest spaces overnight.
3. Vehicles must be parked within the parking lines.
4. During overnight hours all vehicles must be parked in the garage not in the driveway or in guest areas.
5. All vehicles are required to have CURRENT registration and tags.
6. No vehicle may be left in the same parking space continuously for more than 10 days without permission from the HOA Board.
7. Vehicle maintenance and repairs, such as: oil changes, tune-ups, etc. are not allowed in the parking spaces or driveways.
8. Oil, grease or other residue must be cleaned up immediately by the owner of the vehicle. Any Asphalt repairs that may be required will be billed to the homeowner.
9. Boats, trailers and recreation vehicles may not be parked within the complex. Moving vans and U-hauls may be parked in the complex to load and unload ONLY. After being loaded or unloaded, moving vans/U-Hauls may not be stored or parked within the complex.
10. No vehicle is allowed to be on jacks at any time.
11. POD storage bins are permitted to be parked in the community for no more than 72 hours ( 3 Days ). A fine of \$50 per day will be imposed beyond that time frame.

