

Dear Sabino Estates homeowners,

We hope this message finds you well. As part of the association's ongoing effort to maintain a harmonious and thriving community here at Sabino Estates, the Board of Directors has recently discussed certain rules and regulations alongside the association's legal counsel, Carpenter, Hazelwood, Delgado, and Bolen. Our primary goal is to ensure that everyone enjoys a safe, respectful, and pleasant living environment.

These new rules have been thoughtfully designed with your well-being and the overall improvement of the community in mind. They aim to address architectural, parking, and many other aspects of community living.

Enclosed with this letter, you will find a copy of the new rules and regulations. The Board and management encourage you to take a moment to review them and familiarize yourself with any changes. These new Rules and Regulations will go into effect as of May 15, 2025. It is understandable that adjustments may take time, so if you have any questions or concerns, please don't hesitate to reach out to Vision Community Management at [sabinoestates@wearevision.com](mailto:sabinoestates@wearevision.com).

The Board greatly appreciates your cooperation and support as they continue to work together to make Sabino Estates a wonderful place to live. Thank you for your attention, and we look forward to our continued success as a community!

Sabino Estates Homeowners Association

## **Sabino Estates Homeowners Association**

### **Rules & Regulations**

**A. Dumpsters & Porta-Potties:** Per CC&R 3.4 - All Dumpsters, trailers, and porta-potties must be approved by the Architectural Committee before delivery or placement.

They must be placed on the homeowner's property unless this is not possible.

The Architectural Committee has set a 60-day maximum for all Dumpsters, trailers and porta-potties. Variances may be granted based on extenuating circumstances.

**B. Exterior Lighting:** Per City of Scottsdale Ordinance Sec. 6.1010. - Outdoor Lighting - All exterior lighting must be in compliance with ESL (Environmental Sensitive Land Overlay) Ordinance within the City of Scottsdale's limitations and requirements therein.

Any exterior lighting (including, but not limited to landscape, string/bistro, security, garage lighting, etc.) shall be submitted to the Architectural Committee for approval.

No spotlights, flood lights or other high intensity lighting shall be placed or utilized upon any Lot in a manner that will allow light to be directed or reflected unreasonably upon any other Lot, NAOS, or Common Area.

Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from neighboring property or from a public view point.

### **C. Flags & Signs:**

**Flags** – Per A.R.S. § 33-1808(A) and (B) - Except for flags displayed and/or installed by the Association, no flagpoles may be installed in or on any Common Area or be attached to any structures owned by the Association. Prior written approval of the Architectural Committee as to the location and size of a proposed flagpole and lighting is required before any flagpole may be installed on a Lot.

Flagpoles that are installed in the rear yard of the Lot must be at least fifteen (15) feet from the property line. The height of the flagpole shall be no greater than the

height of the highest point of the roofline. The below flags are acceptable to be installed; provided no more than two (2) are displayed at one-time and Federal Flag Code is complied with in regards to display and condition of the flag(s).

1. The American flag or an official or replica of a flag of the uniformed services of the United States in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10).
2. The POW/MIA flag.
3. The Arizona state flag.
4. An Arizona Indian nation's flag.
5. The Gadsden flag.
6. A first responder flag as defined in A.R.S. § 33-1808(N)(3). A first responder flag may incorporate the design of one or two other first responder flags to form a combined flag.
7. A blue star service flag or a gold star service flag.
8. Any historic version of the American flag, including the Betsy Ross flag, without regard to how the stars and stripes are arranged on the flag.

**Signs** - Per CC&R 3.17 and Arizona Code 33-1808, the following rules apply:

No signs whatsoever which are Visible from Neighboring Property shall be erected or maintained on any Lot except:

1. Signs that must be permitted pursuant to Arizona law.
2. Residence identification signs, provided the size, color, content and location of such signs have been approved in writing by the Architectural Committee.
3. A "For Sale," "For Rent," or "For Lease" and sign rider that is industry standard size and commercially produced.
4. Political signs shall follow the following Arizona rules:
  - a. They may not be displayed earlier than 71 days before the day of a primary election and no later than 15 days after the day of the general election.

- b. A sign for a candidate in a primary election who does not advance to the general election shall be removed not later than 15 days after the primary election.
- c. The maximum total aggregate dimensions of all political signs displayed on a property may not exceed 9 square feet.

5. Temporary Open House signs on the Owner's Lot that are industry standard size and owned or used by the seller or seller's agent.

6. Association-specific political signs, as defined by A.R.S. § 33-1808(N)(1), subject to the following:

- a. Association-specific political signs may be displayed between the date that the Association provides written or absentee ballots to members, and the date that is three days after the Association election.
- b. The total aggregate dimension of all Association-Specific political signs on a Lot may not exceed 9 square feet.

The HOA encourages residents to be respectful of their neighbors in the type, quantity and placement of political signs.

**Cautionary Signs** - Temporary cautionary signs regarding children are permitted in residential areas if they are commercially manufactured, displayed only when children are actually present within 50 feet of the sign, and must be removed within one hour of the children ceasing to play. Cautionary signs may be no more than 3 feet high.

**D. Holiday Decorations & Lighting:** Holiday decorations and lighting may be displayed on a Lot thirty days (30) prior to the Holiday and must be removed from display no later than thirty days (30) after the Holiday. The exception to this rule is for winter Holiday lighting and decorations, which may be displayed from Nov. 15th until January 15th after the New Year.

**E. Landscapers & Construction:** Per CC&R 3.4 - Yardwork, landscaping or construction that results in noise that can be heard from a Neighboring Property must adhere to the following schedule:

- During the "Summer Season", identified as between April 1st to September 30th, loud blowers, mowers or any other landscape or construction

equipment or vehicles may be used within the Community between 7am and 7 pm only.

- During the “Winter Season”, identified as between October 1st - March 31st the above may be used within the Community between 7am and 6pm.
- No work which results in noise that can be heard from a Neighboring Property can be scheduled for Sundays.

**F. Parking:** Per CC&R 3.20.3 No automobile or other motor vehicle shall be parked on any road or street in the Project. Notwithstanding the foregoing, automobiles or motor vehicles belonging to guests of Owners may be temporarily parked on a road or street in the Project, but only for a period of forty-eight (48) hours or less, which includes any overnight hours. During such time that a guest’s vehicle is parked on a road or street, any temporary movement of the guest’s vehicle, or any minor relocation of the vehicle to an alternate location on the street or road, shall not “restart” the forty-eight (48) hour time limitation.

All automobiles and other motor vehicles must be parked in owner’s garages or driveways. Garages are for parking of vehicles and shall not be used or converted for living or recreational activities without prior written approval of the Architectural Committee.

No automobiles or other motor vehicle shall be allowed to be stored in an owner’s driveway. No inoperable vehicle may be stored or parked on any Lot so as to be seen from Neighboring Property or visible from any Common Area or any street. An inoperable vehicle is also defined as a vehicle with no valid registration.

**G. Pets:** Per CC&R 3.1.5 Dogs must be on a leash at all times when not confined to a residence or back yard, and shall not cause a nuisance to other residence.

Residents, tenants and guests are required to pick up dog’s waste from all yards, sidewalks, streets, and Common Areas.

Animals cannot be kept or raised for commercial purposes on any Lots.

No structure for housing animals shall be visible from neighboring properties.

The City of Scottsdale has ordinances against excessive dog barking. Neighbors may call the non-emergency Police number to report any issues.

**H. Play Structures and Sports Courts:** Per CC&R 3.27, No tennis court, sport court or similar Improvements shall be constructed without the prior written approval of the Architectural Committee, which may require that the tennis court, sport court or similar Improvement be screened in such a manner as to not be Visible From Neighboring Property and may prohibit or restrict the lighting of such tennis court, sport court or similar Improvement.

Play Structures and sports courts (swing sets, basketball hoops, trampolines, monkey bars, etc.) that have play platforms and exceed six (6) feet in height, must be submitted to the Architectural Committee for approval.

A canopy/screen on the play structure must be an approved color blending with the dwelling stucco.

All playground equipment must be maintained in good condition at all times.

**I. Rentals:** Per A.R.S. § 33-1806.01, all Homeowners who rent their home must have a tenant registration form on file with the Property Manager that provides the Association with the information described in A.R.S. § 33-1806.01.

**J. Solar Energy Devices:** Solar energy devices, as defined in A.R.S. § 44-1761(8), are permitted on an Owner's Lot only, and may not be installed on the Common Area. Any other type of device that does not meet the criteria set forth in A.R.S. §44-1761(8) is prohibited unless approved in writing by the Architectural Review Committee. Solar Devices need Architectural approval before installation.

**K. Trash and Recycling:** Per CC&R 3.9 Owners may place their Trash and Recycle out for pick up no earlier than the day before collection at 3pm and must remove them so that they are no longer Visible From Neighboring Property no later than midnight the day of pick up.

Bulk Trash (including landscape clippings) may not be placed on a Lot for collection any earlier than three (3) days before the Monday of the week the area is scheduled for collection.

No Landscape Clippings, Tree Branches, any Yard Waste or Trash may be disposed of in any Common Area or NAOS area within the Sabino Estates Community.

**L. Wall Maintenance:** Any fences or walls installed by the Declarant or Designated Builder shall not be removed or altered without prior written approval of the Architectural Committee.

As stated in CC&R 7.6.2: Any wall which is placed on the boundary line between a Lot and the Common Area shall be maintained, repaired and replaced by the Owner of the Lot, except that the Association shall be responsible for the repair and maintenance of the side of the wall which faces the Common Area.

If an owner does not make the Common Wall or View Fence available for the necessary maintenance to be done by the Association, the Association may need to have the work done and invoice the resident.

If through negligence of an owner a Common Wall or View Fence is damaged, the homeowner will be responsible for 100% of the repair or replacement.