

Belmont at Triple Crown Rules

July 2025

GATE ENTRY

ENTRY GATE CODE/REMOTE: To enter the gate all homeowners will either need to enter your 4-digit code at the gate call box or use your pre-programmed remote. If you do not know your 4-digit code or need to purchase a remote, please contact the property management company at BelmontTripleCrown@wearevision.com. New or replacement remotes may be purchased at a cost of \$25.56.

KEYS

POOL/PEDESTRIAN GATE KEYS: Each homeowner has been issued two keys which open all pedestrian gates as well as the pool, restroom, and exercise room. Please be sure all gates and doors close completely behind you and that restrooms and exercise room doors always remain locked. If you do not have a key or need to replace your key, please contact the property management company at BelmontTripleCrown@wearevision.com . New or replacement keys may be purchased at a cost of \$15.00.

MAILBOX KEYS: Each homeowner has been issued two keys to the mailbox. If you do not have a mailbox key, please contact the management company at BelmontTripleCrown@wearevision.com to receive instructions on how to obtain them from the US Postal Service. Homeowners are not allowed to personally change out any locks on the mailboxes. Any lock updates must be coordinated with the property management company and US Postal Service approved mailbox vendor.

BULLETIN BOARDS

COMMUNITY BULLETIN BOARDS: These boards are located next to the mailbox banks as well as in the pool area. Please contact the property management company at BelmontTripleCrown@wearevision.com should you wish to post something or have questions. Homeowners are not allowed to post anything on bulletin boards or community mailboxes.

GARAGE/ESTATE/MOVING SALES

ANNUAL GARAGE SALE: The Belmont has a neighborhood garage sale held in the fall on a Saturday from 7:00am – 12:00pm each year. The entry and exit gates will be set to open during that time only. No individual garage sales are permitted in Belmont outside of the annual sale.

ESTATE SALE: An estate sale shall be permitted upon the death of a homeowner. The homeowner or family member(s) must contact the property management company at BelmontTripleCrown@wearevision.com to receive approval and a temporary gate code prior to holding the sale. The sale is required to be confined to the inside of the home and may not be visible from the street. Hours must be confined to 7:00am – 5:00pm and for no longer than 3 days. Entry gates will not be open for this sale, and the homeowner must provide a phone number for the call box for guests to call to receive the code and access. Gate codes are not permitted to be posted to the call box or any signage.

MOVING SALE: A moving sale shall be permitted upon the upcoming sale of a home. The homeowner must contact the property management company at BelmontTripleCrown@wearevision.com to receive approval and a temporary gate code prior to holding the sale. The sale is required to be confined to the inside of the home and may not be visible from the street. Hours must be confined to 7:00am – 5:00pm and for no longer than 3 days. Entry gates will not be open for this sale, and the homeowner must provide a phone number for the call box for guests to call to receive the code and access. Gate codes are not permitted to be posted to the call box or any signage.

RAMADA/KITCHEN AREA

RESERVATIONS: Homeowners wanting exclusive use of the kitchen area are required to make a reservation through the Management Company using the reservation form. Gate codes are not permitted to be posted to the call box. Pool gates are not permitted to be blocked or propped open at anytime as this is against Maricopa County regulations. If a homeowner is found to have propped the gates open, the security deposit will not be refunded. This reservation is for the kitchen and ramada seating only. BBQ's, pool, spa, and deck chairs will always remain open and available to the Belmont homeowners.

EXERCISE ROOM: Exercise equipment, fans and lights should be turned off and the air conditioning should be set to 80 upon exiting the room.

PARKING

ON STREET PARKING: Overnight parking is prohibited in the Belmont. All vehicles, including guest vehicles, should be parked in their garage or driveway overnight.

POOL PARKING: Parking spaces at the pool are intended for those utilizing the pool and/or exercise room. These spaces can be used for homeowners who need additional parking for a short period of time. Homeowners must contact the property management company at BelmontTripleCrown@wearevision.com to receive approval for short-term parking. These spaces are not allowed for long-term parking. Cars will be towed at owners' expense should they be parked for an extended period without approval.

MOTOR HOME/RECREATIONAL EQUIPMENT: No motor homes, trailers of any kind, boats, all terrain vehicles or other recreational means of transportation, improvements, trucks, campers, whether attached or detached shall be kept, placed, maintained, constructed, reconstructed or repaired or parked on the Belmont streets or any driveway overnight. Should a homeowner need extended time to load or unload they must contact the property management company at BelmontTripleCrown@wearevision.com to receive permission. Approved extensions shall not exceed 48 hours. Any parking overnight without approval or exceeding the approved 48 will receive a violation.

POOL DISCHARGE

POOLS: In the City of Phoenix, pool water discharge is governed by rules that protect the city's storm drain system and water quality. Pool water is only to be discharged into the sanitary sewer via the homeowner's cleanout or used for irrigation, not into storm drains or into the street. Saltwater pools and backwash water are prohibited from being discharged into the storm drain system.

ARCHITECTURAL GUIDELINES

All architectural changes must be submitted to the property management company at BelmontTripleCrown@wearevision.com using the Architectural Request form. The Architectural rules are intended to assist the maintenance of harmonious design, materials, decoration, color, and locations of all architectural changes. The harmony will retain the aesthetic and economic value of individual properties, as well as the entire Belmont at Triple Crown community. The rules are intended to be broad enough to allow each property owner to exercise individual taste within a parameter, which all architectural changes must fit.