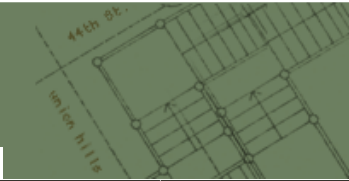




# COLLEGE POINT

HOME OWNERS' ASSOCIATION


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## RULES & REGULATIONS

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The following is a selection of rules and regulations that have been paraphrased from College Point Home Owners' Association's Conditions, Covenants and Restrictions and General Rules documents. Please refer these documents for more specific information.

Please note that any violation of College Point Home Owners' Association rules and regulations may result in a warning and/or fine.

### Animals

There is a maximum of two animals on a lot at one time.

Other animal regulations:

- No animal shall make an unreasonable amount of noise or become a nuisance.
- Owners are responsible for the immediate removal and disposal of all waste in their own yard, neighbors' yards, sidewalks, streets and common areas.
- Animals must be kept on a leash at all times, including the common/greenbelt areas.
- Owners are liable for any damages caused by their pet.

### Architecture

No building, fence, wall, solar collector, awning, or other improvement or structure may be erected, constructed, or maintained until an architectural form is submitted to the HOA. Plans should show the nature, kind, color, shape, height, materials, floor plan, approximate cost, location and other material attributes. This also includes any exterior addition, change or alteration. Examples include house paint color changes or patio covers, whether visible from the street or a neighbor's property.

### Bulk Trash

Items for city of Phoenix bulk trash pickup may be placed in front of a home no earlier than one week before pickup begins.

### Commercial Vehicles

No commercial truck, wagon, trailer, camper, mobile home, motor home, boat or similar equipment or vehicle shall be placed, kept, maintained, constructed, reconstructed or repaired on any lot or street in such a manner that it is visible to the public other than on a non-recurring, temporary basis.

### Garages

Garages must be used for parking purposes only. No garage shall be used for storage or any other use that restricts or prevents the garage from being used for parking automobiles.

### Holiday Decorations

Holiday decorations must be removed within 14 days of the observed holiday.

### Landscaping

All front and exterior side yards must be covered with any combination of the following:

- Grass
- Subdued, earth-tone colored granite
- Shrubs, trees, other non-weed plants

Other landscaping regulations:

- No exposed dirt or plastic.
- Grass and shrubs to be kept neat and trimmed.
- Grass, shrubs, and granite to be maintained in such a way to prevent any from extending over or onto the sidewalk or neighboring yard.
- Any front or exterior side-yard landscaping which prevents anyone from seeing oncoming traffic when pulling out of a driveway or when turning a corner must either be trimmed back or removed.
- All weeds and unmaintained grasses are to be removed as soon as they are visible from the sidewalk.
- Tree and shrub debris is to be swept from all parts of the front and exterior side yards at least once a month and is to be bagged and removed.
- Dead or dying trees and shrubs are to be removed.

- Trees are to be kept trimmed so that there is at least 7 feet of clearance above any sidewalk.
- No yard debris is allowed to be stored in view with the exception of one week prior to the scheduled city of Phoenix bulk trash pickup.
- All yard debris is to be appropriately contained so as to prevent it from blowing into the street, common areas, or onto neighboring yards.
- Sweeping or otherwise moving yard debris into the street or onto a neighboring property or common area will be treated as a violation of its own and will be subject to the same fines as any other yard maintenance violation.

### **Parking**

No vehicle of any type is allowed to be parked on the street except for visitors. No overnight parking is allowed. Vehicles are also not allowed to park on the sidewalks.

### **Recreational Vehicles**

No recreational truck, wagon, trailer, camper, mobile home, motor home, boat or similar equipment or vehicle shall be placed, kept, maintained, constructed, reconstructed or repaired on any lot or street in such a manner that it is visible to the public other than on a non-recurring, temporary basis.

### **Renting or Leasing of Property**

An owner who leases or rents their lot shall promptly notify the HOA and shall advise the HOA of the terms of the lease and the name of each lessee. The term of all leases (excluding extensions) shall not be shorter than one year in length.

### **Signs**

No signs of any nature are allowed other than a name/address sign or temporary sale or lease sign no bigger than 18 by 24 inches. Only one sign may be displayed at any one time.

### **Trash & Recycle Containers**

Recycle materials are picked up every Monday and trash is picked up every Thursday (except holidays).

#### **Recycle Containers:**

All recycle containers must be kept out of view except on recycle trash pickup days at which time they may be placed on the sidewalk in front of home the night before pickup and must be removed from sight within 12 hours following pickup.

#### **Trash Containers:**

Trash containers must be stored out of view or along the homes' garage wall except on trash pickup days at which time they may be placed on the sidewalk in front of home the night before pickup and must be removed from sight within 12 hours following pickup.

- No trash container may be stored on any common area, in front of the garage door, in any part of the front or side yard except for along side of the garage.
- Placing a trash container in the front yard for the temporary purpose of cleaning yard debris, etc. is not a violation as long as the container is removed to the side of the garage by the end of the day.
- No trash container may be filled any more than can allow for the lid of the container to fully close.

### **Vehicle Repair**

No automobile, motorcycle, motorbike, or any other motor vehicle shall be constructed, reconstructed, or repaired on any lot, common area or street. No inoperable vehicle may be stored or parked on any lot, common area or street as to be visible from the street or a neighbor's property.

## **Rules and Regulations FAQ**

### **What happens when a rule or regulation is violated?**

Once a violation is received by the community association manager, a warning letter is mailed to the homeowner suspected of the violation. If the homeowner fails to rectify the problem then the homeowner will be assessed a fine. Fines will continue to accumulate until a lien is placed on the property, and if necessary, a lawsuit is filed.

### **I have noticed what appear to be violations to the rules and regulations, but they don't seem to get rectified. Why do these situations seem to be allowed to continue?**

[Send a form of violation here.](#) Your personal information will not be revealed to anyone other than the community association manager. Without homeowner participation, violations are often missed. The property management company does a quick drive-through once per week, and is therefore limited to just a few violations at a time. Also, the homeowner in violation may be receiving violation letters and/or fines but simply choosing not to comply. If you send in a violation form, then you will receive a notification as to the status of your inquiry.

For legal liability reasons, no action will be taken on any non-verifiable form or complaints. Non-verifiable complaints include but are not limited to: phone calls anonymous or otherwise, and/or letters, emails, or faxes that do not include all information required.

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