

Strada Townhomes Rules & Regulations

April 2017

General Information

1. Each property owned or rented shall be used solely as a single family dwelling for residential purpose only. No gainful type of occupations, profession, and trade or other kind of non-residential use or activity which could interfere with or disturb another resident shall be conducted or permitted in, on, or around said property. (This includes repairing vehicles.) Please be courteous of your neighbors and keep your garage door closed when not in use.
2. Parties in the common area are never permitted. Loud and disturbing parties at private residences are never allowed. Quiet time is 10:00 PM. Sound travels. Please respect your neighbors.
3. No homeowner or tenant shall cause, or permit to be caused, any disturbing noise that would in any manner interfere with another person(s) quiet and peaceful use of any property or any common area. This includes but is not limited to, such things as noisy pets, television, and/or stereo sets, musical instruments, power tools or devices, revving car/motorcycle engines.
4. No visible storage of any nature is permitted on any exterior wall, window, atrium, patio or fence. Such things as but not limited to: clothes lines, pet facilities, playground equipment, bikes, lawn and gardening equipment, baby pool or storage tanks or bins shall be erected, used or maintained on any property where it is visible to any other property.
5. Garage- No garage shall be converted to living spaces or altered or used for the purpose which would prevent the use of the garage for the parking of the number of vehicles for which it was designed.
6. Nothing is to be affixed to the outside walls of the building, ceiling of patio, walls of the patios, balconies, gates, or windows. Wreaths are allowed if hung by a wreath hanger on the door. American flags are permitted as long as they are not affixed by a holder or any other fixture to the wall. It is recommend that you submit an architectural request form for prior approval.
7. No Fire pits, Lanterns, Torches or Propane Heaters with open flames are ever allowed. Because the homes are connected, it is a fire hazard.
8. No gardens are allowed to be dug into the ground. If you wish to put them in a pot it must be maintained free of weeds. No dead plants, trees, flowers of any kind are to remain on the patio. They must be discarded. Prior approval is required.
9. Nothing is allowed to be kept in the common area, for example, solar lights, decorations, garden items, satellite dishes, and signs of any kind, anything that does not belong to the association.
10. If Pigeons or other birds keep entering your patio/balcony area and become a problem complete an architectural request noting the proposed deterrent. The board will review it and let you know what you can do to mitigate the situation.

Vehicles in Strada Townhomes

1. No oversized trucks or commercial vehicle are allowed to be parked or stored on the lot overnight. If an over length truck sticks out into the road behind resident garages the truck will be ticketed and towed. If your car cannot fit into your garage then you need to rent a storage unit for it or provide some other place to store it.
2. No commercial vehicle or vehicle with advertising or writing on them are allowed to be parked on the lot overnight, nor can they be stored on the property. No motor vehicle designed for carrying merchandise, supplies or equipment for commercial purposes may be parked on the common areas or on a lot. **Absolutely NO PARKING BEHIND THE GARAGES.**
3. If you are having work done in your townhouse the contractor must park in a parking spot. He may unload his equipment and supplies but must immediately move to a parking spot. This is by directive of the Fire Marshall as there is not enough clearance if vehicles are parked by behind garages.
4. Parked cars in the visitor parking must be moved EVERY 48 hours in Strada or they will be considered abandoned and subject to being towed.
5. Vehicles in Strada must be park in the direction of traffic flow. This refers to the vehicles in the center street. Vehicle must face north.
6. All motor vehicle of Owners, Lessees, and Residents and their guests and invitees must be parking in the garage situated on the lot of the Owner, Lessees, or Resident. Garages need to be kept clean and clear of storage and anything else that would prevent their use to park 2 vehicles.

Washing of Vehicles

1. You may wash a vehicle that you own in back of your garage provided you remain with the vehicle. After completion it must be parked in garage or parking spot. Hoses must be put away in a reel or pot afterward. Sponges and cloths must be put away and soap residue must be cleaned up in the area.

Architectural Control

1. Board members and /or Architectural Control Committee members are volunteers. Homeowners are advised that review and final approval/disapproval of the submission may take up to 45 days per CC&R's Section 3.1.
2. Approval and/or disapproval will be in writing so as to specifically outline a uniformity throughout the community.
3. All structures, improvements, etc., must be in conformity with the City and County Building Codes and may be commenced only when a proper building permit, if applicable, has been issued by the appropriated authority.
4. All patios will continue to be uniform within the community. Stamped concrete to match the building in earth tone colors and grays, bricks or concrete pavers on either side or both sides of the sidewalk in the patio area have been approved. Anything additional that needs to be added (for example, trees, additional lighting) will need an architectural request submitted.
5. Plans and specification showing the nature, kind, color, shape, weight, material, location, and other material attributes shall be submitted to the Architectural Control Committee for review and subsequent approval/disapproval by the Board of Directors.
6. Sunscreens are approved as long as they match the trim of the building.
7. Security Doors are to match the trim of the house or house colors.
8. If you have any dead trees, bushes or weeds in your patio area or any trees or bushes hanging over your patio wall, it is your responsibility to replace or dispose of said vegetation.
9. All items, lights, yard ornaments, rocks, pots of flowers, or garden ornaments of any kind cannot be placed in the common area. Hoses must be coiled up and placed in a pot or stored in the garage.
10. Homeowners will have fourteen (14) days to remedy an architectural violation after the first notice. Failure to do may result in a monetary penalty against the homeowner.

Landscaping

1. The Association alone has the responsibility for maintaining all original and replacement trees, shrubs, and ground coverings in all common areas.
2. Homeowners/Tenants are expected to cooperate with the Association's landscaper in their efforts to carry out directives given to them by the Board of Director's.
3. All patios not being maintained and kept free from weeds, overgrown trees, or trees touching the building will need to be trimmed and maintained. The Board of Directors or community manager may issues violation notices and/or monetary penalties and if ignored shall have the right to direct the landscaper to make the necessary cleanup. The cost of the restoration will be assessed to the homeowner's account.

Rental and Lease Requirements

Each homeowner who chooses to rent or lease their property will be responsible and accountable for complying with the following provision:

The property owner shall be fully responsible and accountable for any and all actions of their tenant(s) and/or their tenant's guest(s). Property owners are responsible for giving their tenant the keys to their mailbox and the swimming pool. Tenants must be provided with a current copy of the HOA Rules and Regulations.

Swimming Pool

Pool and Hot Tub hours are 6:00 am to 10:00 pm. Quiet time is 10:00 pm. All persons using the pool/hot tub do so at their own risk. Lifeguards are not on duty. Children under the age of 14 are not allowed in the pool or hot tub, at any time, unless accompanied by an adult at least 18 years of age. Infants in diapers are not allowed in the pool without tight fitting plastic pants or swim diapers. Children under the age of 4 are not allowed in the hot tub, you are encourage to never swim along.

1. The pool and pool area have been provided for the exclusive use of the Strada Townhouses' residents and resident's guest. Anyone inside the pool area after 10:00 pm and before 6:00 am will be considered a trespasser. Anyone discovering such a situation should notify the non-emergency number for the police department.
2. Maricopa County Ordinance states that the gates to the pool area must be closed and locked at all times. Propping the gates open for convenience sake is a liability and against County law. The pool is subject to closure if the ordinance is not strictly enforced.
3. A Health Department regulation prohibits pets in the pool or pool area. If a Health Department Inspector witnesses a pet swimming in the pool or in the pool area, the pool would be closed. The Owner(s) would then be fined and charged for the cost to have the pool re-opened.
4. Glass containers of any kind are not allowed in the pool area. Absolutely NO SMOKING in the pool area. Pool service attendants are not provide; therefore, clean-up and straightening of chairs, tables and lounges are the responsibility of the individual users.
5. Diving of any kind, running, horse play, splashing, skating/roller blades, fighting, and obscene language are all prohibited in the pool area.
6. Only Swimming attire is allowed in the pool area. Street wear (cut-offs or similar garments) is prohibited.
7. The following items should be removed prior to entrance into the pool: bobby pins, hair clips, rubber bands, and suntan oil. These items cause additional cleaning of the pool, hence increased costs to homeowners.
8. Pool play equipment is limited to small rings and balls, Styrofoam equipment of any kind is not permitted. Styrofoam blocks the filter systems. Safety equipment provided is for emergency use only.
9. Per Maricopa County Pool Regulation, chairs must be 4 feet back from the edge of the pool/spa.
10. Music from radios, iPods, cellphones are only permitted in the pool area when you are using headphones. Our pool is small and sound carries. No music of any kind is permitted to be played unless you are using headphones. The pool controls are not to be adjusted or tampered with at any time by residents or their guest.
11. Neither the pool nor areas surrounding it may be reserved or used exclusively for private parties. Each unit is limited to two (2) guests at a time. Place all trash in receptacle and return lounge chairs to their original locations.

12. Owners/Residents are requested to report any violations of the above rules to the management company.

Mischievous Acts

Mischievous acts and vandalism results in an expense to all residents. Repair for damage must come from the Association's fund- either directly or indirectly through insurance premiums- when damage is covered by the Association's insurance policy. Any person caught damaging property of the Association will be billed for expenses to cover repair or replacement. Adult residents are responsible for damage incurred by their children, their guest, their guest's children or the guest of their children. Owner will be held responsible for damage incurred by their tenants or their tenant's guest(s). Association property belongs to you. Please treat it as such. Residents are responsible to discourage and /or report mischievous acts to the management company or to the police as circumstances may dictate.

Pets

1. Small dogs, cats and other generally recognized household pets may be kept only as provided for in the CC&Rs.
2. Pet owners are responsible for immediately cleaning up after their pets. If it is observed you are not picking up after your pet a violation will be issued and a monetary penalty will be assessed to your account.
3. Pet owners shall not allow their pets to roam freely regardless of the time of day or night. The auspices of the Maricopa County Animal Control will be invoked for offenders. By the same token, pets are not permitted to be chained up in the common area.
4. A monetary penalty of fifty dollars (\$50) may be imposed on any owner whose pet is found to be making unreasonable noise or becoming a nuisance. Leashes or pooper-scoopers are required for pets when not on the owner's/renter's property. Property of owners and tenants must be maintained free from pet excrements.

Satellite Dishes

Satellites Dishes should be placed on top of your roof so they are not visible to neighboring properties. Please secure all cables down the back garage wall and paint it to match the building color. You may contact the management company to find out what the paint color is for your unit.

Enforcement Policy

First Notice:

A notice will be delivered to the Owner of the property outlining the violation. In the event that the Owner has authorized VCM to send notices to the tenant, a copy of the violation letter will also be sent to the property address. The Owner will be given fourteen (14) calendar days to bring the violation into compliance.

Second Notice and Assessment of Initial Monetary Penalty:

The Association will assess a Maximum Initial Penalty if the Owner has not corrected or removed (or has chosen not to correct or remove) the violation or the violation has repeated or returned as stated in the time frames in the First Notice. All penalty notices will be sent via certified mail. The first initial penalty will be \$50 plus a \$15 certified processing fee. The Owner will be given fourteen (14) calendar days to bring the violation into compliance.

Third Notice and Assessment of Additional Monetary Penalty:

After the imposition of the Maximum Initial Penalty, the full amount of the Additional Penalty may be imposed upon subsequent inspections if the Owner has not corrected or removed (or has chosen not to correct or remove) the violation or the violation is repeated or has returned. Inspections will be conducted to coincide with the terms of the notices. The first additional penalty will be \$100 plus a \$15 certified processing fee. The Owner will be given fourteen (14) calendar days to bring the violation into compliance.

Fourth Notice and Assessment of Additional Monetary Penalty:

After the imposition of the Maximum Initial Penalty, the full amount of the Additional Penalty may be imposed upon subsequent inspections if the Owner has not corrected or removed (or has chosen not to correct or remove) the violation or the violation is repeated or has returned. Inspections will be conducted to coincide with the terms of the notices. The additional penalty will be \$150 plus a \$15 certified processing fee. The Owner will be given fourteen (14) calendar days to bring the violation into compliance.

Additional Penalty:

The full amount of the Additional Penalty may be imposed upon subsequent inspections if the Owner has not corrected or removed (or has chosen not to correct or remove) the violation or the violation is repeated or has returned. Inspections will be conducted to coincide with the terms of the notices. The additional penalty will be \$150 plus a \$15 certified processing fee. The Owner will be given fourteen (14) calendar days to bring the violation into compliance. **Should a period of time of at least 180 days lapse between violations letters of the same offence, the next letter will be a First Notice again.**

Exception to Notice Procedure:

Violations posing a threat to the health, safety, and welfare of the community as a whole or any one or more other Owners may require immediate action and thus create exceptions to the foregoing notice provisions. Examples of health, safety, and welfare violations include, but are not limited to, the following: accumulation of trash and/or other material that may attract pests; threat of flood or fire damage to neighboring properties; an escaped pet; or a collapsed structure or tree blocking the road or drivers' line of vision.

Right to Self Help:

The Association has the right (but not the obligation) to enter the Owner's property to provide all maintenance and repairs that are necessary to remove the violation. Entry by the Association and any of its agents is not an actionable trespass. The Association may assess the Owner for the cost of all maintenance and repairs performed by the Association.

Opportunity to be Heard:

The Association recognizes each Owner's right to explain the reasons why there is a violation of the CC&R's or the other project documents, particularly if the violation results in a monetary penalty. Before any penalty is assessed, an Owner has the opportunity to request a hearing before the Board of Directors. When the hearing is scheduled, the Owner is bound by the decision of the majority of the Board.

All of the rules and regulations are superseded by the Strada Townhomes CC&R's.

Homeowners with questions or concerns should call, write or email Strada Townhomes at:

Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048
Phone: 480-759-4945
Strada@WeAreVision.com