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# THE OVERLOOK AT SCOTTSDALE MOUNTAIN II OWNERS ASSOCIATION

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**TO:** OWNERS AND RESIDENTS  
**FROM:** TRACY SCHOFIELD, COMMUNITY MANAGER  
**SUBJECT:** RULES AND REGULATIONS  
**DATE:** 15 APRIL 2016

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TO ALL UNIT OWNERS,

- PLEASE distribute these Rules & Regulations to all renters, relatives or friends that might use your unit for any period of time;
- PLEASE have these rules available for renters, relatives or friends to read, understand and obey when they arrive at your unit;
- PLEASE leave a copy of these rules in your unit for all renters, relative, or friends.

Unfortunately many of the problems and damage to our property is the result of unformed, temporary residents of our units. It is all of our responsibility to maintain the standards of Overlook II, regardless of who is occupying our units.

Please contact Vision Community Management for additional copies of these Rules & Regulations or for copies of the Association's governing documents.

Website:

Phone: 480-759-4945

Email Address: [Overlook2@WeAreVision.com](mailto:Overlook2@WeAreVision.com)

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**ARCHITECTURAL MODIFICATIONS**

Changes to the exterior of your property are not allowed. Please remember all patios are LIMITED COMMON AREAS. If you have questions regarding a modification that you would like to make you must contact VISION Community Management at (480) 759-4945 or Overlook2@WeAreVision.com.

**You must have prior written approval for any changes.**

**BICYCLES, SKATEBOARDS, SCOOTERS, MOTORIZED CARTS/DIRT BIKES, ETC.**

- Bicycles, skateboards and scooters are not permitted on any sidewalk, grass or granite area.
- Motorized carts, dirt bikes, etc. are not allowed in Overlook II

**BALCONIES/PATIOS**

Please do not use pressure washers when cleaning off patios and balconies. Upper level units are to refrain from using hoses when cleaning off their patios as this causes undo mess to the lower units. Upper units should utilize vacuums, brooms and mops/buckets when cleaning off these areas.

**CLUBHOUSE/WORKOUT FACILITY RULES**

- The clubhouse/workout facilities are for resident use only.
- A resident must be 18 years or older to use these facilities without parental or adult supervision.
- Do not adjust the thermostats in the clubhouse or workout facilities.
- Turn off the lights, fans and TV when leaving.
- Doors are to be locked at all times.
- The clubhouse and workout facilities cannot be used to operate a business.
- The clubhouse must be reserved for private parties with a deposit of \$150.00. The facility is not designed to accommodate more than 30 to 35 people. To reserve the clubhouse you must contact Metro Property Services and complete a request form. If the clubhouse is properly cleaned by 10 a.m. the following day the deposit will be returned.
- The clubhouse now has DirecTV satellite services. DO NOT MOVE THE TV OR CHANGE THE SETTINGS.
  - Remote Operation: The slide should be to the far left at all times. Use the ON/OFF buttons located on the far right top of the remote. This will turn on both the TV and the satellite receiver.
- NO ANIMALS OR SMOKING is allowed in the clubhouse, workout facility or the bathrooms.

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**EXTERIOR ENTRY DOORS**

Each owner is responsible for maintaining their exterior doors. They are to be stained with the following product, which can be purchased at Ace Hardware.

MiniWax Gel Stain, Walnut 606  
2-1/2 inch brush  
Blue tape to protect the hardware

A quart of stain will cover approximately 3 doors on both sides. It takes about 6 to 8 hours for the finish to dry so you need to plan a time when it is convenient to have your door open.

**FIREWORKS**

No fireworks of any kind are allowed to be set off within the Overlook II community.

**GARAGE / DRIVEWAYS**

Garage doors are to remain closed when not in use. Vehicle repair of any kind and washing of vehicles is not allowed in the garage or driveway.

**GARBAGE CONTAINERS**

Please see attached Garbage Container Policy.

**GRILLS / PROPANE**

At no time is any resident to have a BBQ grill (gas or charcoal) or any propane device on the patios; whether used or stored. This includes, but isn't limited to, grills, patio heaters, etc. A grill is available for all residents to use and is located just to the east of the pool area.

Use and/or storage of these items is a violation of the City of Scottsdale Fire Ordinance.

**INSTANT HOT WATER**

If you don't have instant hot water to all faucets of your home you probably didn't know you have a re-circulating pump on your hot water heater. Please refer to the front page of your water heater's owner manual for easy to read instructions on how to set it.

The system is designed to provide hot water at the most distant fixture and to every fixture immediately. All cold water fixtures still receive only cold water and the system is designed to not allow hot water to enter cold water lines.

If you have a question about your system please contact Gene Jasper at (480) 767-3277; he will be happy to show you how the feature operates.

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**LANDSCAPING**

All landscaped areas, except private courtyards and potted plants, are the responsibility of the Association. Owners/residents shall not modify or alter any landscaping without written approval from the Board of Directors.

**NOISE**

Please be aware of your neighbors and keep the noise/music to a level considerate to those around you.

**OWNER/RENTAL RULES**

All resident owners and those who have their units rented are required to complete and return the information form. Owners residing in their unit must complete the pertinent sections of the form only. This will keep our records updated and allow us to respond promptly in case of an emergency. Please return this form by mail or fax to Metro Property Services at (480) 921-9031.

If you are renting/leasing your unit it is your responsibility to communicate all rules to your tenant, provide them a copy, and ensure the rules are enforced. Owners are responsible for the actions of their tenants/guests.

- Minimum rental period is one (1) month, as per City of Scottsdale
- The owner must submit the following documents/information to VISION Community Management every time a unit is rented at least ten (10) days prior to occupancy of said unit
  - Owner/Renter Form
- Failure to provide this information to VISION Community Management will result in a \$15 fine assessed to the owner's account
- The owner must provide the renter with all the governing documents for Overlook II including information published in newsletters

Owners renting out their units forfeit their rights to use the recreational amenities in accordance with the CC&Rs, Article 3, Section 3.3.2, Page 14. Use of the recreational amenities is granted to the Lessee.

**PATIO SHADES**

Exterior patio shades will be allowed on east and west facing units only. These shades must be purchased from Liberty Home Products, Michael Polzer, 5621 S. 24<sup>th</sup> Street, Phoenix, AZ 85040, (602) 956-1642.

- Shades are to be 90% dark brown textilene.
- Shades must be attached on the inside of the patio so hardware is not visible from the outside. Hardware may be manual or motorized.

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- Owners are responsible for maintenance and repairs. Any shade in disrepair must be removed immediately.
- Non approved exterior shades will be given a 1 week notice to remove, failure to remove after notice will result in a monetary penalty assessed against the owner in the amount of \$75 per day.

An Architectural Request form must be submitted and approved before installation.

**PEST CONTROL**

Interior pest control is the owner's responsibility. Many residents are currently using Spirit Pest Control and find their service very effective and cost efficient. If you are interested in using this service please contact Dan Halvorson at (602) 788-9530.

**PET RULES**

Rules applying to pets are as follows:

- All dogs must be kept on a leash when outside in accordance with the City of Scottsdale Ordinance No. 1047.
- Any feces deposited in the common area, this includes both grass areas and natural desert landscaping, must be immediately removed in accordance with City of Scottsdale Ordinance No. 1459.
- Excessive barking, odor, or aggressive behavior must be controlled by the pet owner.
- Pets are not allowed to be left unattended on patios, decks, or in courtyards.
- Kennels, crates and/or temporary fencing is not allowed on your patio area.
- Animals are not allowed in the clubhouse, fitness room or bathrooms.

**POOL AND SPA RULES**

Pool rules are posted at the east end of the pool, on the gates to the pool area, by the spa and in the newsletters. It is the Owner's responsibility to ensure all renters and guests are familiar with the rules and follow them.

- Pool hours are 6 am – 10 pm, seven days a week
- No one under the age of 18 is allowed in the pool facility without an adult
- The pool and spa are for the use by residents and their guests only. Trespassers will be removed and prosecuted in accordance with ARS 13-1502-A1 (criminal trespass).
- A gathering in the pool area of more than 10 people (adults and children) requires a reservations and a \$50 damage deposit; please contact the management company in order to reserve the area.
- Gates must remain closed and locked at all times. Do not prop them open.
- No glass is allowed in the pool enclosure.

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- No animals are allowed in the pool area, except designated service animals.
- Bathrooms are provided at the east end of the pool. Please use them; not the pool. Also be sure to lock the bathroom doors when finished.
- Absolutely NO DIVING is allowed.
- Running, boisterous or rough play, or excessive noise is forbidden in the pool area.
- Spitting, spouting water, blowing the nose, or discharging body wastes in the pool is strictly prohibited.
- Do not remove pool furniture from the pool area. Tables and chairs are not to be moved. If you move lounge chairs please return them to their proper location.
- Fold umbrellas before leaving the pool area.
- **The spa is for adult relaxation therapy only, it is not a play pool. Children under the age of 6 are not allowed in the spa at any time, in accordance the CDC (Center for Disease Control) guidelines. Toys and flotation devices of any kind are not allowed in the spa.**

The management reserves the right to refuse admittance to, or eject from, the pool premises any person failing to comply with any of the Pool and Spa Rules.

**SECURITY / SCREEN DOORS**

If you are interested in a security door please contact First Impression Security Doors Inc. at (480) 924-1104. They are aware of the Association's approved styles and colors.

**VEHICLE / PARKING RULES**

- Speed limit within the community is 15 MPH
- Owners/renters must use their garages and driveways. Visitor parking spaces are for temporary guest parking only.
- Parking of boats, campers, trailers, work vehicles, etc. is not allowed.
- Visitor parking is provided at the east end.
- Any maintenance and washing of vehicles is not allowed in Overlook II.
- There is no parking allowed in the emergency entrance/exit located at the west end of the complex.
- Vehicles parked on the street overnight are subject to fines and towing by the Association and/or Fire Marshall.
- Storage pods must be placed in the driveway and not block the street, traffic flow or other driveways

Please see complete Tow Policy, included.

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**VENDORS, ASSOCIATION HIRED**

Vendors hired by the Association shall not be interfered with by Owners/Residents. Association hired vendors are instructed NOT to communicate or take direction from anyone other than a Board Member or Management.

**WATER USAGE**

We ask that all residents please try to conserve water as much as possible. We have a desert landscape and our plants do not need watering. We have a drip system so we can regulate the watering. Over watering will cause the roots to eventually rot and the plants will die.

As stated in the Amended and Restated Condominium Declaration the Board of Directors has the right to assess fines or if necessary, adopt, amend or repeal rules regarding the keeping of pets.

Let's all be good "neighbors" and follow the simple rules. Any resident witnessing a person or persons who are not residents of Overlook II utilizing the common area to exercise or relieve their pets should report the incident to the management company immediately.

**As a courtesy to other residents please do not discard pet droppings in the community waste containers.**

**ENFORCEMENT**

Rules will be enforced as follows:

1 <sup>st</sup> Violation	Written Warning
2 <sup>nd</sup> Violation	\$75 fine assessed to owner's account
3 <sup>rd</sup> Violation	\$150 fine assessed to owner's account
Continued	\$300 fine assess to owner's account

**IMPORTANT PHONE NUMBERS**

Emergencies (Police, Fire, Ambulance)	911
Animal Control	(602) 506-7387
Scottsdale Fire Marshall	(480) 627-6642
Scottsdale Police (non-emergency)	(480) 312-5000
Trash Collection	(480) 312-8115

VISION Community Management (480) 759-4945  
[Overlook2@WeAreVision.com](mailto:Overlook2@WeAreVision.com)

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**TO:** OWNERS AND RESIDENTS  
**FROM:** COMMUNITY MANAGER  
**SUBJECT:** GARBAGE CONTAINER POLICY  
**DATE:** 31 AUGUST 2010

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In accordance with the governing documents for Overlook II the Board of Directors has instituted the following policy with regards to the time garbage containers can be placed at the curb. This policy is a result of the continued issues the community has with Javelinas entering the community in search of food. Their presence is causing a mess in the community with the tipping over of the containers allowing trash to go everywhere; and a sanitary issue as they also use the property as their restroom. Your cooperation in keeping the community clean is greatly appreciated.

Effective September 15, 2010 the Garbage Container Policy for Overlook II will be as follows:

- Garbage containers shall be placed at the curb no earlier than 5 am the day of collection.
- Garbage containers can not be placed at the curb the evening prior to the day of collection.
- Any resident placing their garbage container at the curb the evening prior to collection, or out on any non-collection day, will be assessed a monetary penalty for violation of this policy. Monetary fines are \$75 (first instance), \$150 (second instance) and \$300 (each additional instance).
- If it is necessary for the Association to clean up trash as a result of the container being out earlier than allowed the owner will be assessed a clean up fee of \$50.00 per incident.
- Owners are responsible to notify their tenants and/or guests of this policy. Owners are also responsible for all monetary penalties incurred by their tenants and/or guests.
- Residents leaving the community prior to collection should make arrangements with a neighbor to place the container out the day of collection and put the container away afterwards.
- Refuse containers must be stored in the garage when not out for immediate collection.
- All garbage must be bagged and tied prior to going into the collection container, as per Maricopa County Ordinances.
- Please contact management if your container is damaged or missing the lid.

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## THE OVERLOOK AT SCOTTSDALE MOUNTAIN II OWNERS ASSOCIATION

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**TO:** OWNERS AND RESIDENTS  
**FROM:** COMMUNITY MANAGER  
**SUBJECT:** TOW POLICY  
**DATE:** 31 AUGUST 2010  
**CC:**

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The Board of Directors has directed the Association's tow company to patrol the streets of Overlook II and tow vehicles that do not follow the governing documents of the Association. This will be done randomly anytime after 2 am. Please refer to Article 4 of the CC&R's for the permitted uses and restrictions in the community. Copies of these documents may be obtained on-line at [www.wearevision.com](http://www.wearevision.com) or by contacting VISION Community Management at 480-759-4945, or via email to [Overlook2@WeAreVision.com](mailto:Overlook2@WeAreVision.com).

Effective September 15, 2010 the Towing Policy for Overlook II will be as follows:

- Any vehicle parked on the street overnight, after 2 am, will be towed without warning at the vehicle owner's expense.
- Any vehicle parked in the Visitor or Clubhouse parking areas for more than 72 consecutive hours or seven (7) calendar days in any month will be given a 24-hour notice to move the vehicle and if it is still in the parking area it will be towed at the vehicle owner's expense.
- Any vehicle parked on the street during trash collection days may be subject to towing at the vehicle owner's expense.
- The Association is not responsible for vehicles that are towed; owners will need to contact the tow company directly for impound costs and location of the impound yard. Proper identification and ownership may be required to retrieve the vehicle.
- Please do not park vehicles on the sidewalks, in front of neighboring properties or driveways, and/or facing the incorrect direction on the street.
- Owners are responsible to notify their tenants and/or guests of this policy.