

# LITCHFIELD MOUNTAIN VIEW (“LMV”) HOMES

## RULES AND REGULATIONS

Effective: **11/1/2017**

### Architectural Committee Rules

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# ASSOCIATION RULES AND REGULATIONS LMV HOMEOWNERS ASSOCIATION

UPDATED: 9/18/2017

## ARCHITECTURAL COMMITTEE RULES

The Architectural Committee Rules, as set forth in this document, shall interpret and implement procedures for the Architectural Committee's review and standards, including, but not limited to, architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, and wall design. These documents are intended to enhance property values and high standards of development that exist within Litchfield Mountain View ("LMV") Homeowners' Association. Unless specifically identified as not requiring submittal for approval within this document, prior approval from the Architectural Committee is required. These guidelines are established to assist residents in conforming to the standards established, and amended from time to time, by the Architectural Committee. Each application will be reviewed on a case-by-case basis.

### GENERAL PRINCIPLES

The Architectural Committee monitors any portion of any Lot which is Visible from Neighboring Property. Visible from Neighboring Property is defined in the Declaration as with respect to any given object, that such object is or would be visible to a person six (6) feet, standing on any part of such neighboring property at an elevation no greater than the elevation of the base of the object being viewed. This would include back yards which are visually open to other Lots or Association Common Areas. These Rules promote those qualities in the Litchfield Mountain View Community which enhance attractiveness and functional utility of the Community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the Community.

**PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED, IF REQUIRED, TO THE ARCHITECTURAL COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE ARCHITECTURAL COMMITTEE. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSOIN OF PLANS (UNLESS SPECIFICALLY NOTED).**

### APPLICATION PROCEDURE

#### Submittal

Application and plans (ARC FORMS) will be kept on file with the Association. They can be submitted electronically via email or mailed to:

Litchfield Mountain View Homeowners' Association  
c/o Vision Community Management  
16625 S Desert Foothills Pkwy  
Phoenix, AZ 85048

The following information should be included with the submittal:

1. **Application Form – Architectural Design Review Form** – A completed application form (additional copies may be obtained from Vision Community Management).
2. **Plot Plan** – A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
3. **Elevation Plans** – Plans showing finished appearance of improvement in relation to existing dwelling.
4. **Specifications** – Detailed description of materials to be used and color samples, and dimensions must be submitted.
5. **Photograph** – If submittal is for an existing structure or improvement, a photograph of the structure of improvement must accompany the submittal application.

All buildings, structures and other improvement erected within Litchfield Mountain View Homeowners' Association, and the use and appearance of all land within Litchfield Mountain View Homeowners' Association, shall comply with all applicable City zoning and code requirements as well as the Declaration and these Rules.

#### **REVIEW – APPROVAL AND/OR DISAPPROVAL**

**The Architectural Committee shall have 60 days after the postmark, fax, or email date of the plan submittal** to approve or disapprove plans. The Management Company will give no verbal approvals/disapprovals.

Review and approval or disapproval will include, but is not limited to, consideration of material, quality of workmanship, colors and consistency with the external design and color of existing structures on the lot and impact on neighboring lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

Neither the Architectural Committee, nor the Board of Directors, shall have any liability in connection with or related to approved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Approval Expiration – Construction must be started within 90 days of the date of the Committee's approval of the application or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Rules unless otherwise noted in the application.

Construction Period – once started; construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of

construction (which may be shorter or longer, at the Committee's discretion), such construction shall be completed within six (6) months of the date of the Committee's approval of the application.

**THESE ARCHITECTURAL COMMITTEE RULES MAY BE AMENDED FROM TIME TO TIME BY A MAJORITY VOTE OF THE ARCHITECTURAL COMMITTEE.**

## **DESIGN GUIDELINES**

### **ADDITIONS**

The architectural design of all additions, alterations and renovations to the exterior of any home must conform to the design of the original home in style, detailing, materials, and color. The height of any addition cannot exceed the original roof line. All additions must be within the setback lines as approved by the City of Avondale. Any additional structure shall comply with all laws, ordinances and regulations. The additional structure shall not be attached at any point to any fence or wall. All materials must match those used by the Declarant as to color, composition, type and method of attachment. The Committee may allow substitute materials if such materials are deemed by the Committee to be compatible with the theme of Litchfield Mountain View. When any additions, alterations or renovations are performed, the established Lot drainage pattern must not be altered and nothing shall impede draining to the front of the Lot. The Lot drainage pattern shall be maintained to provide positive drainage of the Lot away from all Improvements.

### **ANTENNAS/SATELLITE DISH**

To the extent permitted by applicable law, the installation of antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval of the Architectural Committee. If applicable law prohibits the Architectural Committee from requiring prior approval for the installation of certain antennas, any such antennas are to be installed as follows:

The preferred installation locations are as follows in descending order of preference:

1. A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
2. An unscreened location in the backyard of the Lot;
3. On the roof, but below the roofline;

4. A location in the side rear of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements;
5. On the roof above the roofline;
6. An unscreened location in the side yard;
7. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.

Wires must be securely attached to the dwelling and painted to match the surface they are mounted on.

### **AWNINGS**

The Architectural Committee must approve all awnings. Awnings over all windows shall be canvas or similar material, of solid color on both sides, which match the color of the body of the exterior of the home or roof color and shall be installed only on the side and/or rear of the home. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awning is required. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

### **BASKETBALL GOALS**

Basketball goals shall be installed on the “interior” side of the driveway if located in the front yard and on the “interior” of the lot if located in the rear yard.

The following basketball specifications shall apply regarding the installation of basketball equipment within the community:

1. Only pole mounted backboards and goals are acceptable. Poles must be portable. Backboards shall not be attached to the house, garage, or roof.
2. Goals installed on the “exterior” of the driveway require the adjacent neighbor’s written approval.
3. Basketball poles must be painted to match the body color of the home.
4. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped or peeling paints, etc... constitute a violation and are subject to the Fine and Violation Policy of the Association and may be required to be removed if not rectified within 45 days from original notice of violation.
5. Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
6. Lighting for night use of the equipment is prohibited.

### **CHIMNEYS, FIREPLACES, FIRE PITS, BARBECUES, ETC.**

Chimneys shall be constructed of the same material, texture and color of the home when installed on the home. Exposed flues are prohibited. Wood burning and/or gas built-in fireplaces, fire pits, barbecues, etc. must be contained within the back yard or enclosed front

courtyard. Site chimney elements must be located to avoid obstructing views from adjacent properties. All such items must be set back a minimum of three (3) feet from all surrounding property lines and not placed against view fencing. No such items shall exceed nine (9) feet in height at the highest point.

## **DECORATIVE ITEMS**

The Board of Directors reserves the right to require removal of decorative items in front yards based on size, quantity, color and location and any other criteria that the Board may determine.

### **Seasonal and Decorative Flags**

Seasonal and decorative flags which are house mounted below the roofline do not require approval. Seasonal flags must be removed within 30 days after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Torn, ripped, faded, etc. constitute grounds for fines and removal. Flags shall not be offensive to the Association. The Board of Directors shall make this determination at its sole discretion.

### **Holiday Decorations**

Holiday decorations may be installed 30 days prior to the holiday and must be removed within 30 days after the holiday.

### **Decorative Art on Houses**

Decorative Art on houses shall be neutral in color and may be limited in number, so as to not dominate the appearance of the home. Dimensions of decorative art shall be no greater than three feet (3') in length, width and height. The Board of Directors reserves the right to require removal of Decorative Art on homes based on size, quantity, color, location and other criteria that the Board determines.

### **Water Features, Statuary, Etc.**

Such items must be approved by the Architectural Committee for installation in the front yard. Water features may not exceed 4 ½ feet in height. It is recommended that water features be maintained with the correct chemicals or natural substances in order to maintain proper environmental standards for the water in the water feature. The Committee reserves the right to limit the size and quantity of statuary in the front yard as well as rear yards with view fencing. Statuary must not exceed 12 inches in height, must be of earth tones and must be approved by the Architectural Committee.

### **Park Benches or Outdoor Furniture**

Park benches and other outdoor furniture are allowed in the front yards, front porch or courtyard areas of the home and in back yards with view fencing so long as they are of natural, earth tone colors to complement the home and are kept in like new condition. These items shall be located behind the most forward portion of the home, including the garage, when situated in the front yard setting. White or brightly colored resin benches, tables, chairs or chaises are prohibited if Visible from Neighboring Property.

## **DRIVEWAY EXTENSIONS AND SIDEWALKS**

Driveway extensions will be reviewed on an individual basis with strong consideration of any impact on the architectural features of the neighborhood. The driveway shall maintain a one (1) foot setback from the property line.

### Additional Sidewalks

Sidewalks installed to utilize the side gates do not need to be submitted if all of the following conditions are met:

1. The additional sidewalk is three (3) feet or less in width, is one (1) foot or more from the property line and is one (1) foot or further from the home.
2. The area between the home and the sidewalk addition must have groundcover installed per the landscaping guidelines or to match the existing groundcover.
3. The Drainage Easement is not adversely affected in any way pursuant to the Declaration, as no Owner shall obstruct, divert, alter or interfere in any way with the drainage of groundwater upon, across or over any portion of the Property.

The Architectural Committee reserves the right to review and request changes to the addition per these requirements.

Additional sidewalks in any other location must be submitted for approval.

## **FENCES AND WALLS INCLUDING DECORATIVE WALLS**

Plans to raise the height of a party wall must be submitted for approval with written permission from the adjacent neighbor(s). Plans for new fences or walls must be submitted to the Architectural Committee prior to construction. Walls must be stuccoed, if applicable, and painted to match the existing dwelling or wall in texture and color.

Access for pool installation must be through the front gate access or by removing a portion of the front wall. Corner lots must receive prior approval to remove a portion of the sidewall.

## **FINE GRADING AND MOUNDING**

Fine grading is a critical aspect of landscaping. Each lot has been graded such that all groundwater will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the city grading and drainage plan, as well as the Drainage Easement pursuant to the Declaration. Every effort should be made to make mounding appear natural.

## **US FLAG, STATE FLAG, MILITARY FLAG AND FLAG POLES**

Flag Display Requirements:

- a. Only the flag of the United States and either the Arizona State flag or a nationally recognized Military Unit flag (not both) may be displayed.
- b. The maximum size of any flag shall be 4 ft. x 6 ft.
- c. The maximum height of a permanent, removable or freestanding pole shall be 20 feet or the height of the roof peak, whichever is less and must be submitted for approval by the Architectural Committee.
- d. Wall mounted flag poles shall be a maximum of 5 feet long with attaching brackets painted to match the attachment area and will not require prior approval.
- e. All poles and flags must be maintained in excellent condition according to the United States Flag Code, Title 36, USC, Chapter 10.
- f. Only one permanent, removable, wall mounted or freestanding pole will be permitted per residence or lot.
- g. It will be the responsibility of the homeowner or resident of the lot on which a flag is displayed to do so with proper respect and flag etiquette.

\*These requirements are within the context of A.R.S § 33-1808

## **GATES**

All requests for additional gates or gates other than those which were installed by the developer must be submitted for architectural approval. The Architectural Committee must approve placement of gate(s). Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be of the same material, design and color as the originally installed single gates unless approved by the Architectural Committee. Shrubs, trees and plant material should be installed and maintained between the adjacent house and the double gates when possible.

Gates may be painted to match the fence without approval from the Architectural Committee.

## **GUTTERS AND DOWNSPOUTS**

Gutters and downspouts will be considered for approval if the finish matches the color of the home and the diverted water does not drain onto neighboring property. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition at all times.

## **HVAC INCLUDING EVAPORATIVE COOLERS**

No heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any lot without the prior written approval of the Architectural Committee. All units shall be ground mounted and shielded and hidden so that they shall not be readily visible from neighboring property. The Architectural Committee shall have the right to require any specific shielding.



## **LANDSCAPE GUIDELINES**

**Front Yard Landscaping.** If a change in landscaping is desired, the landscaping and irrigation improvements shall be installed in accordance with plans approved in writing by the Architectural Committee. Prior to installation of such landscaping, the Owner shall maintain the front yard of the Lot in a weed-free condition.

**Hardscape.** Any hardscape items proposed for front yard installation must be approved by the Architectural Committee. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls and fountains.

**Rock Ground Cover.** If decomposed granite or other landscape rock is used, it must be of an “earth tone” color and not white, green, blue or other bright colors. River rock shall be one (1) to six (6) inches in diameter.

### **Approved Granite Colors:**

Yavapai Coral	Aztec Brown	Madison Gold	Palomino Gold	Pink Coral
Superstition Gold	Autumn Red	Apache Pink	Sunrise	Cinnamon Red
Rebel Red	Picacho Pink	Superior Brown	Desert Beige	Desert Brown

**Prohibited Plant Material.** The following vegetation types and varieties are expressly prohibited:

- A. Olive trees (*Olea europaea*) other than the “Swan Hill” variety.
- B. Oleanders (*Nerium oleander*) other than the dwarf variety and *Thevetia*. (*Thevetia* species).
- C. Fountain Grass (*Pennisetum setaceum*) or Pampas grass (*Cortaderia selloana*).
- D. All varieties of Citrus are permissible within the confines of the rear yard only.
- E. Mexican Palo Verde (*Parkinsonia aculeata*).
- F. All varieties of mulberry trees.

## **LIGHTING**

Any lighting added to the landscape or the home must be submitted for approval to the Architectural Committee. All lighting must be low voltage and must be directed so as not to shine on or illuminate neighboring property. Light fixtures shall not exceed an illumination intensity of more than one-foot candle power as measured from the closet lot line. Outside lights should be screened whenever possible with walls, plant materials or internal shielding.

## **OIL PANS**

Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use to prevent them from being visible.

## **PAINT COLORS**

The paint colors used by the original developer are highly recommended for use in all instances. In the case of any variation from the original colors (trim color and body color), The Architectural Committee must approve colors prior to painting. NOTE: A BODY COLOR and a TRIM COLOR combination must be chosen from the following list (on file at Dunn Edwards on Litchfield Road):

<b><u>BODY COLOR</u></b>	<b><u>TRIM COLOR</u></b>
<u>Sandal (DEC715) #672</u>	<u>Mesa Tan (DEC718) #687</u>
<u>Oyster (DEC748) #639</u>	<u>Friar Tuck (DEC714) #667</u>
<u>Sahara (DEC747) #634</u>	<u>Bison Beige (DEC750) #649</u>
<u>Travertine (DEC738) #688</u>	<u>Cliff Brown (DEC711) #652</u>
<u>Stonish Beige (DEC716) #677</u>	<u>Hickory (DEC759) #694</u>
<u>Cashmere (DEC758) #689</u>	<u>Coral Clay (DEC719) #692</u>

## **PARKING OF VEHICLES**

All vehicles are to be parked in garages whenever possible. Additional parking shall be permitted on concrete driveways and concrete. Parking is prohibited on any landscaped areas of the Community to include front yards, side yards or any common area landscaped areas.

## **PATIO COVERS**

Roofing materials should match that which were installed by the builder on the original roof of the home or that which were offered as an option by the builder for a patio cover.

Color and material of supports should match the home. Roof shall be flat or match the pitch of the roof of the home. All patio covers, not installed by the builder, will need to be reviewed by the Architectural Committee on an individual basis, prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood.

## **PLAYGROUND EQUIPMENT**

ALL PLAYGOURND EQUIPMENT MUST BE SUBMITTED FOR ARCHITECTURAL APPROVAL PRIOR TO INSTALLATION.

The following specifications for backyard playground equipment installation must be followed:

1. Canvas covers shall be of a “neutral” color, off-white, beige or light brown.
2. Minimum set backs from side and rear walls shall be five (5) feet.

## **POOLS AND SPAS**

Pools and spas do not require the prior approval of the Architectural Committee. Perimeter walls on lots bordering common areas and shared Homeowners Association walls may not be torn down to allow access to rear yards.

Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property. (Lots with view fencing must submit plans for screening for approval by the Architectural Committee.)

**Pool companies may not post their advertising signs in the front lots before, during or after the installation of a pool on your lot.**

## **POOL FENCING AND EQUIPMENT**

The specifications for rear yard wrought iron pool fencing installation on a Lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home and meet all City, State and Federal requirements.

Pool equipment on lots with view fencing must be screened from view from common areas. Screening may be through plant material or hardscape enclosure. Hardscape enclosures do not require approval if the enclosure does not exceed four (4) feet in height and painted to match the base color of the home. All other screening material requires approval from the Architectural Committee.

## **ROOF AND ROOF STRUCTURES**

If the dwelling unit has pitched roof, the roofing material for that portion visible from neighboring property must be clay, rolled roofing, or concrete tile. Unless specifically authorized in this document, no heating, air-conditioning, ventilation equipment, or any other equipment or structures shall be located or installed on any roof. In addition, any such equipment or structures shall not be located or installed or maintained anywhere on a Lot, if it is Visible From Neighboring Property.

## **SANITATION**

No garbage or trash may be placed on any lot or parcel except in covered containers approved by the Architectural Committee. Unless otherwise approved by the Architectural Committee, such containers shall be maintained and stored so as to not be Visible From Neighboring Property, except to make the same available for collection. See the City of Avondale website for additional information in regard to Bulk (loose) trash at [www.Avondaleaz.gov](http://www.Avondaleaz.gov). **Trash cans may be placed out for pickup no earlier than 6:00 p.m. the day before scheduled pick up and must be removed from view no later than**

6:00 p.m. the day of pickup. Rubbish, debris and garbage shall not be allowed to accumulate.

**Special, Bulk Trash, Pick Up Days – The Special, Bulk Trash, Pick up days for Litchfield Mountain View Homes is the first (1<sup>st</sup>) Monday of each month. Refuse may be placed out for pickup no earlier than two (2) days before scheduled pick up.**

Each owner shall be responsible for removal of rubbish, debris and garbage not only from his lot or parcel, but also from all public right-of-ways either fronting or along side his lot or parcel, excluding (a) public roadway improvements, and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the City or the Association.

Definition of Enclosed Side Yard: The Enclosed Side Yard means from behind the front gate or wall to the back most wall of the house (excluding the patio).

### **SECURITY LIGHTING/DEVICES**

Security lighting must be directed as not to shine on neighboring property.

Security features including but not limited to doors and windows must be submitted for approval.

### **SECURITY/SCREEN DOORS/SUNSCREENS**

Wrought iron security/screen doors need not be submitted for approval provided they are painted to match the base color of the home, a neutral “earth tone” color.

Silver colored aluminum screen/security doors and/or wire screen mesh doors are STRICTLY PROHIBITED on front doors.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed and not submitted for approval provided that the window frame matches the sunscreen material or the existing window frames.

Reflective window films are EXPRESSLY PROHIBITED. Charcoal non-reflective window tinting may be installed without Architectural Committee review.

### **SIDEWALKS**

Please refer to DRIVEWAY EXTENSIONS AND SIDEWALKS.

### **SECURITY SIGNS**

Security signs must be located a maximum distance of two (2) feet from the front of the home. Security signs must not exceed twelve (12) inches by twelve (12) inches and must be maintained in good condition at all times.

## **SOLAR PANELS AND EQUIPMENT**

Solar roof panels should be made to look like an integrated part of the roof design and mounted directly to roof plane and may not break roof ridgeline. Any visible cabling must match existing color theme so as to blend in with roof, eaves, trim, etc. Cabling must be attached to structure and not allowed to hang loose. All solar panels must be submitted **PRIOR** to installation.

Owner should consider and discuss potential glare issues onto adjacent properties with solar installer prior to installation to avoid nuisances after the solar panels become active. The Committee does not review solar panel submissions for potential glare, due to the numerous potential factors involved and information that is not readily available to the Committee for such review. Any subsequent-to installation glare or nuisance related to adjacent properties will need to be resolved by Owner and the adjacent Owner, not by the Association.

## **STORAGE SHEDS**

**Storage sheds that will be visible to neighboring property must be submitted for approval prior to installation to the Architectural Committee. Storage sheds may be of wood, frame, stucco, masonite or plastic construction. Shed roofing may be rolled roofing, tile, composite shingles, masonite or plastic. The shed color and the roof color must match the color of the home, or be of a color that blends well with the surrounding community. Sheds shall have a minimum set back of three (3) feet from any rear and side yard wall areas. The shed may not exceed nine (9) feet at its highest peak. Only one (1) shed per Lot shall be permitted.**

Storage sheds on lots with a view fence are subject to the following provisions:

The shed may not be placed adjacent to the view fence. The shed must be screened from view with approved plant materials. The shed must be constructed on block, stuccoed and painted to match the home, and with a tile roof to match the existing tile on the homes. Placement of the shed must be approved prior to installation.

## **WINDOWS**

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within one hundred and twenty (120) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of the home.

## **OWNER/TENANT RESPONSIBILITIES**

**It shall be the responsibility of each owner to enforce the Community Documents.** The Community Documents include, but are not limited to Articles of Incorporation, Bylaws, and CC&Rs. This responsibility extends to all tenants to whom they may allow to live on their property (henceforth referred to as RENTERS). All renters are required to carry renters insurance and all owners are required to have sufficient homeowners' insurance to protect the Litchfield Mountain View ("LMV") Homeowners Association. The excerpt from LMV Community Documents is as follows:

### **ARTICLE 4 –LAND USE CLASSIFICATIONS, PERMITTED USES AND RESTRICTIONS**

#### **SECTION 1. Permitted Uses and restrictions – ALL Property**

- (a) Single Family Residential Use.** All Lots shall be used, improved, and devoted exclusively to single family residential use. No gainful occupation, profession, trade or other non-residential use shall be conducted on any Lot. Nothing herein shall be deemed to prevent the leasing of any Lot to a single family from time to time by the Owner thereof, subject to all of the provisions of this Declaration. No Structure whatever, other than one private single family residence, together with a private garage for not less than two automobiles, shall be erected, placed or permitted to remain on any Lot. Each single family residence shall contain not less than 1,200 square feet of livable space exclusive of open porches, patios or garages.

Immediately upon any rental, Owners are to prepare a lease and return it to:

### **Litchfield Mountain View Homeowner's Association**

This lease document must be accompanied by "Addendum A" – Renters Information. The lease document must also be accompanied by a signed copy of "Addendum B" – Crime Free Lease Agreement

**OWNER/TENANT ADDENDUM "A" – RENTER INFO.**

LITCHFIELD MOUNTAIN VIEW HOMEOWNER'S ASSOCIATION

Please print or type, use black ink and mail to Vision Community Management within ten (10) from the date of your receipt of this form. Keep a copy of this agreement for your future use.

**(Additional Tenant(s) and Residents may be included on a separate piece of paper)**

1. Landlord(s)/ Unit Owner(s)  
Unit/Lot # \_\_\_\_\_  
Name \_\_\_\_\_  
\_\_\_\_\_

2. Current mailing address for Association Correspondence:  
Street \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

3. Emergency Contact: If neither landlord nor the tenant can be reached, the following person may be contacted.  
\_\_\_\_\_ Phone:(\_\_\_\_\_) \_\_\_\_\_

3. Tenant(s) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Tenant=s Phone \_\_\_\_\_ Cell \_\_\_\_\_

7. Employer(s) \_\_\_\_\_  
\_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

8. Owner/Tenant=s Auto(s):  
 Year \_\_\_\_\_ Make \_\_\_\_\_ Color \_\_\_\_\_  
 Lic. No. \_\_\_\_\_ St. \_\_\_\_\_

**OWNER/TENANT ADDENDUM “A” – CRIME FREE  
 LEASE AGREEMENT**

**In consideration of the execution or renewal of a lease of the dwelling identified in the lease, Owner and Resident agree as follows:**

Resident, any and all members of resident’s household, guests, or any other person(s) affiliated with said resident:

1. Shall not engage in criminal activity (including drug related criminal activity) on or near said premises. “Drug related criminal activity” is as defined in Section 102 of the Controlled Substance Act {21U.S.C. 802}
2. Shall not engage in any act intended to facilitate criminal activity.
3. Shall not permit the dwelling unit (home) to be used for, or to facilitate criminal activity, regardless of whether the individual so engaged is a member of the household, or a guest.
4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal (or controlled) substance (as defined in A.R.S 13-3451), at any location, whether on or near the dwelling unit premises.
5. Shall not engage in any illegal activity, including prostitution (as defined in A.R.S. 13-3211), criminal street gang activity (as defined in A.R. S. 13-105and A.R.S. 13-2308), threatening or intimidating (as prohibited in A.R.S. 13-1202), assault (as prohibited in A.R.S. 13-1203), including (but not limited to) is the unlawful discharge of a weapon on (or near) the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent, other tenant, or involving imminent or actual serious property damage (as defined in A.R.S. 33-1368).
6. VIOLATION OF ANY OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE. IT SHALL FURTHERMORE BE DEEMED GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. It is understood that a single violation shall be good cause for termination of the lease (under A.R.S. 33-1377, as provided in A.R.S. 33-1368). Unless otherwise provided by law, proof of violation shall NOT require a criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between provisions of this addendum and any other provision of the lease, the provisions of this addendum shall govern. This LEASE ADDENDUM is incorporated into the lease executed (or renewed) this date between Owner and Resident.

Resident Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Property Mgr: \_\_\_\_\_ Date: \_\_\_\_\_



Property Name/Location: \_\_\_\_\_