

TWELVE PALMS HOMEOWNERS ASSOCIATION

RESIDENTS RULES OF CONDUCT

November 2001

PETS

In accordance with City of Phoenix ordinances, dogs must be kept on a leash at all times while out of a unit, and dog owners must clean up all droppings. This also applies to cat droppings. All cat litter box debris, birdcage, or other small animal debris **must be bagged and tied** and put into the garbage dumpster. No animals are allowed in the pool area (State health law). Our CC&R's limit two animals per unit not weighing more than 25 lbs each at adult stage. We ask that you make every effort to make certain that your pets do not cause noise or other nuisances in any way to neighbors.

PARKING

Only street licensed and operative motor vehicles shall be parked in each unit's **assigned** covered carport spaces (2 per unit). Visitor parking shall be on 13th Street or Maryland Avenue only; not on any blacktop area of the complex. **Vehicles wrongfully parked will be subject to towing.** There shall be no storage of materials, equipment, boats, trailers, etc. on any of the common areas. There is to be no washing of vehicles on the common property, nor surrounding public streets using Twelve Palms water. There shall be no automotive repair or changing of oil on the premises. Each resident shall be responsible for cleaning up any oil or fluid leaks from their vehicles.

POOL AREA

No lifeguard or attendant is provided. Anyone using the pool does so at their own risk. City of Phoenix codes require that **every gate surrounding the pool be locked at all times.** No pets or glass items are allowed in the pool area. Please throw all trash away and return pool furniture to its rightful place. The pool is for the use of Twelve Palms residents and their invited guests only. **Children 16 years and younger must be accompanied by an adult (18 years old, minimum) at all times when in the pool area.** Pool maintenance and service is provided twice weekly; please do not tamper with any chemicals or equipment. If something is not operating properly or you need an additional key to the gates, please contact Marion Desmond in unit #2.

TRASH OR OTHER DEBRIS

The trash dumpster is emptied twice weekly. **ALL TRASH MUST BE IN CLOSED, CONTAINED PLASTIC BAGS AND BE INSIDE THE DUMPSTER.** All other debris, such as cardboard boxes, miscellaneous household items, must be broken down in the smallest size possible and place **INSIDE** the dumpster. If you have something large, unusual, or an excessive amount of trash, please contact Marian Desmond in unit #2 who can arrange for a special pick-up. Please be sure to close the lids on the dumpster, as it attracts insects, animals, odor, etc. **Do not ever** empty ashtrays onto the blacktop or loose into the dumpster.

PEST CONTROL

Each individual resident is responsible for pest control inside of their unit.

MISCELLANEOUS

Please make sure that all sidewalks are clear of personal items. They need to be clear for City Fire Ordinances.

Although the association carries a broad blanket liability insurance policy, personal property inside each unit or on the patios or vehicles are not insured under the association policy. Each resident is encouraged to carry their own contents insurance. Any damage to any unit or common property caused by a homeowner or tenant is the OWNERS responsibility. This includes fencing, doors, roofs, walls, and all other exterior surfaces of the unit.

No commercial or business activity may be conducted in Twelve Palms.

Patios are to be maintained in a neat, orderly fashion so as not to be offensive to others or cluttered with debris. Our insurance carrier has notified us that due to fire hazard, barbequeing is not allowed on the patios. Barbeques must be pulled out into the common areas. **Barbequeing on a patio is strictly forbidden.**

All residents are encouraged to keep their cars and homes locked.

No one is allowed to ride skateboards, skates, or bicycles on the sidewalks or on any common area property.

To help keep our water expenses within budget, please fix any leaky faucets or toilets. Utilize good water conservation practices. We do not want to raise our dues to cover these costs.

Please practice neighborly consideration in keeping stereos, radios, and television volume at minimal noise level. Since units share common walls, please keep in mind that running up and down the stairs (especially children) creates noise and shaking to the next door unit.

Lawn/landscape maintenance is provided by the association once weekly. Please do not trim common area plants/trees/shrubs, or water the landscape in addition to our pre-set sprinkler and drip system.

If any resident has concerns, complaints or requests, they must be addressed in writing to the Board of Directors, and can be submitted to our President, Ruth Gregory in unit 12. The Board will respond to all written submittals.