POINTE COMMUNITY ASSOCIATION

"POINTE RULES"

Adopted October 2017

Revised 10/25/2017

Pointe Community Association Board of Directors

INTRODUCTION

The Pointe Rules have been developed to clarify and simplify portions of the Pointe Community Association's Homeowner Benefits and Assurances (referred to herein as the "HBAs") as referenced in the document on Page 12, Section 5, Paragraph 5.3 - The Pointe Rules.

This document is not intended to contradict any portion of the HBAs but rather is meant to expand and clarify terms that may be subject to misinterpretation.

In each case, the statements of this document must be considered to be the interpretation of the Pointe Community Association (referred to herein as "PCA") Board of Directors regarding the written intent of the HBAs when looked upon in the context of present social circumstances and specific urban characteristics. The Board of Directors has realized that portions of the intent or restrictions imposed within the HBA document may be outdated or perhaps unenforceable. In those cases, the Board of Directors is merely stating its position regarding its enforcement authority as stipulated in The Pointe Community Association Bylaws, Article VII, Section 1. Powers.

These Pointe Rules have been developed by the PCA Board of Directors for the sole purpose of improving and/or facilitating the understanding of our current HBAs, and must be revised accordingly should the HBAs be updated, or revised.

Whenever these Pointe Rules are found to be in conflict with federal, state or municipal laws, the federal, state or municipal laws will prevail.

The PCA Board of Directors reserves the right to alter, modify, or override any and all portions of this document as it deems necessary when carrying out its duties and responsibilities.

The Pointe Community Association consists of:

26 "Single Family" detached homes on one-third acre each

63 "Court Homes" comprised of 21 buildings containing three units in each

136 "Garden Homes" single family attached homes

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Section 1. Common Areas

GENERAL CONDITION: All common area amenities are provided and maintained for the enjoyment of the entire community. A general code of good conduct shall always be maintained and exhibited. If you witness any behavior that is unacceptable, offensive, destructive or dangerous, the management company should be notified immediately.

1.1 Community Pool Rules and Regulations

These rules and regulations apply to the entire community pool area, including the swimming pool, spa, restrooms, gated section, the lawn court, the three (3) community pool parking spaces, and any other adjacent lands thereof. Because there is no one "monitoring" these areas, these guidelines are spelled out as a matter of courtesy and common sense.

1. There is no lifeguard on duty; therefore, all persons using the pool and spa will do so at their own risk.
2. Hours of use are posted as:
   7:00 a.m. to 10:00 p.m. Sunday through Thursday
   7:00 a.m. to midnight Friday and Saturday
3. Children 12 years of age and under must be accompanied by an adult.
4. The gates to the pool MUST be kept locked at all times.
5. Only one pool gate key is assigned to each homeowner. Gate keys are not to be loaned or duplicated.
6. Proper swimwear is required in the pool and spa. Diapers are not permitted.
7. Hair accessories and suntan oils shall be removed before entering the pool or spa.
8. Pool play equipment shall be limited to small items designed for pool use. Large equipment, such as air/foam mattresses, should not limit the use of the pool by other swimmers.
9. No bicycles, roller blades, scooters, skateboards, or similar sporting equipment shall be used in the pool area.
10. Safety floating device and safety hook located near the pool are for emergency use only.
11. No pets are allowed in the pool, spa or ramada area.
12. No glass containers of any kind shall be used in the pool area. Food shall be eaten at the designated tables.

13. Homeowners shall limit their personal guests to a reasonable number. For large groups, the management company should be notified and a "reservation form" may need to be completed. Main pool area and restrooms may not be closed for private parties.
14. All trash, leftovers, and personal belongings shall be removed upon departure.

1.2 Cabana Guidelines

1. PCA homeowners in good standing may reserve the pool cabana facilities by contacting the management company and completing a reservation form. ***(Exhibit A)***
2. Bathrooms must remain available to all utilizing the pool.
3. The maximum occupancy of the cabana area is fifty (50) people pursuant to the City of Phoenix Fire Code.
4. Children under 12 years of age must be accompanied by an adult.
5. Glass is not permitted in the cabana area.
6. All costs for damage will be the responsibility of the PCA resident.
7. The area shall be left in a clean and neat condition and all furniture returned to its original location.
8. Cabana furniture shall not be removed from the deck.

Section 2. Parking

Note: ALL vehicles, parked within the community, must have a current and valid license and registration.

2.1 On-Street Parking

Note: Phoenix City Code prohibits vehicle parking within 15 feet of a fire hydrant.

2.1.1 Single Family Homes:

a. Vehicles are to be kept only in garages or designated areas. Habitual overnight parking or street parking is prohibited. Overnight parking of vehicles in driveways where the vehicle protrudes onto the sidewalk, street, or common driveway is prohibited.
b. On street parking shall be limited to homeowners' vehicles, service providers, deliveries, and guests.
c. No garage shall be used for storage that prevents parking of two vehicles.

d. Residents with more than two cars may apply for a third car permit. Granting of such a permit will be at the sole discretion of the Board of Directors, issued by the management company.
e. Curbs and lanes around cul-de-sacs, street and mailbox islands are designated as FIRE LANES. Parking is prohibited in these areas to all vehicles except emergency vehicles.
f. Where temporary curb side parking is permitted, residents shall always strive to park following the flow of traffic, and in front of their own property.
g. Parking of trucks, buses, commercial vehicles, recreational vehicles, trailers, boats, dune buggies, golf carts and the similar types of vehicles is prohibited within the community with the exception of Lot "C" – reserved for currently registered, permitted vehicles.
h. Parking on sidewalks prohibited.
i. Garage doors should remain closed at all times except while in use of the garage space.
j. Overnight parking IS ALLOWED on the east side of 18th Street to Winter Drive, but not blocking the front entrance/door of any home.
k. Parking on the west side of 18th Street, near the pool, from Hayward Drive to Frier Drive IS PROHIBITED.

2.1.2 Court Homes

a. Overnight carport/curbside resident parking is limited to two (2) vehicles per residence: one in the carport, and one on the curbside, nearest to the owner's residence. One vehicle must be parked in the carport when both vehicles are parked on the property.
b. Court Home residents' curbside parking is limited to the following areas:
    - Both sides of Hayward Avenue and 18th Place
    - Frier Drive
    - East side of 18th Street in front of the Court Homes; NOT on the west side of street (pool side)
    - Parking Lot "C" (northwest corner of Belmont Avenue and Frier Drive)
c. Vehicles parked curbside shall be as close as possible to the front door of the vehicle owner's residence and within the above-designated areas.
d. Tandem parking in the carport area of the Court Homes is NOT allowed unless you can do so without impeding others from ingress and egress.
e. Short-term, non-resident, curbside parking shall be limited to deliveries, service vendors, and guests. *(See 2.1.3 Overnight Guest Parking.)*

2.1.3 Overnight Guest Parking

a. Guests, whose vehicles will be parked on property for more than 48 hours, must be registered with the management company. Registration is limited to 14 consecutive days or a total of 21 days in any 90-day period. Guest vehicle parking in excess of these limits must find alternative parking.
b. Guest vehicle parking must conform to the basic parking requirements of 2.1.1 and 2.1.2 above.

2.2 Parking Lot "C"

(Note: Located at the northwest corner of Belmont Avenue and Frier Drive)

a. Recreational vehicles may be brought into the community for loading and unloading only, and for a period not to exceed 24 hours; however, they must be stored overnight in Lot "C". No registration required for overnight parking.
b. Spaces for short-term parking (48 hours maximum) are available upon notification to the management company, no registration fee required.
c. As long as space is available, long-term parking/storage of inactive vehicles, boats, trailers, RV's, or for homeowners with a third car actively in use may also register for a parking space in this lot at a monthly cost of $25.00. All vehicles must be registered with management company and have a current plates and registration. ***(Exhibit B)***
d. Vehicles may be restricted at the Board of Directors' discretion based on vehicle size or condition.
e. Unregistered vehicles may be subject to fines, towing fees, or any other expenses incurred with the resolution of the prohibited parking.

2.3 Community Pool Parking Spaces

a. The pool area parking spaces are for the use of community pool users and maintenance vehicles, exclusively.
b. No overnight parking is allowed.
c. Illegally parked vehicles may be removed at owners' expense.

2.4 Enforcement

- Failure to comply with the guidelines stipulated in this Section 2, Parking, will result in vehicle towing at owner's expense, additional fines, or both.

Section 3. Architectural Guidelines

Always notify the management company prior to beginning any major repair or replacement. Complete and submit an Architectural/Landscape Change Form prior to beginning any exterior work involving a change ***(Exhibit C)***, and always notify the management company prior to doing any general maintenance and/or repair work.

3.1 Specific Colors

In keeping with the original COLOR intent of the builder: *(See Section 3.2 Doors.)*

- **Court Home** window/door frames must be a dark brown color compatible with Norfolk Brown. Security doors and window guards may be either Pyrite or black, but if both are installed, the color should be the same. Side patio gates are the responsibility of the Pointe Community Association and may only be Navajo White, or black.
- **Single Family Attached/Detached** window frames may be an anodized brown, Norfolk Brown or Navajo White and side patio gates may be Navajo White or black. Security doors may be Navajo White or black.
- **The PCA formula for Navajo White and Norfolk Brown are both available through Dunn Edwards**.

3.2 Accessories Court Home owners need to check with the management company as not all accessories apply or are allowed.

a. Address Plates *(See HBA Paragraph 3.5.)*

- Court Home owners in need of replacement or repair of their front address plaque should contact the management company.
- Single family attached/detached replacements must replicate the original lettering and edge color scheme and design. *NOTE: Please contact Architectural Committee or management company with any questions.*
- Current authorized vendor for address plaques (8/2017): TS&G Signs & Displays, 729 N. Golden Key Street, Gilbert, AZ 85233 www.tsgsigns.com 480-967-1191

b. Awnings

- The approved canvas colors for the Single Family homes have been designated as Salmon/Terracotta, Dark Brown, and Dark Green. *(See House of Canvas for color samples.)* Scalloped or straight bottom hem are optional.
- Court Home awning color remains Salmon.

- As Court Home awnings are replaced, the newly adopted style is a straight bottom hem – no decorative cut or scalloped edging. *(As of 6/2017)*

c. Balconies

- Court Homes should limit balcony furniture to two chairs and one small table.
- Balconies should not be used for storage.
- Barbecue grills and fire pits are NOT allowed.

d. Door Decorations

- Front or back door adornments are allowed.
- Wreaths should be no larger than 24" in diameter
- All shall be in good taste and condition.

e. Electrical Boxes

- Whenever possible, service pedestals, transformers, switch cabinets and similar installations shall be painted Navajo White, to blend with the community landscape.

f. Flags and Flag Poles

- All freestanding flagpoles must be approved in writing by the Architectural Committee.
- Flagpoles, attached to the residence, shall be no longer than six feet in length and one inch in diameter and shall be mounted at first floor-level only.
- Permitted flags: United States, Arizona State, Navy, Army, Air Force, Marine Corps, Coast Guard, POW/MIA, The Arizona Indian Nation and other flags allowed by Arizona State Statutes.
- Flags shall be flown in accordance with Federal and State Guidelines.
- During traditional holiday seasons, flags commemorating those seasons shall be allowed.
- Flags must be in good taste and condition.
- Party or sports banners and/or foreign nation flags are permitted for short-term during seasonal events and celebrations.

g. Holiday Decorations

- Seasonal decorations may be placed on the exterior of a Court Home or Single Family Home thirty (30) days prior to the holiday but must be removed within thirty (30) days after the holiday. As long as decorations follow these guidelines, no approval is required.

h. Security Signage

- One (1) security signage window decal, not exceeding 6" x 6", may be placed in the bottom left or right-hand corner of a first-floor window.
- One (1) security sign, 10" x 10", may be located outside within 12" of the residence or residence wall.
- All signage must be professionally lettered and finished.

i. Stained Glass Panels *Requires AC Approval. (5.3 HBA Section 3 USES Paragraph 3.2 Construction. Lines 5 through 10.)*

- Stained glass panels and windows are permitted for Single Family homes but must be approved by the Architectural Committee prior to installation.

j. Umbrellas and Sun Sails *Requires AC Approval ,if Attached and Visible.*

- If visible from neighboring properties, ALL umbrellas and/or sun sails shall be fabric and of a solid color.

k. Walkways and Stepping Stones *Requires AC Approval.*

- Walkways or step stones shall be constructed of cement with a salt-treated pattern to match sidewalks, burnt Mexican brick, concrete or clay pavers, or Saltillo tile.

l. Water Hoses

- When not in use, all hoses, visible from the street, must be contained out-of-sight in a terra cotta pot or on a hose reel that is hidden by a wall or landscape.

m. Wires

- If visible from neighboring property, cable/TV/internet wiring shall be affixed in an intersection or 90-degree angle and painted Navajo White.

- All homeowners are encouraged to have such wires located to the side or rear of the residence whenever possible.

n. Trellises *Requires AC Approval.*

- When visible from the street or neighboring property, trellises must be painted Navajo White and require Architectural Committee approval.
- All trellises must be of a simple design, a lasting material, and maintained.

o. Pergolas and Ramadas *Requires AC Approval.*

- Backyard pergola and ramada structures are permitted, but if visible from the street or from neighboring property, all will require Architectural Committee approval prior to construction and/or installation.
- Court Home pergola, ramada, and other exterior structures are the responsibility of the Pointe Community Association. No individual modifications are allowed.

3.3 Doors *(See HBA Paragraph 3.9)*

a. Carports (Court Homes) *(See HBA Paragraph 6.2)*

- Since the Pointe Community Association maintains the carports, no individual modifications are allowed.
- Court Home owners are encouraged to clean and maintain carport areas in consideration of neighboring property owners.

b. Garage Doors *Notify the management company when replacing.*

- Garage doors of all residents shall be replaced with like doors.
- Garage doors of the Single Family Attached residences shall be a solid panel, finished in wood grain texture, painted Navajo White.
- Garage doors for Single Family Detached residences shall be solid or panel, with or without sunburst glass top panel, finished wood grain texture, painted Navajo White.

c. **Front Doors** *Requires AC Approval.*

- As established by the developer, front doors shall be a solid raised or carved panel wood door.
- Doors may be stained dark oak/walnut or painted Navajo White, with the exception of the Court Homes which shall all have dark brown stained front doors (on the exterior). Court Home doors are maintained by the Pointe Community Association with the exception of those damaged by neglect or abuse.
- Front door insect screens are not permitted if visible from neighboring properties, with the exception of approved security doors with screening.

d. **Exterior Door Hardware**

- Exterior door hardware shall be a single knob, lever, or thumb latch handles similar to the original hardware.
- The Court Home hardware on exterior doors shall all be the same.
- Kickplates are not permitted.

e. **Patio Doors** *Requires AC Approval.* *(See HBA Paragraph 3.2)*

- Court Home patio doors shall be either French doors or aluminum sliding doors painted Norfolk Brown, Navajo White, or an anodized brown color.

f. **Pet Doors** *May Require AC Approval.*

- If visible from the street or from neighboring property, pet doors shall match the surrounding door or window.

g. **Security Doors** *Requires AC Approval and Picture.*

Security Doors, such as those sold by Steel Shield, Lowes, or Home Depot, have been approved as follows:

- Court Home security doors must be in a plain bar style and painted Pyrite *(a Steel Shield color).*
- Single and Detached Family Homes must be in a plain bar style and painted Navajo White or black.

3.4 Lights

a. Approved Existing Lights *May Require AC Approval.* *(HBA Paragraph 3.4)*

- Existing original "Gosnell" light fixtures are not UL approved and may be replaced following the established guidelines (Section b).
- All existing original "Gosnell" light fixtures are acceptable.
- Porch lights and other light fixtures defined as customary, indirect, with non-colored light bulbs are permitted without Architectural Committee approval.
  - Customary - light fixtures installed for purpose of facilitating and/or improving night vision, security, or for seasonal decoration or uses, located on the exterior surfaces of the dwelling or in the front, rear, or side yards of the property.
  - Not customary and requiring Architectural Committee approval - illuminated artwork, fixtures or elements not providing customary/safety lighting, illuminated signage, and/or displays, moving lights or light reflection elements.
  - Indirect - those light fixtures NOT specifically focused or directed towards the street or another neighboring property.
  - Non-Colored - all permanent light fixtures shall have standard incandescent or fluorescent, white, LED, or solar light bulbs with the exception of season decoration and/or seasonal decorative uses. No low-pressure sodium or mercury vapor lighting is permitted
- Light fixtures not included in the aforementioned categories (as specified in the HBAs) will require Architectural Committee approval.

b. Guidelines

- Light fixtures shall be Underwriters Laboratory (UL) approved.
- Single Family suggested standards:
  1. Color: Oxidized (Rust), Brass, Black, Patina or Copper metal
  2. Size: Minimum – 12" high, 4" across and 4" deep. Maximum: 24" high, 10" across and 6" deep
  3. Mounting shall be at a height of approximately seven (7) feet as measured to the center line of the electrical box.
  4. Glass: Colorless, clear or fritted
  5. Bulbs: No halogen, low pressure, or mercury

- Court Home outside light fixtures shall be standardized as to size, shape, and color as determined by the Board of Directors.

c. Security, Flood Lighting and Motion Detectors *Requires AC Approval.*

Lighting for security is permitted with the following considerations:

- Use "dimmable lighting" whenever possible to control brightness.
- Use LED lighting.
- Avoid light pollution by using targeted down lighting and shields or "eyelids" so the light goes where it is supposed to go and does not bother neighboring properties.
- Be considerate of neighbors and nighttime traffic; light deliberately instead of illuminating unnecessarily.

3.5 Roofs *Requires AC Approval.* *(HBA Paragraphs 3.9 and 3.3)*

a. Color

- Color shall be white for flat roofs, terracotta clay tile with mortar on sloped roofs, or as approve by the Architectural Committee.
- All roof lines, facias, flashing, or other exposed trim area shall be Navajo White or Norfolk Brown to match adjacent surfaces.

b. Scuppers and Gutter Systems
(scuppers, scupper boxes, leader heads, leaders and downspouts) *The HOA reserves the right to request modification or removal of any gutters and downspouts that do not comply with these guidelines.*

- All **visible** gutter systems must be approved by affected neighbors and the Architectural Committee prior to installation.
- All shall be painted Navajo White, be constructed of steel or aluminum, and have a professionally installed appearance using a clean, simple design.
- Downspouts may be directed to release water away from a house but not toward neighboring properties.
- Downspouts may **not** be directed **over a wall.**
- Every attempt should be made to keep items from direct visibility from the street.

c. Sun Decks

- Other than balconies, the roofs of residences shall NOT be used as sun decks or living areas, with the exception of those originally built with this feature.

3.6 Storage Areas (Exterior) *(HBA Paragraph 3.3)*

- Exterior storage and storage shed units are NOT allowed.

3.7 Swimming Pools *May Require AC Approval.* *(HBA Paragraph 3.9)*

- All installation and/or "fill-in" of swimming pools must be approved by the Architectural Committee as the project may affect adjacent neighboring properties.
- Draining and/or filter backwash of pools must follow Phoenix City Code and water may NOT be drained into the streets, alleys, washes, ditches, or other City of Phoenix right-of-ways. These are considered part of the storm drain system.
- Homeowners with pools are encouraged to use the water to irrigate landscaping. Large amounts of water may be drained utilizing a home's sewer clean- out. Reference the City of Phoenix website for additional information at: https://www.phoenix.gov/waterservices/customerservices/generalinfo/poolinfo

3.8 Walls, Fences, Gates and Pet Restraints *Requires AC Approval.*

a. Walls

- Walls must remain masonry and painted the same color as the residences, Navajo White.
- The stucco pattern used throughout the community is Spanish Lace.
- Any proposed changes to walls must be approved by the Architectural Committee prior to work commencement.

b. Gates and Wrought Iron Fences (For Single Family Homes)

- Wrought iron gate replacement design can be the original Mediterranean theme made of square solid or square tubing and painted one of the current colors approved by the Architectural Committee.
- Flora (plants/flowers) and fauna (animals) along with any other recognizable symbols or icons are prohibited.
- Gate colors shall be Navajo White, Black or Rustic Iron Rubbed Bronze.
- Supporting pictures and paint color are required with the Architectural Application prior to installation.

c. Pet Restraint Screens

- Chicken wire and expandable baby gates are prohibited.
- Gates with restraint screen shall be perforated metal mounted on the interior of the gate covering the full width and height of the gate and painted to match the color of the gate. The perforated metal shall be 1/16" RD (round diameter) on 3/32# stg (staggered pattern) at a 41% OA (open area), plain steel 22 or 24 gage.
- Any restraint screen must be approved by the Architectural Committee.

3.9 Windows *Requires AC Approval.* *(HBA Paragraphs 3.2 and 3.9)*

a. Window Guards

- Window guards, of any kind, shall be approved by the Architectural Committee prior to installation.
- Window guards should be simple, linear, NOT extend beyond the window frame and if available, match the design of existing wrought iron security door. Selected color must match other existing wrought iron accessories.
- Window guards shall comply with city code and fire exit safety regulations – Phoenix Fire Department recommends that bars on windows should have a single action quick release device.

b. Window Trim

- Single Family may be a dark brown complement of Norfolk Brown or Navajo White.
- Court Home window trim must be a dark brown complement of Norfolk Brown or an anodized brown.
- Affected by the sun, weather, and time, window trim must be maintained to look its best.

c. Window Tinting

- Window tinting, if visible from neighboring property, shall be non-reflective smoke glass color conforming to Phoenix City Code #507 (non-reflective).

3.10 Satellite Dishes/Television Antennas *Requires AC Approval.*

- Satellite dishes must NOT exceed 30" in diameter.
- The proposed location of satellite dishes must be submitted to the Architectural Committee for approval.
- Homeowners shall make every attempt to conceal satellite dish placement from the view of neighboring properties. It is recommended that satellite dishes be installed on the inside of a parapet wall, so not to be visible.
- Television antennas one (1) meter or less in diameter are permitted per the Federal Telecommunications Act of 1996 OTARD Rule. It is required, however, that their location and concealment are reviewed by the Architectural Committee. *(5.5 HBA Section 3 USES Paragraph 3.4 Utilities Line 6)*

3.11 Real Estate Signage

- Real estate signage frames shall be industry standard.
- Real estate signs must not exceed eighteen by twenty-four inches (18" x 24"). Riders must be limited to two (2) and must not exceed six by twenty-four inches (6" x 24").
- No signage is allowed on the common areas or on the sidewalks with the exception of temporary Open House signs which must be removed by the end of the day.
- Court Home For-Sale signs are limited to front windows and/or gates.

- Real estate signage frames shall be industry standard black or white.
- Real estate signs must not exceed eighteen by twenty-four inches (18" x 24"). Riders must be limited to two (2) and must not exceed six by twenty-four inches (6" x 24").
- No signage is allowed on the common areas or on the sidewalks.
- Court Home For-Sale signs are limited to front windows and/or gates.

3.12 Political Signage

- Political signage must be limited to one per household and displayed only 71 days prior to an election date.
- The cumulative size of these signs shall not exceed nine (9) square feet.
- All political signs must be removed within seven (7) days following said election.

3.13 Solar Panels *Requires AC Approval.*

- The placement of solar panels on mission tile roofs is NOT permitted.
- On homes where they are allowed, solar panels must be located in such a manner as to minimize their visibility from the street.
- A roof plan showing the proposed location of solar panels must be submitted to the Architectural Committee for approval prior to installation.
- Court Homes are currently excluded.

3.14 Construction Dumpsters and Portable Toilets *Requires AC Approval.*

- Homeowners must register construction dumpsters and portable toilets with the management company prior to placing the items in front of their home, or in any space visible from the street or neighboring property.
- If the proposed construction project has been duly approved by the Architectural Committee, when required, the items will be allowed in place for a maximum of 30 days with an option to extend the placement another 30 days with approval from the management company.
- Construction dumpsters and portable toilets located on Dreamy Draw Drive may require a City of Phoenix permit.

3.15 Architectural Committee Approval Timelines

- The Architectural Committee time limit for any proposed landscaping work and/or residential modification, alteration, or addition is ninety (90) days from the date of approval.

- The Architectural/Landscape Change Application requires each applicant to state the *Desired Date to Begin Work* and the *Anticipated Completion Date*. Should either date need to be changed either by exceeding the ninety

(90) day start up limit or the actual *Completion Date* of the project, the homeowner should notify the management company.

Section 4. Landscaping Guidelines *(HBA Paragraph 3.7 and 2/26/88 Amendment to Paragraph 3.7)*

Guidelines do not apply to Court Homes as the Pointe Community Association is responsible for their landscaping. However, owner input is welcomed.

4.1 Landscaping Infill/Remodel Projects *Requires AC Approval*

In situations where homeowners wish to augment the existing landscaping, care should be taken to understand and address the following guidelines:

a. Plant Selection *(Exhibit D)*

- Proposed new plants must be on the current Approved Plant List. Plants deemed undesirable are also noted on this Plant List and should not be selected.

b. Existing Site Conditions

- Plant materials should be selected that are compatible with the existing plants, the irrigation system, and site conditions. Site conditions that may influence plant selection include sun angle, shade, and pool reflection of sunlight onto plants. The current plant list features plants that require less water.

c. With **Xeriscape**, the HBAs require that to compensate for the lack of lawn, 70% of the visible yard area is required to be greenery. *(See Section 4.6 f.)*

4.2 Approved Plant List *(See www.pointecommunity@wearevision.com)*

- The Architectural Committee has revamped the Approved Plant List to include MOST of the trees, shrubs, flowers, ground covers, vines, cacti, succulents, lawns and grasses currently seen the community. Also included are plant materials that are not permitted in the community.
- The Approved Plant List has been revised in support of water conservation and native plants. Homeowners are encouraged to view selections at *Landscape Plants for the Arizona Dessert*, *http://www.amwua.org/plants* .

- Not every plant listed is suited to every landscape situation. It is the responsibility of the homeowner to work with a local nursery, landscape designer, architect or contractor to determine which plants are suitable for a specific location. Use this information for drawings of proposed plants and their locations when submitting an Architectural Form for landscape changes.

4.3 Irrigation Systems *(Notify Management Company of major repair and/or installation.)*

- All properties are required to have operating, automatic, in-ground irrigation systems as prescribed by the HBA 3.7. Above ground, oscillating sprinklers are prohibited except on a temporary basis in the case of malfunction of the automatic system.
- The most common irrigation system in this community is comprised of sprayers for lawns and bubblers for shrubs and flowers. The HBAs mention irrigations systems as sprayers and bubblers. Drip systems are now widely used, as well, and are acceptable. Care should be taken to provide the appropriate type and amount of water distribution for the various plant materials without wasting water.
- Irrigation systems should be timed according to the season; that is, less irrigation during the winter months, more irrigation during the summer months and in the fall when lawn over-seeding occurs.
- The annual water and sewer fees for homes in this community are based on the actual water usage from mid-December through mid-March. To the extent possible, please always make an effort to conserve water but especially during this period.
- Watering times and durations should be checked regularly to ensure appropriateness of the irrigation controls to the season. When sprayers operate too frequently and for durations that are too long, water is wasted and runs off down the streets.

4.4 Landscape Maintenance

a. Landscape Maintenance Crews

- It is the responsibility of homeowners to manage their landscape maintenance crews and assume responsibility for the actions of their crews. For example, it is illegal to dump cuttings anywhere in our community. If a crew is observed doing this, the responsible homeowner could receive a

violation notice and possibly be fined. The homeowner will be assessed the cost of the cleanup of any such dumping.

- In consideration of other homeowners, suggested professional landscape maintenance times are from Monday at 8:00 am until Saturday at 12:00 pm. Professional landscaping work (repair, maintenance and/or construction) is discouraged between Saturday noon and Monday morning.

b. Tree Trimming

- Trees should be trimmed when necessary so they do not become safety hazards, particularly during storms.
- Single family homeowners are responsible for the trees on their property. Those located in the common areas are the responsibility of the Pointe Community Association. Court Home owners are responsible for the trees within their courtyard/patio area.

- Care should be taken to examine the trees once a year to look for overgrowth. Trees should not be trimmed during the high-temperature months of summer and fall. When trees are trimmed during these months, the exposed trunk, limbs, branches, and bark can become sunburned, which leaves the tree exposed to infection.

c. Tree Spraying

- This community has many OLIVE TREES, which shall be sprayed once a year in late January through March (when the tree is 2/3 in bloom) to avoid fruit production. Homeowners failing to spray are responsible for regularly removing all fruit and related litter from the sidewalk and street along their property line.

d. Tree Roots

- Many of the mature trees in this community suffer from exposed roots. Tree roots become exposed because of surface erosion and because they are lifted up from below the surface of the ground by mineral deposits left by irrigation water and soil compaction. Trees with exposed roots are safety hazards and, if nicked by landscapers, susceptible to pest invasion and/or fungus. Trees with this condition should be seen by an arborist or tree specialist to determine the extent of infection, if any, the treatment for the infection, and the ultimate remedy for protecting the exposed roots. If not treated, the tree will eventually rot and die from the inside out and could possibly infect other nearby trees.
- It has also been legally determined and communicated with all homeowners

that some tree roots may, over time, interfere with shared community water lines. Should this be the case, the tree owner will be responsible for all repairs to affected water lines and may be asked to remove the responsible tree. *(See Water Leaks and Piping Repairs, Section 5.8c, page 30.)*

d. **Palm Tree Trimming**

- Palm trees must be trimmed once a year beginning in June and all trimming must be completed by July 1st.

f. **Fruit Tree/Plant Litter**

- As fruit ripens, ALL must be removed so not to attract unwanted pests.

- Fruit that has dropped from fruit trees is not only an eyesore but also, food for roof rats, other wild animals and insects. The area around a fruit tree should be cleaned on a regular basis.
- Homeowners are also responsible for regularly removing all plant litter (blossoms, seed pods, leaves) from the sidewalk and street along their property line.

g. **Trimming of Shrubs and Ground Covers**

- Plants must be maintained regularly to prevent an overgrown appearance and to help them flourish and be at their most attractive. Plant material should not be allowed to encroach upon sidewalks, driveways, building entrances, gates, and neighboring properties. Regular trimming is critical to maintaining the well-manicured look of the community.

h. **Removal of Dead and/or Dying Plant and/or Plant Parts**

- Plants must be trimmed regularly to remove dead branches and leaves. Dead plants should be removed as soon as noticed. Before a replacement plant is installed, care should be taken to understand why the previous plant died, to ascertain if a different plant type would be more suitable, therefore, more healthy and beautiful.

i. **Lawn Maintenance**

- Lawns should be mowed at least once every two weeks and the edges of the lawn should be trimmed so the lawn does not grow into the pavement.

- Lawns must be over-seeded with a winter rye seed in the fall. This seeding must be completed before December 1st to assure proper growth.

- If a lawn has brown spots, the irrigation system should be checked to make certain adequate water is being distributed over the lawn. If brown spots seem to be an ongoing, continuous problem, the homeowner should seek advice from a landscape professional.

- It is also acknowledged that rabbits and pets can contribute to brown spots. There are a variety of commercial resources and remedies that might help deal with these issues. All homeowners are encouraged to report pet owners who do not clean up after their pet.

- See Artificial Turf and/or Xeriscape for additional information in Section 4.6e and 4.6f.

4.5 The Wash

a. **Protected by Federal Law**

- The arroyo, as many call it, is a natural area and drainage course that runs through this community. It provides a habitat for birds, animals, insects, flora, and fauna, as well as privacy and open space. The wash is considered a common area. It was left undisturbed when the community was developed so homeowners could benefit from this amenity.

- The wash is considered a wetland, as defined by the U.S. Army Corps of Engineers and is protected by the Clean Water Act, Section 404 and Phoenix City Code.

b. **Wash Guidelines**

- Do not disturb the ground in the wash. Plants and trees may be cut, but roots must remain intact to reduce erosion.

- Do not dump landscape cuttings into the wash.

- Do not drain pool water or any other liquid into the wash.

- Do not place ANY debris in the wash, e.g., soil, silt, sand, rubbish, broken concrete, asphalt, oil, tires, batteries, construction material or litter.

- If plants are planted on private property adjacent to the wash, erosion control methods must also be installed.

- Homeowners not adhering to these requirements will be in violation of these Rules and subject to a fine.

c. **HOA Responsibility In and Near the Wash**

- The wash is cleared twice a year by the HOA's landscape maintenance company.

- The landscape maintenance crew is instructed to clean about a ten (10) foot wide strip down the middle of the wash. Within this strip, they clear out anything that impedes the flow of water and remove dead dry brush that might pose a fire danger

d. **Drainage Ways**

- Drainage ways are to be maintained by the Pointe Community Association. Homeowners cannot plant or install items that prevent normal water flow through the drainage ways.

e. **Homeowner Responsibility In and Near the Wash**

- It is the responsibility of homeowners with lots adjacent to the wash to keep their portions of the wash in good shape.

- Property lines are not marked in the wash. Fences do not mark property lines, which has caused confusion among property owners who think fences mark the property lines. Many lots extend down into the wash. All property owners landscaping along the wash should know where the edges of their properties are located.

- Homeowners are responsible for educating themselves as to their property lines along the wash or checking with the City of Phoenix assessor's office for the exact plat measurements of their property to determine its limits and its relationship to the Association Common Area(s) and the wash.

- Property owners along the wash shall remove debris, leaves, dead plants and litter from that portion of their property that adjoins the wash.

- No private vegetation, plantings and paving beyond a homeowner's property is permitted.

4.6 Hardscaping and Alternate Materials *ALL additions and changes Require AC Approval*

a. Crushed Granite

- If crushed granite is desired, the homeowner should be aware of the HBAs governing the amount of greenery required (70% of the entire area) to compensate for the lack of lawn.

- If crushed granite is desired, it must be filtered granite sized 1/2" to 3/4" and be installed to a minimum depth of 2 inches throughout the yard.

- The only shades of granite allowed in this community are Madison Gold or Adobe Red.

b. Boulders

- Boulders for decorative and functional purposes are permitted but must be submitted to the Architectural Committee for approval prior to installation. The homeowner must state the number of boulders proposed, their sizes and configuration on the lot in sufficient detail for the approval process.

- It is suggested that boulders be slightly buried to achieve a natural look rather than being simply placed on top of the ground.

c. Rip Rap and River Rock

- Both Rip Rap and River Rock have been installed in some common areas and community properties. Rip Rap has been used in the medians at the Belmont entrance to our community. Several homeowners have used River Rock to edge and/or enhance their landscaping. If Rip Rap or River Rock is desired, it shall match these existing areas.

d. Pots and Planters *Requires AC Approval, if visible.*

- Pots and planters shall contain only live plants.

- Wood pots and planters are not permitted.

- Pots located on common walls must be agreed upon by neighbors and approved by the Architectural Committee.

- Planters and/or borders shall be only of brick or stuccoed to match the house.

- All such planters and/or borders, if visible from the street, shall be approved by the Architectural Committee prior to installation.

- All visible pots and planters must be properly maintained and damage caused by water must be repaired.

- Brick planters in front of Court Home properties are the responsibility of the Pointe Community Association.

e. Artificial Turf *Requires AC Approval.*

- After a test installation to analyze the viability of artificial turf in this community, the Architectural Committee has concluded that this material may be approved for certain installations visible from the street or neighboring property. *(See following guidelines.)*

- In addition, it is the consensus of the Architectural Committee that the installation of this material is not a direct violation of the HBA Section 3 USES, Paragraph 3.7 landscaping which specifically specifies the use of domestic grass for lawns.

- Only Landscape Turf is allowed.

- **Guidelines for Selecting and Installing Artificial Turf**:

  a. Artificial turf must be professionally installed.
  b. Architectural Committee applications for installation of artificial turf must include a sample of the exact finished turf product.
  c. Only natural grass colors are acceptable; multi-toned natural grass colors are permitted.
  d. Artificial turf must be installed in such a way as to appear seamless and uniform.
  e. The pile height of the artificial turf shall be minimum of 1 ½ inches, not to exceed 2 inches.
  f. Artificial turf must be maintained in like new condition, color, and uniformity with no tears or seams visible.
  g. The pile must be maintained with regular raking as necessary for a natural look; not flat or lying horizontally.

h. When artificial turf reaches the end of its lifespan and no longer appears natural in color and appearance, or has suffered irreparable damage or wear, the turf must be replaced.

f. Xeriscape

- The use of drought tolerant plantings and other water conservation methods of landscaping are encouraged. However, it is important to note that **xeriscaping** is allowed, but **zeroscaping** (no living plant material) is prohibited.

- Homeowners are encouraged to refer to the Approved Plant List as well as to work with a local nursery, landscape designer, architect or contractor to determine which plants are suitable for a specific location. Use this information for drawings of proposed plants and their locations when submitting an Architectural Form for landscape changes.

- Even with Xeriscape, the HBAs require that to compensate for the lack of lawn, 70% of the visible yard area is required to be greenery.

Section 5. Miscellaneous HBA Clarifications and Interpretations

5.1 *(HBA Section 1 DEFINITIONS Paragraph 1.33 Lines 1 through 5)*

- **Visible From Other Properties:** The Board of Directors has determined that the intent of this definition applies only to lines of sight parallel to adjacent roadways and viewing properties' finish floors and yard grades; not looking over fences downwards into neighboring property yards. Thus, the provision applies only to any given object visible only if it protrudes above the top elevation of the enclosing/surrounding fence(s).

5.2 RESIDENTIAL USES

Businesses *(5.2 HBA Section 3 USES Paragraph 3.1 Residential. Line 2)*

- The Board of Directors has determined that the home-based occupation, profession, or business restriction is unenforceable. The Pointe Community Association, however, will only allow these activities as regulated under the City of Phoenix Zoning Administrator as stipulated in Section 608.C.9 Paragraph (h) of the City of

Phoenix Zoning Ordinance, must secure prior approval from the Association Board of Directors.

- Businesses interfering with a neighbor's enjoyment of their property will not be tolerated.

Garage Sales

- Garage sales, auctions and similar activities are prohibited.

5.3 RENTALS

- All rentals must be registered with the Management Company and all required fees must be paid. Pursuant to Arizona state law, 33-1806.01/33-1260.01, completion of a Tenant Tracking Form and fee is required if you rent out your home. ***(Exhibit E)***

- Tenant/lessee information is essential so that they can be contacted regarding emergencies, updates, and events.

- Each time a new tenant moves into your home, a new Tenant Tracking Form must be completed and a $25.00 fee paid. If the form is not fully completed or not returned within 15 days from the lease start or renewal date, a $15.00 late fee will be charged.

- In addition, pursuant to the Arizona state Residential Rental Property Registration law, A.R.S. Section 33-1902, an owner of a residential property located in Arizona is required to file a notification form with the county where the residential property is located and pay a $10 fee. *(https://mcassessor.maricopa.gov/static/docs/Residential-Rental-Property-Registration.pdf)*

- No residence shall be leased or rented for a term of less than one year.

- Owners are entirely responsible for the conduct of lessees and tenants.

- Owners must share a copy of the Pointe Community HBAs and current Pointe Rules with their lessees and tenants.

5.4 Garbage, Trash, and Debris *(5.7 HBA Section 3 USES. Paragraph 3.8 Maintenance. Lines 8 through 12)*

- Garbage, trash, debris, or recyclable items shall not be placed out for collection until after dusk (but never before 6:00 p.m.) the evening before the designated day of collection.
- Any and all residue after removal of such containers shall be promptly retrieved and properly disposed of by the homeowner or residence occupant.

5.5 Animals and Pets *(5.8 HBA Section 3 USES. Paragraph 3.8 Maintenance. Lines 20 through 22)*

- In conjunction with HBA Paragraph 3.11 Animals, the intent of this section is interpreted to apply also to barking dogs. This violation must be reported to the management company and will be subject to fine(s) unless corrected.

5.6 Furniture and Equipment *(5.9 HBA Section 3 USES. Paragraph 3.8 Maintenance. Lines 23 through 26)*

- The Board has determined that the intent of this paragraph refers only to furnishings, equipment and/or other exterior elements that extend higher than the top of surrounding or enclosing concrete block fences in balconies, side or rear yards, and/or patios. Wrought iron, wood, or metal balcony and fences that do not conceal furnishings or equipment will require written approval from the Board if visible from neighboring property.

5.7 Utilities Concealment *(5.4 HBA Section 3 USES Paragraph 3.4 Utilities. Line 1.)*

- The Board of Directors understands exterior coatings to be an intrinsic part of any building. Thus, the use of approved coatings can be considered concealment within the building envelope. Therefore, surface mounted service lines to and from authorized above ground elements such as pedestals, transformers, switch cabinets, electric meters, etc., must be concealed by painting them to match adjacent surfaces.

5.8 Water Leaks and Piping Repairs *(5.10 HBA Section 6 MAINTENANCE. Paragraph 6.1 Owners Lines 1 through 14)*

The Board has developed the following policy for water leaks and piping repairs:

a. Evidence of a leak within the residence lines (HBA definitions 1.16) is to be investigated by the homeowner, immediately upon the leak being observed by or reported to the homeowner. It is the homeowner's responsibility to expose the source of the leak for determination of responsibility to repair.

b. If the leak is in the service line (3/4" pipe) that comes to the residence from the main

water line (2" pipe) the homeowner is responsible for the leak repair *(HBA Section 6 Paragraph 6.1)*. If the leak is in the main water line or the coupling of the service line, the Association, after physical inspection and verification, shall repair the main line per HBA *Section 6 Paragraph 6.3.* If the homeowner believes the leak is the Association's responsibility, the homeowner must call the Management Company for an inspection before any corrective action is taken or expense is incurred. The Association will not reimburse homeowner incurred expenses without an inspection PRIOR to any repair. If the repair is the Association's responsibility, an approved plumbing contractor will be dispatched by the Management Company.

c. If it is determined by the Management Company and the Board of Directors that the damage to the main water line was caused by vegetation on homeowner's property, homeowner's negligence, or any other action while digging to expose the leak, the Association shall NOT be responsible for the expense to repair the main water line.

d. If a homeowner anticipates that major structural demolition to sidewalks, driveways or roads will have to be done to find the source of a water leak, the homeowner must first notify the Management Company.

Pointe Community Association

Change to Pointe Rules

3.8 WALLS, FENCES, GATES AND PET RESTRAINTS

c. Pet Restraint Screens

- Chicken wire and expandable baby gates are prohibited.

- Gates with restraint screen shall be perforated metal mounted on the interior of the gate covering the full width and height of the gate or composite slats mounted vertically on the interior of the gate the full width and height, painted Navajo White or Black to match the metal tubing. The perforated metal shall be 1/16"RD (round diameter) on 32# staggered pattern at a 41% open area, plain steel 22 or 24 gauge.

Jackie Barnette 4/20/19
Chair person

Princess [illegible]
4/20/2019

Chris Kuzer
4-20-19

[illegible] 4/20/19

SIDE GATES

All Side Gates should reflect the original community design using wrought iron square solid or square tubing painted Navajo White or Black. As stated in the Pointe Rules pet restraint screens may be added using either perforated metal, mounted to the interior of the gate covering the full width and height of the gate or composite slat material also mounted vertically to the interior of the gate the full width and height and painted Navajo White or Black matching the tubing color. It is recommended that the perforated metal shall be 1/16" RD (round diameter) on 3/32# staggered pattern at a 41% open area, plain steel 22 or 24 gauge. All gate changes and/or additions must be preapproved by the Architectural Committee.

Jackie Barnette 4/20/19
chair person

Princess [illegible]
4/20/2019

Claire Kuczka
4-20-19

[illegible] 4/20/19

NOTES

Pointe Community Association
Pool Cabana Reservation Form

**Pool and bathroom may NOT be closed to other homeowners.*

Homeowner Name: _____

Address: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

Date requested: _____ Location (Pool and/or Cabana) _____

Start Time: _____ End Time: _____
*(*Include preparation and clean-up time)*

Type of Event: _____

Number of Guests: _____

Name and Phone number of person(s) responsible for clean-up (if different from above).

_____

_____

Event Requirement: A one day liability policy ($1,000,000) and/or certificate of insurance from your insurance carrier is required with the completed application listing the Pointe Community Association as an additional insured as well as a list of specific coverage included in this policy.

Insurance Company: _____
Phone Number: _____
Policy Number: _____
Expiration Date: _____

I, the undersigned applicant have read the Recreational Facility Reservation Rules and agree to comply with them. Owner(s) agree to hold the Pointe Community Association, its officers, directors, managers, agents and employees harmless and defend and indemnify it from and against any loss, liability, damages, claim or cause (made by owner, his/her guests, invitees, tenants or residents) arising out of or related in any way to the use of the recreational facilities. I also agree to pay all of the Pointe Community Association attorney fees in the event of a dispute over the facility reservation agreement. I understand that violation of these rules could lead to loss of future recreational facilities privileges and/or fines per the Pointe Community Association Rules and Regulations.

_____ _____
Applicant Signature/Date Applicant Signature/Date

_____/_____ _____
Date Received / Approved – Disapproved Vision Management and/or PCA Board

Exhibit "A"

As of 9/27/2017

THE POINTE COMMUNITY ASSOCIATION
LOT C VEHICLE REGISTRATION LONG - TERM PARKING

*Vehicle Description: _____ _____ _____
Make Model Year

*Registration: _____ _____ *Attach copy of Registration.*
Plate Number State

*Insurance: _____ _____ *Attach copy of Declarations page.*
Company Policy Number

*Owner:_____ _____
*Name * Pointe Address/ Lot #

_____ _____ (optional)
*Phone Number Email address

* Required Information

NOTE: ALL REQUIRED INFORMATION, REGISTRATION AND INSURANCE FORMS ALONG WITH CHECK FOR $25.00 TO POINTE COMMUNITY ASSOCIATION FOR FIRST MONTH'S FEE MUST BE RECEIVED BEFORE VEHICLE CAN BE ASSIGNED A NUMBERED PARKING PASS. PLEASE NOTE THAT THE FEE IS $25.00 PER MONTH. THE PARKING PASS MUST BE VISIBLY DISPLAYED IN WINDSHIELD/ HUNG FROM THE REAR VIEW MIRROR.

For Association Use Only:

___ Completed Lot Registration Form ___ Vehicle Registration Copy

___ Insurance Declarations Page

___ Receipt & authorization letter sent Space # assigned ____

Payment Record:
Invoice sent: _____ Invoice sent: _____
Payment received: _____ Payment received: _____
Invoice sent: _____ Invoice sent:_____
Payment received: _____ Payment received: _____
OTHER ACTION: _____

_____

Exhibit "B"

The Pointe Community Association
Architectural or Landscape CHANGE Application

Date: _____ **Lot #:** _____

Name: _____ _____
Property Owner's Name (please print) *Property Owner's Signature*

Street Address for Site of Change: _____

Email Address: _____ **Preferred Phone:** *(Home/Work/Cell)* _____

_____ _____
Desired Date to Begin Work ***Anticipated Completion Date***

Description of Project: *(Note here if Samples, Description and/or Drawings are included.)*

_____
_____
_____
_____
_____
_____
_____
_____
_____

Name of Manufacturer/Installer *(For information only)*: _____

If neighbor(s)' view is impacted by CHANGES, include approval signatures of neighbors:

Print Name		*Signature*	*Print Name*		*Signature*
Address	*Phone*	*Date*	*Address*	*Phone*	*Date*
Print Name		*Signature*	*Print Name*		*Signature*
Address	*Phone*	*Date*	*Address*	*Phone*	*Date*

Return/Email/Scan Page 1 of application along with supporting documents to: The Pointe Community Association, c/o Vision Community Management, 16625 S Desert Foothills Pkwy, Phoenix, AZ 85048 Fax: (480) 759-8683 *pointecommunity@wearevision.com*.

For material or paint sample pickup, notify Management Company.

FOR OFFICIAL USE ONLY: _____

Date rec'd by Mgt. Co. _____ **Date rec'd by AC** _____

Architectural Committee DATE APPROVED _____ **DATE DISAPPROVED** _____

Architectural Committee Signatures:

_____ _____ _____

Chair/Date *Member/Date* *Member/Date*

Exhibit "C"

THE POINTE COMMUNITY APPROVED PLANT LIST *(Revised in support of water conservation and native plants.)*

For low water use plants with pictures, homeowners may also refer to the following source:* ***Landscape Plants for the Arizona Desert* *at* http://www.amwua.org/plants/.

These lists do not imply that every plant listed is suited to every landscape situation.* ***It is the responsibility of the Pointe Community homeowner to work with a local nursery, landscape designer, architect or contractor to determine which plants are suitable for a specific location. Use this information for drawings of proposed plants and their locations when submitting Architectural Form for landscape changes.*

Approved TREES **Consider limited planting space as well as height and spread of tree.*

Arizona Rosewood
Casocalote
Chilean Mesquite
Desert Museum Palo Verde
Ironwood
Leather Leaf Acacia
Orchid Tree
Palo Blanco
Palo Brea
Sweet Acacia
Texas Ebony
Texas Mountain Laurel
Weeping Acacia
White Thorn Acacia

Approved SHRUBS

Baja Fairy Duster
Bottle Brush
Brittle Bush
Cape Honeysuckle
Chuparosa
Coral Fountain
Creosote Bush
Desert Honeysuckle
Desert Ruellia
Dwarf Myrtle
Guara
Hibiscus
Hop Bush
Jojoba
Justica California
Little-leaf Cordia
Milkweeds (Ascelepias)
Natal Plum, Tuttle
Ocotillo
Red Yucca
Rose Mallow
Rosemary
Sage (All species)
Senna
Yellow Bell Tecoma Stans

Approved VINES

Bougainvillea
Cross Vine
Hall's Honeysuckle
Jasmine
Lilac Vine Hardenbergia
Passion Vine
Pink Trumpet Vine
Queens Wreath
Yellow Orchid

Approved GROUND COVERS

Blackfoot Daisy
Natal Plum, Carissa
Daminita
Desert Marigold
Elephant Food
Gazina
Gooding's Verbena
Mexican Evening Primrose
Myoporum
Postrate Rosemary
Trailing Indigo Bush
Trailing Lantana
Wedlia Yellow Dot *(Can be invasive.)*

Approved ACCENT PLANTS

Agave *(All species)*
Aloe *(All species)*
Euphorbia *(All species)*
Penstemon *(All species)*
Hesperole *(All species)*
Mexican Bird of Paradise
Sago Palm

Prohibited - DO NOT PLANT!

Cat's Claw Vine
FicusTree
Olive Tree
Pampas Grass
Sumac Tree

The Pointe Community Association
c/o Vision Community Management
16625 S. Desert Foothills Pkwy, Phoenix, AZ 85048
Office: (480) 759-4945 Fax: (480) 759-8683
Email: TenantTracking@WeAreVision.com

TENANT TRACKING FORM

Pursuant to Arizona state law §33-1806.01 / §33-1260.01 completion of this form is required if you rent out your home. Each time a new tenant moves into your home, a new form must be completed and a $25.00 fee paid. If the form is not fully completed or not returned within 15 days from the lease start or renewal date, a $15.00 late fee will be charged.

Owner Name(s): _____ Phone: _____

Property Address: _____ Email: _____

If this home is no longer a rental, please check here and return the form to the address below: ☐

Name of Adult Tenant(s) and Contact Information (Required):

1. _____ Phone: _____ Email: _____
2. _____ Phone: _____ Email: _____
3. _____ Phone: _____ Email: _____
4. _____ Phone: _____ Email: _____

Lease Term (Required):

Start Date: _____ End Date: _____

☐ New Tenant ($25.00 Enclosed)
☐ Renewal – Previously Paid

☐ Check here if you would like copies violation letters to also be sent to your tenant

Resident Vehicles (Required):

1. Make _____ Model _____ Color _____ Plate _____
2. Make _____ Model _____ Color _____ Plate _____
3. Make _____ Model _____ Color _____ Plate _____
4. Make _____ Model _____ Color _____ Plate _____

Return this completed form each time you have a new tenant OR a lease renewal to the address listed below. For New Tenants: Include a check or money order in the amount of $25.00. If mailing this form more than 15 days after the lease start or renewal date, include the $15.00 late fee. Make checks payable to:

Vision Community Management
16625 S. Desert Foothills Pkwy, Phoenix, AZ 85048

Exhibit "E"