

Verde Santa Fe Community Association

Common Rules and Regulations

1. ANIMALS:

- A. Pets, which at all times are kept within a fully enclosed building, shall not create odor or sound detectable on an adjoining lot.
- B. Dogs, cats, and other animals shall be leashed at all times when outside, except when in an enclosed yard.
- C. Animal waste products shall be picked up on a daily basis within the lot and must be picked up immediately when walking an animal off the lot.

2. PARKING:

- A. No automobile or other motor vehicle shall be parked on any road or street within the community, except automobiles or motor vehicles of guests of Owners which may be parked on the road or street in the Project for a period of not more than twenty-four (24) hours. (Master Association CC&R Article 3.25.3)
- B. Except for emergency vehicle repair no automobile or other motor vehicle shall be constructed, or reconstructed or repaired upon a lot or other property in the community.
- C. No inoperable vehicle may be stored or parked on such lot or other property in the community so as to be visible from any common area or street.

3. TRASH CONTAINERS:

Trash containers shall not be placed by the curb for pickup before 5:00 PM the day prior to pickup and shall be taken in by 9:00 PM the day of the pickup.

4. GARAGE DOORS:

Residents shall keep their garage doors closed at all times, except when actively entering or leaving the garage or when work is required that necessitates leaving garage open, after work is complete, doors shall be closed.

5. BASKETBALL GOALS OR PLAY STRUCTURES

No basketball goal, backboard or similar structure or device, and no swing sets or other play structures shall be placed or constructed on any lot without the prior written approval of the Architectural Committee.

6. MAINTENANCE OF LANDSCAPING

Each owner of a lot or parcel shall properly maintain and keep neatly trimmed, properly cultivated and free of trash, weeds and other unsightly material, all shrubs, trees, hedges, grass and plantings of every kind located on his/her Lot or Parcel, any public right-of-way or easement area which abuts or adjoins the owners lot or parcel. All trees must be maintained, this includes keeping trees trimmed away from neighboring property and free of Mistletoe or other parasites that can kill the tree. Area between the parcel and paved street, sidewalk, bike-path or similar area any non-street right of way

adjacent to the lot, are the owner's responsibility to maintain. Any erosion from resident's property that encroaches on community roads shall be the responsibility of the homeowner to remove.

7. NUISANCES

No rubbish or debris of any kind shall be placed or permitted to accumulate on or adjacent to any lot. No odors, loud noises or loud music shall be permitted to arise or emit from any lot. No unsanitary, unsightly, offensive activity that is detrimental to any property in the vicinity is allowed.

8. ARCHITECTURAL

CC&R Article 3.4 states that all improvements, additions, alterations, or other work, including landscaping and painting, require the prior approval of the Architectural Committee. If an architectural change is made without the prior approval of the Architectural Committee, the homeowner will receive a letter allowing 10 days from the date of the letter for removal of the change or submission of the project to the Committee for approval. If the project is submitted to the Committee and disapproved or approved with modifications, the homeowner will be given 10 days, or a reasonable period of time as determined by the Committee to remove or modify the project accordingly.

9. POLITICAL SIGNS

Political signs on private property can be displayed 60 calendar days before and 10 calendar days after the day of an election. The total sign area permitted for any individual sign shall not exceed thirty-two (32) square feet. There is no limit to the number of signs which may be erected on private property. AZ state law and Yavapai County code supersedes our CC&Rs on this matter.

10. FOR SALE SIGNS

One For Sale sign not to exceed 18"x 24" and a sign rider not to exceed 6"x24" may be displayed. For Rent signs are not permitted.

11. CHRISTMAS (HOLIDAY) LIGHTING

CC&R Article 3.35 states that temporary holiday lighting during the Christmas season may only be displayed for a 30 day period.

12. DARK SKY

Yavapai Dark Sky Ordinance is adhered to by the Verde Santa Fe Community. Any lighting that trespasses onto another owner's property is not permissible.