

AMANTE @ Verde Santa Fe HOME OWNERS ASSOCIATION
RULES AND REGULATIONS

Updated September 2020

(Information is documented in the official CC&R's for AMANTE and the
Master Association Architectural Committee Rules and Association Rules dated 1/1/2009)

1. **COMMUNITY SPEED LIMITS:**
 - A. Posted speed limit within the community is **20 mph** and shall be adhered to at all times on any of Amante's roadways.
 - B. While driving in the community stop at all posted stop signs and be cognizant of children playing and the possibility of their presence behind parked vehicles.

2. **ANIMALS - (CC&R Article 3.18):**
 - 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 shall be picked up on a daily basis within the lot and must be picked up immediately when walking an animal off the lot. Doggie waste bags are provided in the community for your convenience. Please dispose of the bags in the proper trash containers.
 - D. No structure for the care, housing or confinement of any pet shall be visible from Neighboring Property.

3. **PARKING - (CC&R Article 3.22, 3.23 and 3.24 & Master Assoc Arch Rules Article 3.1):**
 - A. No automobile or other motor vehicle shall be parked on any road or street in the community, except automobiles or motor vehicles of guests of Owners which may be parked on the road or street in the community for a period of not more than twenty-four (24) hours. (**Master Association CC&R Article 3.25.3**). Parking passes are available at the Clubhouse for extended stays of visitors up to a maximum of three (3) days.
 - B. Owners of RV vehicles are allowed to park their vehicle on the street for a maximum of 24 hours for loading/unloading. If more time is required, check with the Clubhouse to get Board approval and a parking pass for (1) extra day. Parking is also available at the clubhouse for a limited time with a parking pass. Note: Pop-outs are only allowed to be open for cleaning. Triangle reflectors must be placed around the RV for safety.
 - C. Owners are responsible for maintaining driveway surfaces in a clean manner, eliminating excessive stains from vehicles parked in the driveway.
 - D. Except for emergency vehicle repair, no automobile or other motor vehicle shall be constructed, or reconstructed or repaired on a lot or other property in the community.
 - E. 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.
 - F. Driveway parking should be contained to the physical driveway and not on the stone landscaping. Authorized street parking is limited to street parking only – no vehicles are permitted on the stone landscaping or curb.
 - G. Association has the right to have a vehicle towed, at the owner's expense, if parking violations are excessive.
 - H. No motorcycle, motorbike, all-terrain vehicle, off road vehicle or any similar vehicle shall be parked, maintained or operated on any portion of the Property except in garages on Lots.

- I. In addition to the parking restrictions set forth in the CC&R's, parking is prohibited on landscaping, curbs, or unpaved areas (Master Association Architectural Document –Article 3.1)
4. **TRASH CONTAINERS - (CC&R Article 3.10):**
 - A. Trash containers shall be placed by the curb no earlier than 3:00 p.m. the evening of the day prior to pickup and shall be taken in by 9:00 p.m. the day of the pickup.
 - B. Trash pickup will only be permitted on Friday. Trash containers shall not be visible from the street when not out for pickup. Homeowners are encouraged to use the collection company used by the majority of homeowners to reduce wear and tear on Amante roads.
 - C. The community requires the use of containers for recycling that have lids to avoid recyclable materials from blowing around the community. The local recycle company, Taylor Waste, will supply such containers if you choose to recycle.
 - D. Homeowners are not allowed to utilize the large dumpsters, which the builder has staged on their developing properties, for disposal of personal garbage (yard waste, personal household items, etc).
5. **OTHER COMMON AREAS (CC&R Article 7):**
 - A. Common areas, other than the Clubhouse and Pool, are set aside to remain undisturbed. Residents shall not remove native plants or landscape materials (e.g. rocks, driftwood, etc.), planted in the common areas.
 - B. Wash areas are not to be entered by homeowners/tenants. There are animals and critters that inhabit these areas. It is not allowed to walk on the rip rap which causes rocks to break down.
6. **HOLIDAY/EXTERIOR LIGHTS (CC&R Article 3.33(a))**
 - A. Residents may display decorations for holidays.
 - B. Display of decorations and holidays lights shall be limited to four (4) weeks in advance and four (4) weeks after the occasion.
 - C. With respect to CC&R Article 3.33(a) all exterior landscape lighting needs to be off by 10 p.m. The only exception would be low light solar lighting and motion detector lighting.
7. **GARAGE DOORS – (CC&R Article 3.28):**
 - A. Residents shall keep their garage doors closed at all times, except when actively entering or leaving the garage. The community has animals (snakes, javalina, skunks, scorpions, etc) which may enter the garage, as well as preventing drive-by's looking in.
8. **BASKETBALL GOALS OR PLAY STRUCTURES – (CC&R Article 3.31):**
 - A. 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 (including, without limitation, approval as to appearance and location).
9. **CLOTHES DRYING FACILITIES - (CC&R Article 3.11):**
 - A. No outside clotheslines or other outside facilities for drying clothes shall be erected, placed or maintained on any lot, parcel or other property.
10. **MAINTENANCE OF LANDSCAPING – CC&R Article 3.4):**
 - A. 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, including shrubs, trees, hedges, grass and plantings of every kind, any public right-of-way or easement area which abuts or adjoins the owners lot or parcel. 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.
 - B. Curbing must be kept clean of landscape stones.

- C. The Verde Santa Fe Master Association has developed a specific set of approved landscaping plants. If you are adding or modifying your landscaping, please review this list and submit an architectural change form for the modifications. Copies are available at the Clubhouse or at the vsfneighbors.com website.

11. **BUSINESS – (CC&R Article 3.17):**

- A. No trade or business may be conducted on any lot or parcel or from any residential unit except that an owner or other resident conducts a business activity that is not apparent to other homeowner.

B. NUISANCES – (CC&R Article 3.5):

- A. 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 is allowed, which is detrimental to any property in the vicinity.
- B. Fireworks are **NOT** allowed in the Amante Community.

12. **ARCHITECTURAL – (CC&R Article 3.2):**

- A. It is the **HOMEOWNER'S** responsibility to fill out the Architectural Request Form for all improvements, additions, alterations, or other work, including landscaping and painting, for 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 rejected 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.

- B. **PAINTING (CC&R Article 3.7):** No Residential Unit, building, structure or other Improvement on any Lot, Parcel or other property shall be permitted to fall into disrepair and each such Residential Unit, building, structure and other Improvement shall at all times be kept in good condition and repair and adequately painted or otherwise finished... " The Homeowners Association Board of Directors and Architectural Committee may identify your residential unit as needing to be painted using a color scheme that is approved by the Association and requires prior approval from the Verde Santa Fe ARC Committee.

- a. **Fence Painting** – must use Sherwin Williams Navajo White (SW6126)

13. **SIGNS – (CC&R Article 3.20):**

- A. Political signs are allowed on Lots only, provided however, that such sign shall be erected no more than sixty (60) calendar days prior to the last day for casting ballots, and removed within ten (10) calendar days following the last day for casting ballots of the election to which they refer, and that the total sign area permitted for any individual sign shall not exceed thirty-two (32) square feet.
- B. One For Sale/Rental sign not to exceed 18"x 24" and one sign rider not to exceed 6"x24" may be displayed.

14. **FLAGS -** The following flags may be displayed outdoors:

- A. An official or replica of a flag of the United States of America
- B. An official or replica of a flag of the United States Army
- C. An official or replica of a flag of the United States Navy
- D. An official or replica of a flag of the United States Air Force
- D. An official or replica of a flag of the United States Marine Corps
- E. An official or replica of a flag of the United States Coast Guard

- F. The POW/MIA Flag
- G. The Arizona State Flag
- H. The Arizona Indian Nations Flag
- I. The Fallen Heroes Flag
- J. We Support our Troops Flag
- K. Black Mourning Ribbons

Any owner who would like to display a flag that is not included on this list may make a written request to the Board. Other flags may be added to this list by the Amante Board.

The placement of any flag pole requires the prior approval of the Architectural Committee.

15. CLUBHOUSE: (See Clubhouse Rules – August 2019)

- A. All Homeowners and Renters are required to sign in when using the clubhouse facilities. It is not necessary to sign in when only taking a tour of the Clubhouse facilities.
- B. **Any property that is over two months late with their monthly assessments or in violation of the Rules and Regulations will not be permitted to use the Clubhouse facilities.**
- C. Clubhouse facilities have a specific set of Rules and Regulations which will be strictly enforced.
- D. There is a separate document describing the Pool & Spa regulations. This is to be signed and kept on file at the Clubhouse by any person using the Clubhouse.
- E. The sponsoring Key Fob holder (homeowner or lessor) is responsible for his/her guests using the Association Facilities.
- F. Key Fob holders, who do not identify their guests as such, are in violation of the Rules and are subject to sanctions.

16. COMMUNITY MONTHLY ASSESSMENTS (CC&R Article 6.7, 6.8):

- A. Monthly assessments are due at the beginning of each month payable to the property management company. Currently the property management company is HOAMCO, located at 35 Bell Rock Plaza, Ste A, Sedona, AZ 86351.
- B. Continued nonpayment of monthly assessments (over two months) will result in the Clubhouse key fob being deactivated for owners or tenants and could result in fines consisting of a lien being levied against the property, delinquent account being sent to collections, along with late fees being applied during the fining process. Key fobs will also be deactivated for violation fines that remain unpaid for two months.

17. TEMPORARY BUILDINGS – (CC&R Article 3.3):

- A. No temporary buildings or structures of any kind shall be permitted on a parcel.
- B. Such buildings may only be used during construction of improvements approved by the Master Architectural Committee and removed once construction has been completed.
- C. Such buildings may not be present for a period in excess of twelve months without prior written approval of the Master Architectural Committee.

18. GARAGE SALES

A community-wide garage sale is held April and October. No other garage sales are permitted unless an owner/tenant is moving within 30 days of the sale, and approval has been obtained from the Board of Directors by calling the Clubhouse at 639-3535.

19. RENTALS AND TENANT REGISTRATION

- A. Landlord/ Property Manager/ Owner shall register all tenant(s)/ occupant(s)/ resident(s) along with a telephone number where the tenant(s) may be reached. If Owner is using the services of a

Property Management Company, please provide the Association with the name and telephone number by calling the Clubhouse at 639-3535.

- a. All tenant(s)/ occupant(s)/ resident(s) must be registered at the Clubhouse within ten (10) days of entering into any lease agreement for any length of time. **Failure to do so will result in denial of access to the clubhouse and amenities.**
- b. Landlord/ Property Manager/ Owner shall pay a \$25.00 tenant registration fee made payable to the Amante Homeowners Association for every new tenant(s)/ occupant(s)/ resident(s). **Failure to do so will result in denial of access to the clubhouse and amenities.**
- c. Landlord/ Property Manager/ Owner shall immediately inform the Association upon termination of any lease or leasing activities.
- B. All lease agreements shall contain provisions that expressly requires tenants to abide by the Amante CC&R's, Bylaws, and Rules and Regulations and any other governing document of the Association.
- C. Tenant(s) shall conform to the parking regulations as presented in the Association's Governing Documents. Tenant(s) shall limit exterior parking to the driveway and shall not park vehicles in the street overnight at any time.
- D. Any Landlord/ Property Manager/ Owner shall provide the Association with a current address and telephone number by calling the Clubhouse at 639-3535.
- E. The Owner is responsible for all fines, costs, and reasonable attorney's fees, and costs incurred by the Association as a result of the Association's need to enforce these Rental Restrictions.

Any noncompliance to the above Rules and Regulations will be subject to the Amante at Verde Santa Fe HOA Compliance Policy

Courtesy Notice	No Fine
First Notice of Violation	\$25
Second Notice of Violation	\$50
Final Notice of Violation	\$100/Daily - Fines will accumulate daily until violation is cured. Fines not to exceed \$3,000.00

Fines for house/fence painting will accumulate daily - \$20 – until violation is cured. Fines not to exceed \$3,000.00

Further action to be determined by the Board to include legal action or other options as allowed by the Association's Governing Documents (including the Articles of Incorporation, By-Laws, CC&Rs and Rules and Regulations) and the laws of the State of Arizona, such as increased sanctions, suspensions of services, suspension of voting rights, self-help, or other injunctive relief.