

**VILLAS AT SAVONA HOMEOWNERS ASSOCIATION  
RULES AND REGULATIONS  
APPROVED AS OF: 10/07/08**

*All owners shall receive and keep for reference, a copy of these Rules and Regulations as well as the Association CC&R's and Bylaws. You are responsible for your own (as well as your families, tenants, occupants and guests) compliance with all three of these documents. Owner(s) are responsible for violations by family members, occupants, tenants or guests.*

**PETS:**

1. Only domestic pets are allowed at Villas at Savona. No other animals may be kept.
2. Domestic pets are limited to a maximum weight of 40 pounds.
3. A maximum of two such domestic pets may be kept.
4. Pets are not permitted to run loose in or on the common areas. The pet must be under the control of the owner at all times and all pets (of any type, size or breed) must be on a leash at all times when in the common area.
5. As set forth in Chandler City Code, leashes are to be a maximum of 6 feet long.
6. Pet owners are required to monitor and control their pets so that such pets do not create a disturbance or constitute a nuisance to neighboring residents. This specifically includes ensuring that no noise created by the pet(s) can be heard outside of the pet owners own individual dwelling unit. It is the pet owners responsibility to supervise and control the pet to ensure that they do not create a disturbance which affects any fellow residents. Pets are allowed to be present on/in patios, balconies or garages if they do not create any noise or disturbance which is audible from within any adjoining unit, balcony or patio and/or within the common areas.
7. Droppings from pets must be picked up and properly disposed of immediately.
8. Pets are never allowed within the playground area, or in the playground ground cover.
9. No added fences, barriers, screens or other visible materials may be added to patio fences in order to contain pets unless the design and material for same is specifically approved in advance, and in writing, by the HOA board.
10. Entry or exit through any windows by any pets is prohibited. Leaving garage or entry doors fully or partially open to allow for unattended entry or exit by pets or strays is also prohibited.
11. Feeding of any animals (especially strays) outside of the individual dwelling unit (including feeding on patios and balconies) is not allowed.

**SWIMMING POOL & SPA AREA:**

1. Sunday thru Thursday the pool & spa area may be used between 6am and 11pm.
2. Fridays and Saturdays pool/spa area may be used from 7am to Midnight.
3. No glass bottles or glassware of any kind are allowed in the pool or spa area.

4. Diving is prohibited. Users are cautioned that the pool is not deep enough for safe diving and that serious injury may result if this rule is ignored!
5. No running, yelling, horseplay, jumping or obscene language is allowed in the pool or spa.
6. All incontinent persons must wear rubberized pants, swim diapers or use other appropriate means to prevent the release of waste into the pool and spa.
7. Noise from conversations and activities shall be kept at a considerate level which can not be heard within adjoining dwelling units. Music or audio of any type may not be played over speakers, or amplified in any way within (or adjoining) the pool/spa area
8. The gates must be kept closed at all times. A propped open gate may allow strangers, small children or pets in to the pool & spa area, and could result in damage or serious injury that the person propping the gate would be liable for.
9. All children under the age of 14 must be accompanied and supervised by an adult (18 years or older) at all times while inside the pool area fence.
10. Owners can obtain pool keys from the Management Company. Tenants should obtain a key from their property owners. A non-refundable fee of \$25 is charged for each replacement/additional key requested.
11. Please always leave the pool & spa area in a clean, neat and orderly condition ready for your neighbors to enjoy.
12. All users of the pool and spa area must obey all posted pool & spa signs.
13. No smoking is allowed anywhere within the pool & spa area.
14. Bicycles, skates, skateboards, etc. are prohibited in the pool & spa area.
15. Use of the pool is restricted to residents and their guests only.
16. No pets are allowed in the pool & spa area.
17. For water safety reasons, the use of any (non-battery powered) electrical device, or any power receptacle located within the pool/spa area is strictly prohibited.

#### **PATIOS & BALCONIES:**

1. No Items may be hung directly on, hang over, or be attached to the walls, ceilings, railings, balconies or perimeter walls.
2. Items that are placed inside the balcony or patio area and that are visible from the common area, adjoining property or the street must be in good repair, not of an offensive nature, be non-commercial in purpose (with the exception of realty signs as allowed by statute) and be appropriate for use and display within an outdoor living area.
3. Balconies and patios may not be used for storage of any type, if the items being stored are visible from the common area.
4. Potted plants may be placed within (but not on or attached to) the perimeter walls/fences of the balcony or patio provided that they are properly maintained and that they do not cause damage to the building structure or finishes.

5. Notwithstanding the above, unit owners may submit a written request to the Board requesting approval for a limited number of potted plants to be placed on the half-height masonry balcony or patio perimeter walls provided that the unit owner documents, demonstrates and maintains that:
  - All pots and plants are compatible with the aesthetics, colors and design of the community
  - All pots and plants will be maintained in an attractive condition
  - Provisions are properly made and maintained to ensure that water and other mater can not damage or mar the wall, paint or stucco
  - That pots are installed using an appropriate size, weight, design and placement which reasonable ensures that they will remain in place regardless of weather or other conditions and not present a safety hazard
  - Unit owner has condo owners insurance in place with acceptable coverage for both damage and liability that might be caused by the pots or plants
  - Unit owner has agreed in writing (in a form acceptable to the Board) to be fully responsible for any damages, claims or liability which result from the placement of the pots and plants.
6. Tasteful holiday décor is permitted within (but not on or attached to) the perimeter walls/fences of the balcony or patio provided that it is properly maintained and that the display is placed no earlier than 21 days prior to the holiday, and is removed no later than 15 days following the holiday.
7. Any flags that may not be prohibited by Arizona and Federal law may be displayed provided that they are hung, lit and maintained as per the Federal Flag Code.
8. No items that emit noxious odors, which emit unreasonable artificial lighting, or that create sounds which are audible outside of the balcony area are permitted.

**PARKING, GARAGES & CARPORTS:**

1. All of the streets in the community are fire lanes as per the city requirements - a sign is posted at the front entrance stating this, but please be sure all residents and guests are informed of this by the owner as well because vehicles parked in fire lanes may be towed or cited without prior notice!
2. No parking is allowed in front of any garages (including your own).
3. Parking is allowed only within the designated (lined) parking spaces. No un-striped areas may be used to park vehicles anywhere on the property. There is no parking allowed adjoining, parallel to, or at any curbed area.
4. Vehicles that are disabled, inoperable, or lack current registration tags may not be parked anywhere on the property.
5. Only vehicles displaying proper handicap eligible identification as required by law may be parked in the handicap spaces.
6. It is the owner's responsibility to maintain all vehicles so they do not leak oils or fluids which will damage the parking surface – any repairs from such damage will be the vehicle/unit owners responsibility.

7. Due to the limited number of guest parking spaces in our community, owners are required to make proper use of the assigned carports and garages. All units have either: (a) one garage parking space plus one carport; or, (b) two garage parking spaces. These designated parking spaces must be used by the Unit Owner for parking of the family and resident vehicles. Garages may not be used for any form of storage or alternative use which prevents them from being used for normal parking of vehicles.
8. No recreational vehicles, campers, trailers, off-road vehicles which are not licensed for street use, or watercraft/boats may be parked within the community.
9. Commercial vehicles are permitted provided that they meet all of the following requirements (or meet the exemption requirements as stated in Arizona law):
  - are rated at  $\frac{3}{4}$  ton (or less)
  - fit within a standard (single) parking space
  - fit beneath a standard carport
  - are licensed, registered and in good repair
  - do not have advertising messages affixed that are inappropriate to a residential, family environment
  - do not emit or create noxious fumes
  - do not produce sounds and/or lighting which unreasonably affect any residents quiet enjoyment of the premises
  - do not damage the pavement, curbs or any other community property.
10. The garage door must remain closed except while the garage is in active use for cleaning, entry and exit. No garage may be used for storage or any other use that prevents the garage from being used for parking family vehicles. To maintain security, attractive appearances, and control vermin infestation, garages are not allowed to be left partially open for ventilation, pets, or any other purpose.
11. Additional family vehicles which cannot be parked in the garage assigned to the unit (because all assigned spaces are already being properly used by other vehicles) may be parked only in unassigned or unallocated designated parking areas on the property. All such vehicles must be licensed, operable and be driven from time to time. Additionally, vehicles parked in non-assigned (guest) spaces may not be stored or left in a guest space, and may not remain in any space for more than 48 hours without being moved.

#### **EXERCISE ROOM:**

1. After using the room, please turn off all the lights and set the temperature at 80 degrees in the summer and 65 degrees in the winter.
2. Please do not turn on the exhaust fan as it pulls out the cool air, and increases our air conditioning expense.
3. Do not leave anything behind when you leave (such as newspapers, books, magazines & water bottles). The room and equipment should be left ready for your neighbor to comfortably enjoy.
4. Do not throw anything on the floor in the restroom & exercise room - please use the waste baskets.
5. Lock the door when you leave.

6. No food or beverages (other than plain water) are allowed in the exercise room.
7. Please do not move any of the equipment or furnishings.

#### **CLUBHOUSE:**

1. Use of the clubhouse is by reservation only.
2. PMG Services Management will maintain a calendar and accept reservations on a first come, first served basis. Reservations may be made up to 60 days in advance.
3. Residents using the clubhouse are expected to leave the clubhouse clean, orderly and in identical condition (or better) than it was turned over to them in.
4. A security deposit of \$100.00 in cash will be required and will be returned after the event provided that the clubhouse is left totally clean and with no damage. If cleaning or repairs are required, the deposit will be applied against these costs and any excess amounts still owed after application of the deposit will remain the owners responsibility.
5. All scheduled functions must end by 10:00 pm, and the clubhouse must be cleaned up and ready for inspection NLT 10:00 am the following day (unless a different requirement is set forth in the usage agreement).
6. Maximum allowed capacity per event is 25 people (unless a different requirement is set forth in the usage agreement).

#### **TRASH DISPOSAL:**

1. All trash, garbage and rubbish from each unit must be placed into the trash dumpsters (not on top of or outside of the dumpster). If the dumpster is full you must take your trash to another dumpster instead!
2. Please close the lid on the dumpster after depositing your trash.
3. Any boxes must be broken down.
4. Contractors and delivery services which you retain are prohibited from using the dumpsters – they must haul away all trash. Owners are responsible for ensuring that they do so, and will be responsible for costs of disposing of excess trash created by them.
5. Residents that want to throw away large items must make their own arrangements for special pickups and may not place any trash outside the dumpsters.
6. No hazardous materials shall be disposed of in the dumpsters or anywhere on the property.

#### **INDIVIDUAL UNIT ENTRY DOORS AND AREAS:**

1. No items may be attached to any common walls or doors within the entry area using mechanical or adhesive fasteners. However, the use of "wreath hangers" or other methods that do not penetrate the surface or harm the finish is allowed.
2. Potted plants may be displayed if they are placed within 6 feet of your entry door, agreeable to your adjoining unit owner, neutral in color, coordinated with the building

style, tasteful in nature, reasonable in size and quantity, do not block pedestrian walkways, and feature native plants similar to those used within the community areas. All such pots and plants are subject to Board review and must be changed or removed if the Board does not feel that they are in reasonable harmony with the above criteria. You are encouraged (but not required) to apply for pre-approval in advance of installation to prevent any unnecessary expense.

3. Existing door side unit number plaques must remain in place, as posted. Additional unit number plaques are also displayed outside of each entry area (in view of the parking/street area in as much as possible) to facilitate way-finding and these plaques must be left in place, as posted, as well.
4. The installation of security screen doors is permitted, subject to prior written approval of the Board as regards the colors, design, hardware and specifications.
5. Pet doors may be allowed subject to the written approval of the Board. Any such approvals shall be subject to the following restrictions and conditions:
  - All doors must be removable and of the type that consists of a panel that fits into the existing patio/balcony door structure and is secured without any mechanical fasteners. No penetrations of walls/doors, or changes in the door frame or structure are permitted. All doors must be of a color and style that is harmonious with the surrounding door/walls.
  - Owners must confirm in writing (in a form acceptable to the Board) that they are responsible for reimbursing the HOA for the costs of any damage and/or repairs that are created by the use, installation or removal of the pet doors.
  - Owners must confirm in writing (in a form acceptable to the Board) that they understand that they are fully responsible for monitoring pet behavior and ensuring that no barking or other disturbances affects neighboring units and/or the common areas. In the event that complaints are received regarding noise or other issues resulting from the use of a pet door (and the issues are not reasonably and timely resolved by the owner) the permission to have the pet door may be revoked as determined by the Board.

#### **GENERAL RULES:**

1. The speed limit inside the complex is 10 miles per hour. Small children, who have not learned to look both ways, live within the complex and can easily be hurt if you drive at an excessive speed – so, please slow down!
2. Washing vehicles is prohibited within the common area. Vehicle washing costs the Association money, damages the pavement, and is a waste of water. Please use off-site car washes instead.
3. All window coverings which are visible from the exterior of the residence must be neutral in color (on the side exposed through the window/door).
4. All hose bibs are part of the common area and may not be used for car washing or other purposes which allow water flow within the common areas. If hose bibs are used to provide water for a function within the interior of a unit, the hose and/or hose reels must not be connected to any hose bibs except when actually in use, and all hoses and reels must be stored where they are not visible from anywhere within the common area.



5. No items may be attached to (or penetrate in any way) any common walls, ceilings, structures, fences, windows, screens, doors or any other part of the common area. No attachment methods (for any purpose) which would cause the building stucco, materials or finish to be penetrated or marked in any way may be used without specific written approval from the Board.
6. The installation of sun screens is permitted, subject to prior written approval of the Board as regards the colors, design and specifications.

#### **ARCHITECTURAL CONTROL:**

1. Homeowners and residents are not permitted to make any alterations to the structure or change the appearance of Association property unless properly authorized in writing by the Board of Directors. Alterations include, but are not limited to, anything that can be seen from the common area.
2. Homeowners may request approval of alterations by submitting a written request to the Board including text and illustrations which clearly identify the nature, kind, color, shape, height, materials, and other attributes of the alteration. All approvals must be issued by the Board, and obtained in writing – a verbal approval from any party is not sufficient.
3. Residents may not plant any shrubs, plants, trees or flowers in the common area without prior written approval of the Board.
4. Residents may not place any decorative items, furniture, or objects (including holiday décor) within the common area without prior written approval of the Board.
5. When reviewing requests submitted, the Board (together with any Architectural Committee appointed by the Board) will be guided by a number of criteria, which include (but are not limited to) the harmony of the design and location in relation to the style and nature of the surrounding structures, the topography of the landscaping elements, impact on neighboring units, impact on property values, and any future Association maintenance costs.

#### **LEASING REQUIREMENTS:**

1. If you intend to lease your unit, please make sure the tenant and leasing agent have been given copies of these Villas at Savona Rules and Regulations, as you are fully responsible for the tenants compliance with them.
2. During the period that a unit is occupied by a tenant other than the owner, the tenant “becomes” the resident with the exclusive right to use of the facilities; however, the owner remains responsible for rule violations.
3. The tenant’s right to use the facilities, and enjoy any HOA provided services will be suspended if the owner has not paid his monthly assessment.
4. Lease terms must be for a minimum of 30 days (no short term rentals are allowed)

**HOMEOWNER AND RESIDENT COMPLAINTS:**

Any homeowner may file a formal written complaint with the Property Manager or the Board of Directors.

Please direct your correspondence to:

**Kinney Management Services  
6303 S. Rural Road, Suite 3  
Tempe, AZ 85283  
Phone: 480-820-3451  
Fax: 480-820-7441**