

SUN VILLAGE CONDOMINIUM OWNERS ASSOCIATION RULES

These rules are established pursuant to Article 1, Section 1.28, of the Declaration of Covenants, Conditions and Restrictions (CC&R's) which authorizes the Condominium Board of Directors (Board) to regulate and adopt rules to governing Condominium. These rules are intended to promote fairness, reasonableness, and a safe and enjoyable living environment and to preserve property values.

Condominium Owners and Residents are also required to adhere to Sun Village Community Association (SVCA) Declaration of Covenants, Conditions and Restrictions (CC&R's), Rules and Regulations.

Violations of these Rules may result in otherwise unnecessary fines or expense to the Unit Owner. In the event of any dispute or disagreement between any Unit Owners relating to the Property, or any question of interpretation or application of the provisions of the Rules , the determination thereof by the Board will be final and binding on each and all such Unit Owners.

Date of Board Meeting -March 22,2017

Date of Implementation -March 22, 2017

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1.0 DEFINITIONS

- 1.1 Condominium Rules & Regulations represent conditions unique to the Condominium community and highlight important topics for Condominium residents.
- 1.2 Condominium Rules and Regulations are not intended to contradict Sun Village Community Covenants and Restriction, or Arizona State Statues.
- 1.3 "Unit Owners" are those individuals appearing on a recorded deed.
- 1.4 "Tenant" is an individual who leases property from an Owner of Record.
- 1.5 "Guest" is any person who is not an Owner of Record or Tenant.
- 1.6 "Limited Common Area" are those elements which are owned and maintained by Unit Owners. Such items include patio areas, assigned carports, storage units (where applicable), doors, windows, screens, heat pumps, condensation lines, and all interior utilities which service each individual Condominium unit.
- 1.7 "Common Area" items are those exterior elements which apply to roof and structure, landscaping, water features, dumpster enclosures, mail kiosks, maintenance buildings, maintained areas, and other exterior items not listed.

2.0 RESIDENCY RESTRICTIONS

- 2.1 A resident is defined as one or more persons establishing and maintaining a household on a permanent basis and must be occupied by at least one person 55 years of age or older.
- 2.2 NO one under 40 years of age may permanently occupy a dwelling in Sun Village.
- 2.3 Exceptions to the age restrictions, if any, must be documented, Condominium Board Approved, and on file in the Condominium Office.
- 2.4 Residents should wear Sun Village name badges when "out and about" in Sun Village or when using facilities. Resident badges may be purchased in the Community Office.

3.0 GUESTS

- 3.1 A guest is defined as any invited person by an Owner or Tenant; Family members who are not residents are also considered as guests. Home-care providers are not considered as guests.
- 3.2 Owners/Tenants are responsible for their guest's compliance with the proper use of facilities.
- 3.3 A resident Owner/Tenant over 55 years of age must be present when guests visit.

- 3.4 Guests should wear Sun Village Guest badges when on Sun Village property. Guests under 18 years of age must be accompanied by a permanent resident while in common areas and amenity facilities.
- 3.5 Guests may not exceed 30 consecutive days and shall not exceed 60 days in any calendar year.
- 3.6 Guests **MAY NOT** bring or invite other guests
- 3.7 When Owners are not in residence for extended periods, a family member may perform caretaker services upon approval from Condominium Office. (Three day limit)

4.0 BUSINESS ACTIVITY

- 4.1 Residential zoning precludes the conducting of business activities within the Condominium community.

5.0 SOLICITATION

- 5.1 Solicitation or canvassing of residents for the purpose of sales is not permitted without written approval by the Condominium Board of Directors. (Condominium Board business notifications are not considered solicitation.)

6.0 PATIOS (LIMITED COMMON AREA)

- 6.1 Condominium Owners are responsible for appearance, cleanliness, and maintenance of patios .
- 6.2 Furniture designed for indoor use is not allowed for patio usage.
- 6.3 Patio furnishings and decorations should not limit entry accessibility to Condominium units specifically for Emergency Services considerations.
- 6.4 Do not attach heavy items or decorations to stucco wall surfaces. Size and quantity of decorations inside patios shall not present an un-attractive or cluttered appearance.
- 6.5 Space heaters shall not create fire hazards, by placing them under canvas awnings.
- 6.6 Items stored on patios while owners are not in residence shall not be unsightly in appearance. Arrangements for periodic cleaning of patios while not in residence is recommended.

7.0 MISTING SYSTEMS

- 7.1 Mistlers are not allowed on patios or common areas.

8.0 CLEANING

- 8.1 Condominium owners are responsible for the cleanliness of their patio, numbered parking space, and storage space (where applicable).
- 8.2 No owner shall permit any condition to exist which will induce disease or insects.

9.0 EXTERIOR HOLIDAY DECORATIONS

- 9.1 Traditional Christmas and Hanukkah decorations may be displayed one week prior to Thanksgiving and removed on or before January 7th.
- 9.2 All other holiday decorations may be displayed ten days preceding the holiday and removed on or before three days following the holiday.

10.0 GRILLS

- 10.1 Propane and electric grills may be used on Patios when placed away from flammable materials.

11.0 WINDOW TREATMENTS

- 11.1 Interior window treatments are to be white in color. Natural wood finish treatments are permitted upon request.

12.0 ANIMALS/PETS

- 12.1 Feeding wildlife is prohibited since food sources attract insects and rodents. Stray pets are considered as wildlife and are not to be fed for the same reason. Residents should contact the City of Surprise Animal Control Department (602-506-7387) to report problems concerning stray animals. Humming birds are exempted from this rule and above-ground feeders are permitted but shall not be positioned to interfere with landscaping activities, and must be within one foot of the patio wall.
- 12.2 In accordance with Community guidelines, only two pets shall be in any dwelling unit.
Reasonable in this case will be determined by the Condominium Board and/or Manager.
- 12.3 No pet shall be allowed to make an unreasonable amount of noise, nuisance, or threat to humans or other pets. Unit Owners are to contact Surprise Animal Control (602-506-7387) to resolve occurrences.
- 12.4 Pet droppings must be immediately removed by Owners.
- 12.5 Structures for the care, housing or confinement of pets are not permitted.

- 12.6 Food products must not remain on patios or common areas.
- 12.7 All pets and owners are subject to governmental regulations concerning licensing, noise and behavior.
- 12.8 All pets must be on a leash, not to exceed ten feet in length, when on Condominium Common Property.

13.0 FIREARMS / FIREWORKS

- 13.1 Igniting fireworks and discharging of firearms is strictly prohibited. (Surprise City Law)

14.0 LEASES

- 14.1 Unit Owners are prohibited from leasing a Condominium unit for less than ninety (90) days. A leased unit is not eligible for renewal until the end of the prior 90-day period. The Sun Village Condominium HOA reserves the right to verify proper occupancy of rented units. Multiple party, third party and sub-leases are **not permitted**. Community & Condominium age restrictions apply to all tenants. Verbal agreements are not acceptable and must be documented.
- 14.2 Arizona Statute 33-1260.01 requires the Owner who leases his/her Unit must provide the Condominium Office, the following information:
 - 14.2A Name and contact information for all adult tenants.
 - 14.2B Term of the rental agreement.
 - 14.2C Vehicle description and license plate number.
 - 14.2D Photo I.D. issued by by a governmental entity showing that at least one lessee is 55 years of age or older.
- 14.3 Unit Owners are responsible for the actions of their tenants. Unit Owner will be notified of infractions and shall remedy in a timely fashion.

15.0 FIRE PITS

- 15.1 Open fires are not permitted on Condominium property. Grills for cooking purposes are allowed.
- 15.2 Chimeneas may only be used as decorative items.

16.0 BICYCLES

- 16.1 Within Condominium Property traffic rules apply to cyclist.
- 16.2 Safety concerns dictate that bicycles shall not be ridden on sidewalks.
- 16.3 **Night lights are required.**
- 16.4 Two bicycles per unit are allowed and shall be stored on patios while in residence.

16.5 When away from the residence for long periods of time, bicycles should be stored in the unit, or on the patio, or in the carport, but not in Common Areas.

16.6 Bicycles, like other vehicles, may not block sidewalks while parked.

17.0 CLOTHES DRYING

17.1 Clothes lines are not permitted.

17.2 No item shall be placed on patio walls nor be visible from sidewalks or streets.

18.0 DOORS & WINDOWS

18.1 Entry doors, storage room doors, signaling devices, and windows are the responsibility of each Unit Owner. Painted surfaces are the responsibility of the Condominium Association.

19.0 EXTERIOR HOSE BIBS/SUPPLY SHUT OFF

19.1 Contact the Condominium Office for repair or replacement. Pressure regulators, upon approval, may be installed and maintained by each Unit Owner.

19.2 Water supplies should be turned off when Condominium units are vacant. Shut off handles should be removed or mechanically secured in the "OFF" position.

20.0 WATER HOSES/STORAGE

20.1 Water hoses are not be used for watering of common area landscape plants and trees, or washing vehicles.

20.2 Storage in terracotta pots is acceptable but should not present a tripping hazard.

20.3 Existing reels and hangers securely fastened to exterior stucco walls are grandfathered. New installations of reels/hangers on stucco walls are not permitted. Self contained hose cabinets are acceptable.

20.4 It is recommended that when hoses are not in use for extended periods, they should be removed and stored out of sight.

21.0 VEHICLES/GOLF CARTS

21.1 Parking permits are obtained from the Community Office. Evidence of insurance, registration and operators license will be required.

21.2 Repair of vehicles is not allowed on Condominium property.

- 21.3 Vehicles shall be maintained in good operating condition. Unit Owners are responsible for the removal of all oil and fluid stains. Drip pans are not allowed! All vehicles must be licensed and insured.
- 21.4 Unit Owners are requested to notify the Condominium Office with Emergency Contact information for stored vehicles.
- 21.5 Stored vehicles shall be in such manner as not to be unsightly in appearance.
- 21.6 Unit Owners may register a golf cart at the Community Association Office in accordance with Vehicle guidelines.
- 21.7 Unit Owners may not register more than two motor vehicles and one Golf Cart.
- 22.0 HOME OWNERS INSURANCE
- 22.1 Condominium Association Insurance only protects the exterior of building structures and common areas. Unit Owners are required to obtain Homeowners Insurance (HO6 policies) for the protection of interior living areas and personal property
- 23.0 PARKING
- 23.1 Unit Owners and Tenants may register up to two vehicles and one golf cart at the Sun Village Community Office. Each Condominium has one assigned parking space. All un-numbered parking spaces are treated on a "first come, first served" basis. All Owners and Tenants must park as close to their unit as possible. Unit Owners who permit other residents the use of their numbered parking space shall provide written authorization to the Condominium Office.
- 23.2 Vehicles may not obstruct sidewalks, handicapped ramps or designated walkways. For this reason backing into assigned and unassigned parking spaces (especially over-sized vehicles) is prohibited
- 23.3 **Unit Owners of OVER-SIZED VEHICLES MAY NOT park in numbered parking spaces for traffic safety considerations.**
- 23.4 **Under NO CIRCUMSTANCES will vehicles of NON-OWNERS be stored on Condominium Property. Towing and storage cost will be borne by vehicle owner.**
- 23.5 The Condominium Board reserves the right to tow vehicles at owners expense for non-compliance or during maintenance activities.
- 24.0 FLOWERS
- 24.1 Cactus plants are not to be planted or placed in common areas or on patio walls.

24.2 Several potted plants may be displayed on patio walls when applicable or on common ground in front of patio walls. Potted plants may not be connected to the irrigation system.

24.3 Unit Owners are encouraged to place excessive potted plants in the interior of their patio.

25.0 LANDSCAPING

25.1 Common area landscaping is owned and regulated by the Condominium Association. All requests, concerns, or questions are to be directed to the Condominium Office.

26.0 NOISE

26.1 All residents are entitled to quiet enjoyment of their property without exception. Extremely noisy conditions should be reported to Surprise Police Department (623-222-4000). Other lesser occurrences should be reported to the Condominium Office during working hours for investigation.

27.0 SCREENS

27.1 Windows and Screens are the responsibility of the Unit Owner. Screening and screen frames are to be maintained in "Good" condition.

27.2 Screening shall be black in color, and should be replaced when they turn Grey.

28.0 TRASH & RUBBISH

28.1 **Unit Owners are responsible for the removal from premises of all discarded building and moving materials. Large items may not be placed in trash enclosures.** Unit Owners must make their own arrangements for the disposal of large appliances, hot water heaters, flooring products, mattresses, and moving cartons. Notify Condominium Office when ordering a dumpster for remodeling projects.

28.2 Household trash should be sealed in plastic bags and placed in appropriate containers located inside trash enclosures. Recyclable materials are **NOT to be bagged** but placed directly into designated containers also housed in trash enclosures.

28.3 Trash shall **NOT** be left on the ground inside or outside of dumpster enclosures.

28.4 Cardboard shall be cut, bundled and placed in recyclable containers.

29.0 WATER SOFTENERS

29.1 Water softeners may be installed only within the confines of the owner's unit. They cannot be installed on patios or upon the common areas.