

In an effort to keep our Home owners updated, we have compiled a list of the most prevalent and common CC&R violations and have listed the parameters used for determining that a violation has incurred and a courtesy notice should be sent.

This list is in no way to be considered a complete list of CC&R violations, it is simply a helpful reminder that the following items are noticed frequently in our community:

<u>Violations</u>	<u>Parameters we are using</u>
Mow/Edge Turf	<b>Over Curbing, drifting into yard and/or sidewalk or extremely high.</b>
Remove Weeds	<b>More than two hands full</b>
Trim Plants and Trees	Hanging over sidewalk or driveway different types growing together
Groom Granite	When dirt is showing or it looks like it has driven on
Items Left out	When items are left out ( trash, household items, cleaning supplies, construction items, items for sale, items being stored, etc) and can include flyers and newspapers if there are more than three (while also observing paper delivery days).
Pets	Must not become a nuisance When odor from pets or pet waste is noticeable or barking or other animal noise is continuous
Trash/Recycle can Visible	If out before 9:00AM the day before pick-up and/or 9:00AM the day after pick-up. These violations are primarily complaint driven.
Parking on Street Overnight	No overnight parking. Violations are issued when Arizona Parking Solutions inspects our property.
Prohibited Plants	The most common prohibited plant is the Salt Cedar which sends volunteers throughout the community via a sticky pod. These plants are very invasive and what starts out as a small single stem plant can quickly grow into a multi trunked tree.
Clean Driveways	Drives should be kept free of stains.
Prohibited Vehicles	There is no storage of trailers, trucks, campers, motor home or other similar vehicles on any portion of your property if it can be seen from the street. Loading and unloading of recreational vehicles is allowed for a 24 hour period not to exceed 72 hours with a 7 days period.
Back Yards	Back yards with view fencing must comply with all the CC&R's that are in effect for front yards and general home and lot maintenance.