

Sunvalley Villas Homeowners Association
205 NORTH 74TH STREET
MESA, ARIZONA 85207

RULES

GUIDELINES

POLICIES

SUPPLEMENT TO THE AMENDED AND RESTATED
CONDOMINIUM DECLARATION FOR SUNVALLEY VILLAS
REVISED 04/30/2022

CONTENTS

	<u>PAGE</u>
Preface	1
Use and Leasing of Condominium Units	2
Pool Use	2
Patios, Balconies and Limited Common Areas	3,4
Signs and Bulletin Board Use	5
Vehicle Restrictions	5
Pet Ownership	6
Garbage and Refuse Disposal	6
Recycling	7
Nuisances	7
Purchasing and Gift Policy	7
Architectural and Landscape Control Policy	8
Architectural and Landscape Control Policy	9
Architectural and Landscape Control Policy	10
Clubhouse General Rules	11
Fines and Penalties	12
Association Fees & Special Assessments	13
Dog Registration Addendum	14

Preface:

1

The Amended and Restated Declaration for Sunvalley Villas is a collection of Covenants, Conditions and Restrictions (CC&Rs) imposed on property within the Sunvalley Villas Condominium development (A copy is provided to each homeowner upon purchase of a condo unit). It provides for Homeowners the following:

1. Automatic membership and voting rights.
2. An obligation of Homeowners to share funding for condominium operation and maintenance costs.
3. Certain use Restrictions on homeowners.
4. An election of a Board of Directors and gives the Board the authority to make and enforce Rules.

These Rules and Restrictions have been compiled by Sunvalley Villas Board of Directors in conformance with Sunvalley Villas CC&Rs for the purpose of protecting Homeowners equity in the development and providing attractive and safe surroundings where Homeowners may live in harmony.

This purpose will best be achieved by the cooperation of all Sunvalley Villas Homeowners, their guests and other residents by adhering voluntarily to these Rules and Restrictions.

This booklet of Rules, Guidelines and Policies is designed to expand, supplement and interpret portions of the CC&Rs, especially the use and restriction section.

This document is not meant to replace the Amended and Restated Declaration of Sunvalley Villas (CC&Rs).

Rules of sound judgment and consideration for others shall apply at all times.

No Board member or homeowner is to contact the SVVHOA attorney without Board or Management approval. (revised 3/18/06)

Use and Leasing of Condominium Units:

2

- Homeowners have the right to lease their unit.
- Homeowners may not lease units for less than a 30 day period.
- Homeowners who lease units shall register their tenant within 10 days of the lease execution with the SVHOA Manager. The lease must specifically be made subject to the covenants, conditions, restrictions, limitations, and uses contained in the Restated Declaration and Bylaws and any other reasonable Rules and Restrictions published by the Association.
- Homeowners may allow guests or relatives to occupy their condominium for short periods of time while owners are not in residence or are in residence. Guests are entitled to use Common Area facilities.
- Homeowners who lease or allow guests or family to occupy their units must assume the responsibility of providing copies of all published Rules and Restrictions to occupants.
- Units shall not be occupied and used except for single family residential purposes by homeowners, tenants or guests. No trade or business shall be conducted in any unit or on any part of the property.

Pool Use:

- Pool hours are posted at the pool. Current hours are 7:00 am to 10:00 pm
- No Life Guard is provided. Swim at your own risk.
- Please read and follow all pool rules posted at the pool.
- Proper bathing attire (bathing suits) only in the pool (no cut-off shorts allowed).
- **Pool gates are to be closed and locked at all times.**
- **No glass containers or breakable items are allowed in the pool area.**
- Hot Tub or Pool should not be used if suntan lotion or other body lotions have been applied. (oils are damaging to the filtering system).
- **An adult must accompany all children under the age of 14 in pool area. Discretion and control should be used with young children to be sure they do not contaminate the pool.**
- **Small children in diapers are not permitted in the pool unless wearing appropriate pool-safe diapers. (County Health Law) No children under age 14 in Hot Tub.**
- Pets are not permitted at or in the pool. (State Law)
- Please, No Loud Music, No Horse Play.
- No Diving.
- The Pool is a Common Area not readily adaptable for Private Parties. If one wishes to have a Pool Party, one needs to be aware that uninvited residents and their guests may be using the Pool and Pool Area at the same time.
- **Pool keys shall not be loaned to others outside the community.**

Patio, Balconies, Front Entry and Limited Common Areas:

3

In an effort to maintain the aesthetics of Sun Valley Villas, the following rules will apply:

BACK PATIO & BALCONIES:

- Patio/balcony furniture shall be limited to a reasonable amount of furniture that is generally assumed to be accepted as outdoor furniture.
- Bicycle/Tricycles are allowed on patios and balconies but shall not be hung. No bicycles or tricycles shall be stored in the common areas.
- Balconies/patios shall not be used for the storage of motorized vehicles.
- Wall ornaments may cover up to 20% of each wall and may be hung without permission from the Architectural and Landscape Committee. All other decorations and additions must be given written permission from the Committee.
- Exterior of building or patio walls may not be altered in any way (drilling, nailing, painting, etc.), without permission from the Architectural Committee and/or Board, other than stated above. See Architectural and Landscape Control Policy on page 7 for more information.
- Hummingbird feeders may be placed on back patio/balconies only. Bird feeders that allow seeds or food to drop on the ground, patio or condominium will not be allowed.
- To prevent damage to all upper unit railings and lower unit stucco walls, no plant containers are to be screwed or permanently attached to any upper railing or lower stucco wall in any way. Only "free standing" brackets may be used. All units, both upper and lower, must use dripless plant containers.
- Limit of 5 pots per patio/balcony deck. Water catchers are mandatory, so water does not run onto the common areas or onto your neighbor's patio below.
- No feeding of birds or any domestic animal is allowed outdoors. All domestic pets must be fed indoors. By leaving any type of food or water outside and readily available for animals we are only increasing the chances of rodent problem and unsightly bird droppings, which consequently make our units appear less attractive.
- No towels, sheets, blankets, clothing laundry items or other personal property shall be hung from railings, balconies, patios, or on exterior unit walls.
- Exterior clothes lines shall not be erected or used.
- Balconies, patios, front entries and other limited common areas shall be kept free and clear of all garbage bags, garbage, rubbish, firewood, debris, and other unsightly materials.
- Storage rooms attached to the patios and balconies should be used for the storage of personal items and doors should remain closed when not in use. No owner, renter, guest, workman or similar person shall be allowed, at any time, to bring into or keep in their unit any flammable, combustible or explosive fluids or material, or chemical substances. In addition, no such substances shall be stored for any amount of time in any storage area.
- Screen/Security Doors and/or Security Window Bars are to be black on buildings 7, 8, 9, 10 and 11. The almond color will be used on building 1, 2, 3, 4, 5, 6, 12 and 13. If a homeowner removes an existing door and/or window bars and wishes to install a new one, it must conform to the above colors assigned to their unit building.

Patio, Balconies, Front Entry and Limited Common Areas - Continued: 4

- Gray colored window tint/film is to be used on windows in buildings 7, 8, 9, 10 and 11. Buildings 1, 2, 3, 4, 5, 6, 12 and 13 may install stucco colored solar/sunscreens or a gray colored window tint/film on windows.
- Ceiling mounted fans and upgraded patio flooring (indoor/outdoor carpet or tile) may be installed on patios/balconies after receiving approval in writing from the Architectural Committee as to size, type and color. Such upgrades are assumed to be permanently attached to the restricted common areas or patios/balconies and shall not be removed without prior consent of the committee.
- A United States Flag of reasonable size may be displayed on patios/balconies. It is to be displayed in a manner consistent with the Federal Flag Code PL. 94-344; 90 Stat.810: 4 United States Code Sections 4 through 10. (Refer: Condominium Law 33-1261)
- Christmas decorations and lights may be placed on balconies/patios or windows but must be removed prior to January 15.
- **To comply with Mesa City Fire Code 308.3.1, only electric grills are allowed on patios or balconies. Gas grills, charcoal grills, cookers, hibachis, gas heaters and firepits of any size may not be used or stored on patios, balconies and/or in common areas around the residential buildings.**
- No solar lights are to be used in common areas.

FRONT DOORS:

- One decorative arrangement is allowed on screen door only.

UPPER AND LOWER UNIT ENTRY AREAS:

- No more than a combination of three (3) items such as patio chairs, bench, potted plants or flowers (no bushes or shrubs), small table, free standing decoration not taller than 36 inches are allowed in the unit entry areas.
- Lower-level limited common area extends only to the interior of bottom landing.
- Other than at Christmas, no decorations of any kind are allowed in the live (complex) existing plants/bushes since they must be accessible to the landscape workers.
- Front door light fixtures — permission must be obtained from the Board to change any light fixture.

BACK PATIOS AND BACK BALCONIES:

- To prevent damage to all upper unit railings, no plant containers are to be screwed or permanently attached to any upper railings in any way. Only “free standing” brackets may be used.
- To prevent damage to lower unit stucco walls, no plants or items may be placed on the stucco wall ledge.
- All units, both upper and lower, must use dripless plant containers.
- Personal items, decorative items or hummingbird feeders cannot be placed in the common area outside stucco walls on lower levels.

ENFORCEMENT:

5

- The committee members and manager will do a "walk around" every two weeks to ensure compliance with rules and regulations as well as covenants, conditions and restrictions. Any unit in violation of any of the rules or regulations, or covenants, conditions, or
- restrictions will be notified, normally by a "door hanger" notice, depending on seriousness of violation. The committee will also have extra copies of the rules and regulations to leave with door hangers. There will be a two-week period of time in which to correct the violation. If the unit is not brought into compliance, the owner, renter, guest, or occupant will be given written notice of intent to fine and a further stated period in which to correct the violation. Failure to correct the violation will result in monetary fines being levied to the owner.

Signs and Bulletin Board Use:

- One sign advertising condominium unit for sale or rent by Homeowners may be displayed in one window of owner's unit.
- The use of free standing or other large Realtor Signs, which hang from balcony railings or patio walls are unacceptable, except for an unusual circumstance as determined by the Board.
- Signs for Sale or Rent of a Sunvalley Villas Condo by Homeowner may be placed on the Bulletin Board. Realtor Signs may not be placed on the Bulletin Board.
- The Bulletin Board shall be used for notices, Sunvalley Villas Activities and Communications of Interest and Value to Sunvalley Villas Residents.
- Limited advertising by Homeowners only may be placed on the Bulletin Board. All other advertising will be immediately removed.

Vehicle Restrictions:

- Trailers, Campers, Mobile Homes, Commercial Vehicles*, Trucks (exception standard size pickup trucks), Boats, Boat Trailers or mechanical or legally Inoperable Cars may not be parked on any part of the property. The above listed vehicles may be parked only to load or unload passengers or personal property for a limited period of time, not to exceed 2 days.
- **The Board may specify parking places or grant permission for parking of recreational vehicles for short periods of time for guests of homeowners. Large Recreational Vehicles belonging to guests may be parked on premises no longer than 3 days without permission.**
- Noisy or smoky vehicles shall not be operated on any part of the property.
- Off road vehicles, golf carts, dirt bikes, three-wheelers, motor bikes, motor scooters, etc., licensed or unlicensed, shall not be stored or operated on the property. Motorcycles used for transportation will be permitted.
- Power equipment, workshops, or car maintenance shall not be allowed on the property without prior written approval of the Board with the exception of emergency work or minor repairs requiring less than 1 day.
- Car washing shall not be permitted on the property.
- Car covers should be of a design that properly fits the contour of the vehicle.
- Parking spaces are to be used for parking purposes only. No storage or display of personal items may be placed in or attached to the restricted common area parking spaces.
- All vehicles are to be driven forward into the parking spaces except for loading and unloading.
- Bicycles will not be left in any Parking Spaces, Common Areas or limited Common Areas.
- *Commercial vehicles do not include sedans or standard size pickup trucks, which are used for both business and personal use by Homeowners. Signs and markings on these vehicles shall be unobtrusive and inoffensive.

Pet Ownership:

- Sun Valley Villas HOA Board of Directors has the responsibility and the authority to restrict the size, number and type of animals and to establish rules and a policy regarding the care and control of pets within and without the units.
- **Pets shall be limited to either one dog (20 pounds or less) full grown or one indoor cat per unit. The following 10 dog breeds listed, for example, full or cross bred, shall not be permitted. 1.) Pit Bull. 2.) Rottweiler. 3.) German Shepherd. 4.) Husky. 5.) Alaskan Malamutes. 6.) Doberman Pincher. 7.) Chows. 8.) Presa Canario. 9.) Boxer. 10.) Dalmatian. The breeds of dog, over 20lbs, that are not permitted shall include but not be limited to this list.**
- As of December 1, 1994 New Homeowners, Present Homeowners, or Renters having or wishing to acquire a dog shall limit its weight to 20 pounds or less when fully grown. Exceptions will be made only upon approval of the Board of Directors. The Board reserves the right to have pets removed if a pet's behavior or barking becomes objectionable to the members of the association. The Board has adopted the following policy and rules for care, control and ownership of pets:
 - Pets may not be raised or bred in any units or portion of the property.
 - Pets must be kept under reasonable control.
 - **Pets are not allowed in Pool Area or Clubhouse.**
 - Dogs must be on a leash and attended while outside the unit or being walked through common areas.
 - **Cats must not be allowed to roam unattended.**
 - Pets may be removed if pet's behavior becomes objectionable to other homeowners.
 - Pet owners must pick up after pets. Animal droppings must be retrieved by the owner immediately.
 - **Pet food must not be left outside of unit as this attracts rodents.**
 - **All dogs must be registered with Management. See Dog Registration Policy Addendum.**
 - **All service animals must be properly certified and certification must be verifiable. When outside the unit assistive animal signage must be visible.**

Garbage and Refuse Disposal:

- Dumpsters provided by the association must be used for all garbage and refuse.
- **All garbage placed in dumpsters must be sealed in plastic bags or other waterproof containers.**
- Bulky items such as boxes, etc., should be crushed or broken down before placed in dumpsters.
- No garbage, trash or refuse, or refuse container shall be placed on patios, balconies or on any other common or restricted common areas.
- **Do not leave garbage outside of dumpsters, as the garbage collector will not pick it up. Do not throw garbage on top of dumpsters. Dispose of newspapers in appropriate bin. Do not put garbage in newspaper bins. Do not dispose of tobacco material in parking lot, roadway or common areas.**

Recycling:

- Homeowners are urged to recycle cans, glass, plastic, newspapers and cardboard.
- Aluminum cans may be crushed and placed in a container in the pool areas.
- Plastic or glass containers may be dropped off at the Mesa Recycling Center near the Library at Decatur Street and Power Road. Bins are provided there for these containers as well as for Newspapers and Cardboard.

Nuisances:

- Nothing shall be done in any Unit, Common Area, or Limited Common Area, which may become an annoyance or nuisance to a Homeowner or interfere with the quiet enjoyment of each Homeowner for extensive periods of time as excessive noise, loud music, and offensive language.
- No noxious, illegal or offensive activities shall be conducted in any Unit, Common Areas, or Limited Common Areas.
- Nothing shall be done or kept in any Unit, Common Area or Limited Common Area, which will increase the rate of insurance on buildings.
- Homeowners, Renters or Guests shall not be allowed to bring or keep in any Condominium any flammable, combustible or explosive fluid material or chemical substance nor may they be stored in any Common Area or Limited Common Areas.
- All Homeowners need to acquire fire extinguishers.
- If a Resident of any Unit causes damage to his own Unit, another Homeowners Unit, any Common or Limited Common Areas, the Owner is required to pay for all damages.
- Owners are responsible for any damage done by their Renters, Guests, Workmen and Servicemen.
- There shall be **“NO” skateboarding, roller blading, bicycle riding or scooter riding on the premises. (revised 11/17/07)**

Purchasing and Gift Policy:

- **Homeowner Purchases:**
 - All purchases by Homeowners of items to be placed installed or used on the Common Property of Sunvalley Villas HOA, for which Homeowners intend to be reimbursed by the association, must have the approval of the Board of Directors prior to purchase or installation.
- **Homeowner Gifts or Donations:**
 - All purchases of items or donations and/or gifts of items, or improvements to be placed or used on Sunvalley Villas Common Property for which Homeowners do not expect or intend to be reimbursed must be approved by the Board of Directors and/or Architectural/Landscape or Pool or Clubhouse Committees or Management prior to giving, placing or installing on Common Property.
- **Board of Directors Members Purchases:**
 - Board of Directors members will be reimbursed for items purchased for necessary routine repair, maintenance or replacement not to exceed \$50.00. Purchases of other items will need Board approval via meeting, phone or signature.

Architectural and Landscape Control Policy:

8

Committee Members names are published on the Bulletin Board.

The prime purpose of an Architectural Control Committee is to maintain the appearance and quality of Sunvalley Villas and to maintain the integrity of the original development.

The following policy has been adopted by the Sunvalley Villas Board of Directors in conformance with Sunvalley Villas CC&Rs as stated in Article 9, Section 9.1 and 9.2 page 23 of Amended and Restated Declaration for Sunvalley Villas (CC&Rs).

Any proposed changes, which are visible to the exterior of all Buildings or Common Areas, must be reviewed and approved or disapproved by the Architectural/Landscape Committee, if the alteration or addition would change the integrity of the Original Development. No alterations or additions to the Common Elements (including Plantings and Plant removal of any kind) may be made without the written approval of the Board of Directors. (revised 3/18/06)

The request must include the following:

- Purpose or reason for the addition or alteration
- Drawings and a complete description must accompany the request.
- The materials (kind, shape, color, size, and other) and the location.
- Name of contractor or person who will do the work.
- In some cases approval from other Homeowners must be obtained by signature.

The Committee will evaluate the request based on whether the alteration or addition affects the integrity of the Original Development and also evaluate how it affects the property values and property owners as a whole. Consideration will be given to any increased cost, difficulty in maintenance and aesthetics of the proposed change.

Approval or disapproval will be given in writing or in some cases a signature of Committee Members on the original request.

Committee will keep and file copies of all requests with HOA Records and report all request and resolution of such to the Board of Directors. (Also provide copies to Manager and Secretary for their files. (Amended 3/25/96))

Committee will inspect project in progress as well as the finished addition or alteration.

This policy includes requests for the following possible additions or alterations, but does not exclude others:

- Installation of additional door walls (by resolution the Sunvalley Villas Board of Directors has approved glass door wall enclosures on pool side patio or decks meeting very specific specifications).
- Installation or replacement of air condition unit. (Note: CC&Rs Article 9, Section 9.1)
- Installation of new Screens or Security Doors.
- Change of exterior doors.
- All painting of buildings or parts of buildings or Common Area elements.
- Installation of cement, tile or carpeting on patios or balconies or painting of same.

Architectural and Landscape Control Policy : Continued

9

- Installation or application of patio stones in lower entrance limited Common Area.
 - Darkening materials on windows and doors of all buildings.
 - Bird houses.
 - Bird feeders (exception: Hummingbird Feeders).
 - Permanent attachment of any items to deck railings and ceilings, and lower patio overhangs.
 - Cutting, trimming or removal of trees, bushes or plants.
 - Planting of bushes, trees, flowers or other.
-
- **Security cameras and “video type” doorbells**

As of February 17, 2020 homeowners who wish to install, or already have installed, security cameras or video type door bells must abide by the following policy:

- Installation of all security cameras and video type doorbells require the approval of the Architectural Committee through its written application process.
- All security cameras and video doorbells must be installed in such a way that they do not violate an Owner’s reasonable expectation of privacy.
- Video doorbells must face away from the front door toward the parking area. They cannot be placed in a location that points toward an adjacent Unit’s front entrance area.
- Security cameras installed near a Unit’s front entrance must be installed to face away from the front door toward the parking area. They cannot be placed in a location that points toward an adjacent Unit’s front entrance.
- Security cameras installed in the rear of a Unit (on a patio or balcony) must be installed to only face toward the Owner’s own patio/balcony door entrance. They cannot be placed in a location that points toward an adjacent Unit’s patio or balcony.
- If an Owner is granted permission to install a security camera or video type doorbell, said Owner must:
 - Comply with law enforcement requests for footage review if requested.
 - Comply with all local and state laws concerning security cameras and video type doorbells and remain in compliance as long as such items are installed.
 - Not drill or damage any Common Elements or Limited Common Elements of the Association. If any damage does occur, the Owner is liable for all costs to repair such damage.
 - Remove, replace, relocate or camouflage any installed security camera or video doorbell at the request of the Board of Director due to any reason (examples include, but are not limited to: painting of the Property, violation of privacy issues, damage to Common or Limited Common Elements, in-cohesiveness with the aesthetics of the Property, etc.)

Security cameras and “video type” doorbells continued

10

- If an Owner reports a violation within the Association or makes a claim upon the Association based upon video surveillance viewed from the Owner’s security cameras or video door bells, the Owner must turn over a copy of such surveillance.
- The Association assumes no responsibility or liability for any security cameras and/or video doorbells installed by any Owners, including, but not limited to, the access to any surveillance footage recorded or retained nor the hardware or wiring of any of the equipment (including vandalism).

As of March 11, 2002 homeowners who wish to install either window tint/film or solar/sunscreens on their windows shall abide by the following policy:

- Homeowners who live in Buildings 7, 8, 9, 10 and 11 are allowed to install a gray colored window tint/film on their windows. Homeowners who live in Buildings 1, 2, 3, 4, 5, 6, 12 and 13 are allowed to install either a stucco colored solar/sunscreen or a gray colored window tint/film on their windows.

As of March 11, 2002 homeowners who wish to install security doors and/or security window bars on units shall abide by the following policy:

- Homeowners who live in Buildings 7, 8, 9, 10 and 11 shall install black security doors and/or security window bars. Homeowners who live in Buildings 1, 2, 3, 4, 5, 6, 12 and 13 shall install almond security doors and/or security window bars. Homeowners who already have white security doors and/or security window bars (on Buildings 7, 8, 9, 10 and 11) and homeowners who already have black security doors and/or security window bars (on Buildings 1, 2, 3, 4, 5, 6, 12 and 13) shall not be required to change their existing security doors and/or security window bars. However, if a homeowner removes an existing door and/or window bars and wishes to install a new one, it must adhere to the policy that is now in effect.

As of March 18, 2006 homeowners who wish to have plants in their patios must abide by the following policy:

- Flowers and cactus may be planted in the patios.
- Small trees, bushes and shrubs are allowed as long as they are in portable pots. They must be well kept and trimmed and cannot exceed the height of the patio ledge. Only bushes and shrubs planted in the ground prior to this date, are not required to be removed.
- All drip systems are prohibited from being installed in the patios. Drip systems already installed prior to this date, are not required to be removed.
- Climbing vines or any plant that grows to the wall of the buildings are prohibited.

The best way to reconcile the duties of the Board versus the Architectural Committee is to remember that the Committee is responsible to approve or disapprove improvement requests from owners, whereas the Board has the ultimate authority to manage, maintain, repair or replace any of the common elements of the perimeters established by the governing document. In other words the Board chooses the maintenance contractor and determines the various plantings and locations of landscaping within the community, whereas the Architectural requests from owners with respect to units and limited common elements fall within the preview of the Committee. Owners have no authority over the association common elements. (revised 3/18/06)

Clubhouse General Rules:

11

Upkeep and tidiness

- It is essential that Members accept a measure of responsibility for the upkeep of the Clubhouse's premises in all aspects. Members need to return furniture and items back to original places when done. If food or drinks etc. are spilled, please clean them up **immediately, cleaning materials are available in kitchen.**
- The Clubhouse accepts no responsibility for any articles left on the premises. The Committee will dispose of any articles left in the Clubhouse not claimed within two weeks.

Security and Lights

- The last Member to leave the clubhouse AT ANY TIME must ensure that windows are closed, that all lights are extinguished and that the door is locked.

Noise

- Please avoid making unnecessary noise on the Clubhouse premises particularly in the late evenings and on Saturday and Sunday early mornings. Complaints by neighbors could lead to restriction on the hours and use of the Clubhouse facilities.

Children

- Members bringing children to the Clubhouse must ensure their proper supervision.
- The interior of the Clubhouse should not be used as a playroom.
- Children under 14 cannot be in the Clubhouse without adult supervision.
- Pets are not allowed in the Clubhouse or Pool area.

Smoking

- No Smoking in Clubhouse at any time.

Breakable containers

- No breakable drinking containers are allowed in clubhouse.

Fines and Penalties:

12

- A.** Any infraction of these Rules, or of the Articles, Bylaws or Declaration by an Owner, resident family member, tenant, guest, invitee, licensee or agent shall result in a fine against the applicable Owner and further penalties as follows (in addition to any other penalties, disabilities or remedies available to the Association):
1. First Offense: Optional Warning; property manager, employee or Board member notifying of violation; or minimum \$25.00 fine and/or suspension of Owner's membership rights.
 2. Second and Additional Offenses: Minimum \$50.00 fine and/or suspension of Owner's membership rights.
 3. Unless otherwise indicated in any notice of an offense, a continuing offense shall be deemed to be a new offense every ten (10) days, until remedied.
- B.** Vandalism will involve a fine as outlined above, plus reimbursement to the Association for actual replacement or repair costs and for such other amounts as more fully set forth in the Declaration or these Rules.
- C.** Any charge or fine not paid by its due date, as set forth in the other operative documents or as set by the Board, will be handled in the same manner as any other assessment.
- D.** With the exception of charges imposed for the late payment of annual or special assessments, all other monetary charges, penalties, or fines imposed upon an Owner for violation of the Declaration, Bylaws, Articles or Rules, shall allow notice an opportunity to be heard, unless notice was supplied to an Owner prior to incurring or imposition of any charge's penalties, or fines and no action was taken in response to said notice. The notice requirements is satisfied by mailing a copy of the amount due and payable, postage prepaid to the applicable Owner, to the Owner's address last appearing on the books and records of the Association, or supplied by such owner to the association for such notices, or to the extent otherwise provided in the Declaration. The hearing requirement is satisfied by allowing an opportunity for the Owner to be heard at the next meeting of the board of Directors. Unless the meeting date and time is provided in the notice or the notice sets forth requirements for a hearing, such as a written request for a hearing, the Owner so notified has the obligation to find out when and where the next scheduled Board of Directors' meeting will be held as more fully set forth above. Failure to attend said meeting will constitute a waiver of the right to a hearing by the Owner. In the event of a hearing, any determination by the Board shall be conclusive.

SVHOA Policy Regarding the Collection of Delinquent Association Fees and/or Special Assessment Fees.

Association Fees

- Association Fees are due on or before the fifteenth (15th) of each month.
- Payments may be made as follows:
- Lump Sum-by paying the annual assessment in full within the first fifteen (15) days of January.
- Twelve (12) equal monthly installments. Each monthly payment shall be paid within the first fifteen (15) days of each month.
- A letter of demand will be sent when dues are thirty (30) days delinquent by the Association Manager. A \$10.00 late fee will be added.
- Accounts in arrears after sixty (60) days will be charged interest and a \$10.00 per month late fee.
- Any delinquent account not paid in full within six months, will be turned over to the Association's Attorney for legal action.
- Delinquent accounts may result in the suspension of voting privileges and the use of the Common Elements (pool/spa) as per Sec. 5.9.2 of Sunvalley Villas Amended and Restated Condominium Declaration.
- All costs associated with the collection of delinquent dues will be paid by the delinquent Homeowner.
- The Association Manager handles the collection of late fees for delinquent HOA dues and neither the board of directors or homeowners are entitled to a list of delinquent homeowners. (revised 11/17/07)

Special Assessments

- Special assessments are payable within thirty (30) days of being assessed, unless arrangements for installment payments are made with the Association Manager. Those arrangements must be made within thirty (30) days of receiving notice of the special assessment.
- A letter of demand will be sent when special assessments are unpaid after thirty (30) days by the Association Manager.
- Delinquent accounts not paid in full thirty (30) days after the letter of demand, will be submitted to the Association Attorney for legal action.
- Late fees and interest will be added to the amount.
- Delinquent accounts may result in the suspension of voting privileges and the use of the Common elements (pool/spa) as per Sec. 5.9.2 of Sunvalley Villas Amended and Restated Condominium Declaration.
- All costs associated with the collection of delinquent dues will be paid by the delinquent Homeowner.

It should be noted that effective January 1998 this policy will be strictly enforced.

SUNVALLEY VILLAS HOA
205 N 74th STREET MESA, AZ 85207

DOG REGISTRATION POLICY

Approved by the Board of Directors January 18, 2022

- A. All dogs must be registered with the Association AND PAY an annual registration fee of \$50.00. This fee is due and payable in January of each calendar year.
- B. Owners or owners with tenants that do not register their dog prior to April 30, 2022 are subject to an additional late registration fee of \$50.00.
- C. The dog registration form is available from the management company, the file folders in the clubhouse or can be obtained online via the sunvalleyvillas.net website. The completed dog registration form and the pet registration fee should be mailed to Sunvalley Villas HOA P.O. Box 50174 Mesa, AZ 85208 for processing.
- D. Owners are responsible for registering all dogs and the payment of the fee, not the tenant, their guest or their management company.

Pet Policy:

- Sun Valley Villas HOA Board of Directors has the responsibility and the authority to restrict the size, number and type of animals and to establish rules and a policy regarding the care and control of pets within and without the units.
- **Pets shall be limited to either one dog (20 pounds or less) full grown or one indoor cat per unit. The following 10 dog breeds listed, for example, full or cross bred, shall not be permitted. 1.) Pit Bull. 2.) Rottweiler. 3.) German Shepherd. 4.) Husky. 5.) Alaskan Malamutes. 6.) Doberman Pincher. 7.) Chows. 8.) Presa Canario. 9.) Boxer. 10.) Dalmatian. The breeds of dog, over 20lbs, that are not permitted shall include but not be limited to this list.**
- As of December 1, 1994 New Homeowners, Present Homeowners, or Renters having or wishing to acquire a dog shall limit its weight to 20 pounds or less when fully grown. Exceptions will be made only upon approval of the Board of Directors. The Board reserves the right to have pets removed if a pet's behavior or barking becomes objectionable to the members of the association. The Board has adopted the following policy and rules for care, control and ownership of pets:
 - Pets may not be raised or bred in any units or portion of the property.
 - Pets must be kept under reasonable control.
 - **Pets are not allowed in Pool Area or Clubhouse.**
 - Dogs must be on a leash and attended while outside the unit or being walked through common areas.
 - **Cats must not be allowed to roam unattended.**
 - Pets may be removed if pet's behavior becomes objectionable to other homeowners.
 - Pet owners must pick up after pets. Animal droppings must be retrieved by the owner immediately.
 - **Pet food must not be left outside of unit as this attracts rodents.**
 - **All pets must be registered with Management.**
 - **All service animals must be properly certified, and certification must be verifiable. When outside the unit assistive animal signage must be visible.**

DOG REGISTRATION FORM

*SUNVALLEY VILLAS HOA
205 N 74TH STREET
MESA, AZ 85207*

Unit Address: _____

Resident Name: _____

Cellular Phone #: _____ Home Phone #: _____

Work Phone #: _____ Email Address: _____

Dog Name: _____

Breed: _____

Color or Marking: _____

Weight _____

Gender _____

I hereby certify my understanding and willingness to comply with the provisions of the Sunvalley Villas HOA Pet Policy.

Owner Signature

Date