

**RESORT PARK ASSOCIATION, INC.  
VILLA MONTEREY IV  
7667 E. NORTHLAND DRIVE  
SCOTTSDALE, ARIZONA 85251**

**RULES AND REGULATIONS**

In order that Villa Monterey IV operates to the full benefit, safety and well-being of its owners, lessees and guests, and that the property is maintained in the best possible condition, the Board of Directors has established the following rules and regulations to be observed by all residents.

Suggestions or concerns pertaining to the common areas must be signed and submitted in writing to the Board of Directors either by email [info@resortpark.org](mailto:info@resortpark.org) or through the US Mail. Any questions or interpretation of these Rules and Regulations will be willingly and promptly answered by any member of the Board of Directors.

**A. RESIDENTIAL AREAS**

1. Owners must notify the Board in writing of their intention to sell or lease, or any change of residency of their units either by email [info@resortpark.org](mailto:info@resortpark.org) or by US mail. *Notice to Lease, Lease Application and Notice to Sell* forms can be found on the website, <http://www.resortpark.org> and in the Clubhouse on the Resident Information Table. Buyers or lessees must meet age requirements and agree to abide by Villa Monterey IV CC&R's. Buyers must wait 18 (eighteen) consecutive months after the close of escrow to lease or rent the lot. See the CC&Rs for more detailed information on this.
2. Homes are for residential use. No business activities may be conducted on the lot unless the business activity is not detectible by others; conforms to all zoning ordinances; does not involve people coming on the lot or door-to-door-solicitation of residents; and does not constitute a nuisance or threaten the safety and security of other residents, as determined by the Board.
3. Carports are to be kept clean and free of clutter. Carports are to be used for vehicle parking only and not for any kind of storage.
4. Garbage and recycling containers are **NOT ALLOWED** to be stored in the carport. These containers must **NOT** be visible from the street or side yard.
5. Storage units, clotheslines, equipment, wood piles, garbage cans, etc. must be kept at the rear of the dwelling and below the party walls so as to conceal them from view of neighboring parcels and streets. Any exception to this rule would require the approval of immediate neighbors and the Board. **PLEASE NOTE no storage unit(s), including the roof of the unit, may be taller than the height of the walls.**
6. Residents are expected to keep all areas of their property that are visible to neighbors or from the street, free from trash, garbage, unsightly objects, equipment, etc. Note that Scottsdale's anti-blight ordinances allow City of Scottsdale inspectors to view all unscreened exterior areas at any time, with or without the permission of the property owner or occupant. Unresolved complaints in Villa Monterey IV that are covered by Scottsdale Ordinances will be referred to the Scottsdale Zoning Enforcement for action.
7. No advertising signs, except one (1) "For Sale" or "For Rent" sign per lot, are permitted.

8. At no time are vehicles to park on the property other than in the designated driveway/carport. Vehicles parked in the driveway must not obstruct sidewalks to allow pedestrians to have a safe walking path. City of Scottsdale regulations also apply.
9. No vehicle may be parked on the street for longer than 72 hours. No vehicle longer than 22 feet may be parked on the street at any time. Recreational vehicles (RV's) may be parked on a driveway a maximum of 72 hours. This is a City of Scottsdale ordinance.
10. No commercial trucks or vehicles—including Pedi-cabs, campers, camper trailers, boats, boat trailers, motor homes, inoperable vehicles and/or house trailers—may be placed, parked or left parked on Villa Monterey IV streets overnight. Owners of such vehicles may place these vehicles on the driveway for a period not to exceed three (3) days for the purpose of loading and unloading only.
11. If an allowed vehicle is under a cover, it must be parked in the carport or garage.
12. Except for emergency repair, no disassembly or repair of vehicles is permitted in carports, driveways, or front yards.
13. Trash bags or recycling bins may be placed in front of the home no sooner than 5:00 PM the night before collection is scheduled. All containers should be removed from the street as soon as possible after pickup.
14. City of Scottsdale Brush & Bulk collection is generally scheduled one week of each month. See <https://www.scottsdaleaz.gov/solid-waste> for the schedule. Items may be placed in the front yard 7 days prior to the Monday of the pick-up week.
15. Lawns, shrubs and trees are to be kept trimmed by the owner of the property. The portion of the landscaping that is visible to the neighbors and from the street should be kept weed-free and well groomed.
16. All palm trees must be trimmed each year prior to July 1st. The Association has the authority to levy a per-tree fine for each month after July 1<sup>st</sup> that a tree is left untrimmed.
17. All citrus trees must have fruit picked and hauled away no later than April 1<sup>st</sup>. This is particularly important due the possibility of roof rat infestation. The Association has the authority to levy a per-tree fine for each month after April 1<sup>st</sup> that a tree is left with unpicked fruit.
18. Private estate sales are allowed for residents only. Individual yard, garage, or carport sales are not allowed; however, the Board may approve a community sale on a date determined by the Board.
19. All pets, including cats, must be on a leash when outside the confines of the residence. The owner of the pet is responsible for cleaning up any pet waste.
20. Individually maintained lamp posts are the primary lighting and security method for Villa Monterey IV. All homeowners are urged to have one. All newly-installed or renovated lamp posts must meet VMIV architectural guidelines. Please contact the Architectural Review Committee (ARC) for details. Colored

bulbs are allowed for holidays only. If anyone is unable to maintain the light, or change a bulb, a neighbor or a Board member may be called for assistance.

21. All requests for additions, renovations and changes to the exterior of the property visible to others, must be submitted to the Architectural Review Committee (ARC) and the HOA Board for approval. In some cases, these changes may also require additional approval from the City of Scottsdale Historic Preservation Commission. These include, but are not limited to, exterior house and trim colors, awnings, front yard landscaping, carport and driveway changes, etc. Contact ARC for details. Exterior changes to the back of the house, including the common wall and permanent backyard structures that impact neighbors, must have neighbors' approval before submitting to ARC and the HOA Board for approval. Please contact ARC for details.
22. Exterior painting (including re-painting of house and carport) is limited to the color palette approved by the Architectural Review Committee (ARC) and the HOA Board. Samples of pre-approved house and trim colors are available in the Clubhouse on the Resident Information Table. All painting plans must be submitted to the Architectural Review Committee (ARC) and the HOA Board, in advance, for approval. Please contact ARC for details.
23. The use of power equipment or the engagement of any activity producing excessive noise on the property by a homeowner/lessee or outside contractor is not allowed before 8:00 AM or after 6:00 PM during November through March and before 7:00 AM or after 6:00 PM during April through October.

## **B. POOL AND RECREATIONAL AREA**

Occupants of homes and their guests have the right to use the recreation and pool area. If a homeowner leases his/her house, the pool and Clubhouse rights are transferred to the tenants.

1. Residents who wish to reserve use of the Clubhouse, Ramada and Common Grounds must use the forms *Clubhouse Rental Agreement* and *Use of Ramada/Common Grounds Area* found on our website, <http://www.resortpark.org> and in the Clubhouse on the Resident Information Table. Members may be requested to limit the number of guests if it appears that the facilities will be overloaded. Children may be included, provided they are accompanied by adults. Note that reserving the Clubhouse or the Ramada does not include exclusive use of the pool or common grounds during the reservation time period; the pool is not available for private parties and will remain open and available to all residents.
2. All entry gates must be locked at all times.
3. No pets are allowed in the pool, common areas or Clubhouse. Supervised dogs may be allowed in designated areas of the common grounds during identified times, as approved by the Board.
4. Children under 16 must be supervised by an adult at all times and are not allowed in the Jacuzzi.
5. Infants and toddlers must wear swim diapers when in the pool.
6. No glass containers are allowed anywhere in the pool or pool deck area. Unbreakable beverage containers are allowed.

7. For safety reasons, diving into the pool is not allowed. Additionally, no boisterous or unbecoming conduct will be allowed in the pool or pool area, including running, pushing, or unwanted splashing.
8. For added safety and security, a direct 911 phone line is provided for use **in case of emergency only.**
9. At no time is a drone-type apparatus to be used on HOA property.
10. Appropriate attire, to include shirts and shoes, should be worn in the Clubhouse. Wearing a bathing suit in the Clubhouse, without a cover-up, is not allowed.
11. Everyone using the facilities is responsible for leaving the furniture and the area in good condition.
12. All residents are responsible for their guests' conduct.
13. Everyone using the pool, Jacuzzi and common area does so at their own risk. Resort Park Association is not responsible for accidents or injuries.

The Board of Directors has the authority to levy fines if a homeowner/lessee violates any of the Rules and Regulations of the Association and may continue to levy fines until a violation is corrected.

REVISED 10/30/2020