

**UNANIMOUS CONSENT TO ACTION  
BY THE BOARD OF DIRECTORS  
LA PALOMA HOMEOWNERS ASSOCIATION  
c/o Associated Asset Management  
7740 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020  
602-957-9191**

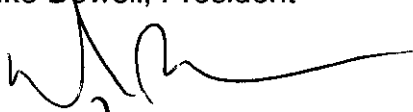
The undersigned, constituting all of the members of the Board of Directors of La Paloma Homeowners Association, Inc., an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-3821, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board.

RESOLVED that the Board of Directors hereby adopts the attached Association Rules and Architectural Guidelines dated July 1, 2005.

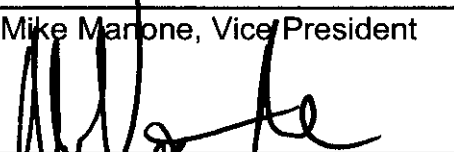
IN WITNESS WHEREOF, the undersigned have executed this consent as of the 30 day of June, 2005.



\_\_\_\_\_  
Mike Dowell, President



\_\_\_\_\_  
Mike Marone, Vice President



\_\_\_\_\_  
Alan Violette, Secretary/Treasurer

# ASSOCIATION RULES AND ARCHITECTURAL GUIDELINES FOR LA PALOMA HOMEOWNERS ASSOCIATION

July 1, 2005

The Association Rules and Architectural Guidelines ("Rules"), as set forth in this document, shall interpret and implement procedures for the Architectural Control Committee's ("Committee") review and standards, including, but not limited to, architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, and wall design. These documents are intended to enhance property values and high standards of development that exist within La Paloma Homeowners Association. Unless specifically identified as not requiring submittal for approval within this document, prior approval from the Committee is required for any and all changes, alterations, or additions to a lot or a unit. The Rules are established to assist residents in conforming to the standards established, and amended from time to time, by the Board of Directors or Committee. Each application will be reviewed on a case-by-case basis.

**PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED, IF REQUIRED, TO THE COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE COMMITTEE. FOLLOWING THESE RULES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS (UNLESS SPECIFICALLY NOTED).**

## APPLICATION PROCEDURE

### Submittal

Application and plans (which will be kept on file with the Association) should be mailed to:

**La Paloma Homeowners Association**  
c/o Associated Asset Management  
7740 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020  
(602) 957-9191 / FAX (602) 957-8802

The following information should be included with the submittal:

1. **Application Form – Architectural Design Review Form:** A completed application form (copies may be obtained from the management office).
2. **Elevation Plans:** Plans showing finished appearance of improvement in relation to existing dwelling.
3. **Specifications:** Detailed description of materials to be used and color samples, and dimensions must be submitted.
4. **Photograph:** If submittal is for an existing structure or improvement, a photograph of the structure or improvement must accompany the submittal application.

All buildings, structures and other improvements erected within La Paloma Homeowners Association, and the use and appearance of all land within La Paloma Homeowners Association, shall comply with all applicable City zoning and code requirements, as well as the Declaration of Covenants, Conditions and Restrictions for La Paloma.

#### **REVIEW-APPROVAL AND/OR DISAPPROVAL**

The Committee shall have thirty (30) days after submittal of plans to approve or disapprove plans. No verbal approvals/denials will be given by the community manager or the management company. All decisions will be mailed via US Mail.

Review and approval or disapproval will include, but is not limited to, consideration of material, quality of workmanship, colors, and consistency with the external design and color of existing structures on the lot. The location of the improvement with respect to topography and finished grade elevation is also considered.

Neither the Committee, nor the Board of Directors, nor the Declarant shall have any liability in connection with or related to approved plans, specifications, or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

#### **Appeal**

Any appeal of the Committee's decision must be submitted in writing, within thirty (30) days of the mailing date of the Committee decision, to:

**La Paloma Homeowners Association**  
c/o Associated Asset Management  
7740 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

**THESE RULES MAY BE AMENDED FROM TIME TO TIME  
BY A MAJORITY VOTE OF THE BOARD OF DIRECTORS.**

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# **ASSOCIATION RULES AND ARCHITECTURAL GUIDELINES**

## **ANIMAL REGULATIONS**

Dogs, cats and other household pets may be kept, provided the homeowner or tenant follows the Rules and Regulations established by La Paloma and all City, County, and State Animal Laws. The C C & R's limit the number of dogs and cats to two (2). No Kennel or Kennel Services are allowed within Tre Collina. Pets are not allowed to become a nuisance to neighbors through noise, location or any other means. Pet containers are not to be kept outside or in view of neighbors. These containers must be kept inside the unit, if at all.

All animals must be physically restrained when leaving Common Restricted area (your personal home or patio). Animal must be on a leash no longer than six feet (6') in length and under control of the owner. No animal is permitted to be at large. Pets are not permitted to be secured within any area of Tre Collina.

Owners are responsible for cleaning after their pets promptly. Pet owners will be subject to fines established by the Association and also for any waste removal costs, if necessary, if they do not clean up after their pets. Pet feces shall be removed from Common Restricted Areas (private patios) within 24 hours. All feces must be sealed and containerized before placing in dumpsters. Any deposit of feces on the common area is a violation of these Rules. Also, pet owners will be charged for the replacement and/or repair of landscape damaged by their pets.

## **ANTENNAS**

No antenna or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation (including satellite or microwave dishes) may be erected, used or maintained at any unit or common area without the prior written approval of the Committee. The location must be in the least visible and conspicuous manner possible without interfering with the viewer's ability to receive signals. Without limitation, the Board may require that such devices be reasonably screened and/or ground mounted as long as the Owner can obtain a satisfactory signal.

## **AWNINGS**

The Committee must approve all awnings. Only specific designs are permitted. Awnings are only permitted to be installed on the side and/or rear of the home. All awning submittals must include a drawing/picture with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awning, is required. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

## **BASKETBALL GOALS**

Due to the nature of the community, permanent basketball goals are not allowed to be installed on the buildings. Temporary goals are allowed, so long as they are only on the driveway of the unit who owns the goal, and the goal (and the players) does not interfere with the ingress/egress of anyone else. Temporary goals must be stored out of sight (in the garage or rear yard) whenever not in use.

## **BICYCLES**

Bicycles must be stored inside home or in a garage.

### **COMMON RESTRICTED AREAS**

No nuisances, obnoxious or offensive activities, activities detrimental to property values, or activities that disturb the comfort and quiet enjoyment of other owners shall be conducted or permitted to exist in the unit. Excessive noise within the Association or other common elements is not permitted. Sidewalks, parking areas, driveways, etc., shall not be obstructed or used for children's play, bicycle riding, or for purposes other than for entrance and exit.

### **CLOTHESLINES**

Clotheslines are not permitted.

### **CONSTRUCTION**

Due to the close proximity of neighbors and in consideration of neighbors, all construction by homeowners must be completed between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday only. Permit for approved modification is required.

### **DECORATIVE ITEMS**

Decorative items are not allowed within any of Owners property if it is Visible from Neighboring Property. Decorative items shall not be placed on the front yard patio area of any unit without prior approval of the Committee. It is suggested that patio furniture be of commercial grade; plastic furniture will never be approved as it does not weather well in the Arizona sun.

**American Flag:** No freestanding flagpoles are allowed. Maximum size of the flag shall be three feet by five feet (3'x5'). Wall mounted flagpoles shall be a maximum of five feet (5') long with attaching brackets painted to match the structure to which they are attached. Only one (1) pole-mounted flag will be permitted per residence or lot. All poles and flags must be maintained in excellent condition according to the United States Flag Code, Title 36, U.S.C., Chapter 10. It will be the responsibility of the homeowner or resident of the lot on which the flag is displayed to do so with proper respect and flag etiquette. \*These requirements are within the context of State Bill 1055, approved by the Governor on April 29, 2002.

**Seasonal and Decorative Flags:** Seasonal and decorative flags which are house-mounted require Committee approval. Seasonal flags must be removed within thirty (30) days after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Flags that are torn, ripped, faded, etc., are subject to fines and removal. Flags shall not be offensive to the Association. The Board of Directors shall make this determination at its sole discretion.

**Holiday and Seasonal Decorations:** Holiday seasonal decorative lights may be displayed between Thanksgiving Day and January 15. Seasonal decorations may be installed thirty (30) days prior to the holiday and must be removed within fifteen (15) days after the holiday.

**Decorative and Seasonal Items:** The Board of Directors reserves the right to require the removal of decorative items within unit patio areas based on size, quantity, color, location and any other criteria. The Board of Directors, at its sole discretion, shall make its determination on a case-by-case basis.

**Decorative Art on Houses:** Decorative art on houses is not permitted.

### **DRAINAGE**

No owner or resident shall interfere with or obstruct the drainage pattern over his unit or the common areas as that pattern may be established or altered by Declarant.

### **EXTERIOR MAINTENANCE**

Homeowners are responsible for contacting the property management company for preventative maintenance to the exterior of the units. If the homeowner neglects his or her responsibilities for maintaining their property, they will be subject to repairing the damage at their expense. Contact the property management company immediately for any repairs to the roof upon noticing a leak. It is up to the homeowner to periodically inspect the exterior of their unit for damages and to contact the management company so that the homeowner will not be held responsible for the repairs. The Association is not responsible for exterior window cleaning, concrete or asphalt driveway cleaning, dusting of buildings or patios.

### **EXTERIOR CHANGES**

All proposed exterior changes must be submitted to the Committee, in writing, and no exterior changes shall be made without prior written approval from the Committee. The purpose of this restriction is to maintain the architectural integrity of the Building.

### **FENCES AND WALLS INCLUDING DECORATIVE WALLS**

No modification of fences or walls is allowed, including decorative walls.

### **HVAC INCLUDING EVAPORATIVE COOLERS**

Except as initially installed by the Declarant, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any lot without the prior written approval of the Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of all neighboring property. No window units are allowed. The Association is not responsible for interior filter replacement or duct cleaning within a unit.

### **INTERIOR CHANGES**

No interior structural changes whatsoever shall be commenced, erected, maintained, made or done without the prior written approval of the Committee.

### **LEASES**

See "Tenants" below.

### **LIGHTING**

Lighting shall not be placed upon common or common restricted areas or building without Committee approval. The committee must approve all exterior lighting changes.

### **MOTOR OPERATED TOYS, BICYCLES, AND SKATEBOARDS**

Motor operated toys, bicycles, and skateboards are prohibited at all times in the Community.

### **NOISE CONTROL**

No loud noises or shouting shall be permitted in the Common Area or in any private dwelling that is an annoyance to others. Examples are: If your neighbor is having a loud noise party with the stereo blaring, or your neighbor has a dog that barks continuously and is disturbing you, call the Police and report the disturbance.

### **OIL PANS**

Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use to prevent them from being visible.

### **OUTSIDE SPEAKERS AND AMPLIFIERS**

No radio, stereo or other broadcast unit of any kind and no amplifiers or loudspeakers of any kind shall be placed, allowed or maintained outside, or be directed to the outside of the unit without prior written approval and authorization of the Committee.

### **PAINT COLORS / EXTERIOR**

No exterior painting is allowed that would alter the original painting theme without specific Committee or Board approval.

### **PARKING**

**General Rule:** Any and all motor vehicles not prohibited by the C C & R's shall be stored in a carport or garage so as to conceal the same from view from adjoining property or from the street or public way, except that vehicles (other than recreational vehicles, commercial vehicles, motor homes, campers, trailers, boats and similar vehicles, as provided below) may be parked upon the paved driveway surfaces of each Lot when there is insufficient room within an enclosed garage.

**Recreational and Commercial Vehicles:** Parking and/or storing of recreational vehicles, commercial vehicles, motor homes, campers, trailers, boats and similar vehicles is prohibited on all portions of La Paloma and on any public streets adjacent thereto, except within the confines of an enclosed structure which has been first approved by the Committee, in its sole and absolute discretion. Such vehicles may be parked on the parking area of an owner's Lot, but only for short periods of time solely for purposes of loading or unloading.

The foregoing shall not apply to: 1) pick-up trucks with no more than a ¾ ton capacity with camper shells attached that are no more than seven feet (7') in height as measured from ground level; 2) mini motor homes that are no more than seven feet (7') in height and no more than eighteen feet (18') in length; or 3) non-commercial pick-up trucks larger than ¾ ton capacity that the Committee finds to be substantially similar in size and appearance to smaller vehicles; so long as any such vehicles are used on a regular and recurring basis for regular transportation and are parked in accordance with the "General Rule" provisions above.

**Use of Recreational Vehicles as Living Quarters:** The use or occupancy of a recreational vehicle, motor home, van, camper, trailer, or boat as living quarters on either a temporary or permanent basis is strictly prohibited on any portion of La Paloma.

**Storage of Vehicles Under Repair:** At no time shall there be any outside storage of motor vehicles in stages of construction, reconstruction, modification, or rebuilding of parts of motor vehicles, such as frames, bodies, engines, or other parties or accessories.

**Exception:** Nothing in this Section shall prohibit the parking of vehicles protected by Arizona Revised Statutes.

### **PATIO COVERS**

All patio covers not installed by the Declarant must be submitted to the Committee prior to installation. Care should be taken to insure materials are consistent with the building design.



### **PRIVATE COURTYARDS AND LANDSCAPING**

The homeowner must keep his/her private courtyard clean and free of litter and animal waste. Clothes, bath towels, bedding, rugs, blankets, towels, bathing suits or other personal effects may not be draped over exterior walls, railings, or appurtenances or suspended by any other supporting elements.

### **Front Yard Landscaping**

Since the maintenance of these areas is the responsibility of the Association, Owner may not make any changes to the front yard landscaping, including replacement or addition of plants.

### **Private Courtyard Landscaping**

Plans must be submitted and approved by the Committee PRIOR to installation.

### **PATIOS**

Nothing shall be placed or installed on or affixed to any patio, terrace, deck or balcony without the approval of the Committee, including patio furniture. All patio furniture shall be of commercial grade quality and approved prior to placement. No plastic furniture is allowed.

### **ROOFS**

Nothing (including solar panels, air conditioning or heating units, television antennas, satellite dishes or other apparatus, structure, or object) shall be placed on the roof of a unit or building without the prior written consent of the Committee.

### **SCREEN DOORS**

Any front door screen door must have architectural approval prior to installation. Doors must be kept clean and in proper repair. Silver colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited on front doors.

### **SIGNS**

No billboards or advertising signs of any character shall be erected, placed, permitted or maintained on any Lot or improvement thereon of La Paloma, except: 1) in the course of selling a unit, one (1) sign not to exceed five (5) square feet in size shall be permitted in the front yard area of a Lot. 2) The Declarant and Developer are exempt from the provisions of this Section. 3) Signs as may be required by legal proceedings are allowed. 4) Political signs not to exceed one (1) per lot, of a size not exceeding twenty-four inches by twenty-four inches (24"x24") are allowed. Such signs cannot be in place more than 45 days before an election and must be removed within seven (7) days after the election to which the sign pertains. 5) Security signs are allowed as long as they are located a maximum distance of two feet (2') from the front of the home. Security signs must not exceed twelve inches by twelve inches (12"x12") and must be maintained in good condition at all times.

### **SOLAR PANELS**

Solar panels cannot be placed on the roof without prior written consent of the Committee. Panels must be flush mounted if visible by neighbors.

### **STORAGE**

Courtyard storage is not to be visible from other units or the street. Storage includes storage sheds of any type, boxes, shelves, ladders, building materials, miscellaneous parts of any kind, refrigerators, etc. All boxes, cycles, large toys and other similar items must be stored in the unit

or in the garage, so long as storage does not prevent the garage parking space from being used to park permitted vehicles under the declaration.

### **TENANTS**

Tenants, like Owners, are required to observe all Rules and Regulations that have been adopted by La Paloma. Owners cannot lease units for less than ninety (90) day periods.

It is required that a statement of this nature be included in the tenant's lease and a copy of the Rules and Regulations be attached to the lease at least ten (10) days prior to the commencement date of the lease of his Unit. The homeowner is responsible for the renter and renter's guest behavior. The owner is responsible for fees, fines, attorneys costs, etc., that may be imposed or incurred due to renter noncompliance with Rules and Regulations.

Landlords are required to notify the management company of tenant changes in order to keep an up-to-date roster of the residents. Owner must submit to the management company the following information: commencement date and termination date of the lease, and the names of each Lessee or other Resident who will be occupying the Unit during the term of the lease, and the address and telephone number of the Unit Owner while the lease is in effect. Unit Owner shall be liable for any violation of the Declaration or these Rules caused by the Lessee, any other Resident of the Unit under the lease, and their invitees and pets and, upon demand of the Association, shall immediately take all necessary actions to correct any such violations.

**Remember to review the C C & R's prior to leasing your unit.** The C C & R's contain specific information regulating the lease of your unit. If you need additional copies of the governing documents, they are available through the management company.

### **TERMITE AND PEST CONTROL**

Each owner shall be responsible for performing or contacting to have performed, such termite and pest control service for his or her unit as is necessary to keep his or her unit free from termites and/or pest infestation.

### **TRASH RECEPTACLES**

To maintain sanitation, you are asked to bag your trash and break down your boxes. Do not place or discard batteries, tires, oil, transmission fluid, hazardous waste, furniture or mattresses in the receptacle or in the receptacle area. The disposal of this type of debris is the homeowner's responsibility. Receptacle lids are to be closed after use. When lids are left open, odors increase, and are a nuisance and health hazard to all residents.

### **VEHICLES**

See "Parking".

### **WINDOW TREATMENTS**

No reflective materials, including, without limitation, aluminum foil, reflective screens or glass, mirrors, or other similar items shall be installed or placed upon the outside or inside of any windows of a Residential Dwelling without the prior written approval of the Committee. No enclosures, blinds, shades, screens, or similar items affecting the exterior appearance of the Residential Dwelling shall be constructed or installed on the exterior thereof without the prior written approval of the Committee. Window tinting is prohibited except for tinting provided by Declarant as part of the original construction of the Residential Dwellings.

**La Paloma Homeowners Association  
Architectural Design Review Form**

Please mail or fax to:

La Paloma Homeowners Association

c/o Associated Asset Management

7740 N. 16<sup>th</sup> Street, Suite 300

Phoenix, AZ 85020

Phone: (602) 957-9191

FAX: (602) 957-8802

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Lot #: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Requesting Approval of: \_\_\_\_\_

Work to be performed by: \_\_\_\_\_

Type of Material (attach samples/pictures/brochures): \_\_\_\_\_

Color to be Used (attach samples/pictures/brochures): \_\_\_\_\_

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**SUBMITTAL MUST INCLUDE A PLOT PLAN INDICATING LOCATION OF REQUEST  
AND INCLUDE ALL APPLICABLE MEASUREMENTS AND DIMENSIONS.**

**INCOMPLETE SUBMITTALS WILL BE DENIED.**

I agree to comply with all applicable city and state laws, and to obtain all necessary permits. I also agree not to begin work until I have been notified in writing of the Committee's decision and to maintain all improvements to their original condition. Committee must review all submittals within thirty (30) days. All work will be completed within one hundred and twenty (120) days from day of approval.

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

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