

**RULES AND REGULATIONS  
AND DESIGN GUIDELINES  
SONORAN VISTA HOMEOWNERS  
ASSOCIATION  
REVISED JANUARY 12, 1998**



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## INTRODUCTION

This manual contains the Rules and Regulations and Architectural Guidelines established by the Board of Directors of Sonoran Vista Homeowners Association. The Rules and Regulations and Design Guidelines have the same force and effect as if they were set forth within the CC&R's. Additional or revised Rules and Regulations and Design Guidelines may be enacted in the future and distributed to the members of the Association. Additional or revised Rules and Regulations and Design Guidelines will be subject to the enforcement provisions set forth herein and shall become effective upon adoption. Some of the references outlined in this manual merely highlight provisions of the CC&R's. In the event any conflict arises between any provision of the Rules and Regulations and any provisions of the CC&R's, Articles of Incorporation or Bylaws, the provisions of these Rules and Regulations and Design Guidelines shall be superseded by the provisions of the CC&R's, Articles of Incorporation or Bylaws. We encourage each of you to review this manual as well as the CC&R's.

These Rules and Regulations are intended to be of benefit to homeowners and tenants alike. Homeowners are responsible for the compliance of their tenants with the CC&R's, Articles of Incorporation, Bylaws and Rules and Regulations and Design Guidelines, and to the extent permitted by law, liable for all violations and losses caused by such tenants. Though these policies may seem restrictive in nature, they are designed as guidelines for good community relations and to protect your investment.

Violations of these Rules and Regulations and Design Guidelines and other documents referenced above may result in the imposition of fines, penalties, attorneys fees and costs. The Board of Directors sincerely believes that your careful review of these documents will make your ownership at Sonoran Vista more enjoyable and will facilitate communication and cooperation throughout the community.

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**RULES AND REGULATIONS  
FOR  
SONORAN VISTA HOMEOWNERS ASSOCIATION**

**JANUARY , 1998**

Animals Pursuant to Article XII Section 4 of the CC&R's, no animals, fish, or birds of any kind, shall be raised, bred or kept on the Premises; except those commonly accepted as household pets, may be kept, provided that such pets are not kept, bred or maintained for any commercial purposes. Such acceptable pets must be kept under control by its Owner (s) at all times to the satisfaction of the Association, including the noise of barking dogs that are annoying other Owners. Individual Owners are responsible for the cleanup of any deposits made by their pets throughout the subdivision. Failure to comply with the restrictions in this section will result in the forfeiture of Owners' ability to keep the pet on the Premises.

*(Resolution, Adopted January , 1998)*

Antennas No external radio antenna, aerial, television antenna, satellite dish, or other apparatus for the reception or transmission of television, radio, or other signals of any kind may be installed or constructed on any Lot, the roof of any Detached Dwelling Unit, or permitted Ancillary Unit in any manner that will make any portion of it Visible From Neighboring Property. An owner, however, is permitted to install one (1) small and inconspicuous mini-dish having a diameter of eighteen (18) inches or less so long as the mini-dish is integrated with the Detached Dwelling Unit in a manner approved by the Architectural Committee.

Homeowners are required to submit an Architectural Request Form for approval prior to installation of any antennas, poles, towers and satellite dishes.

*(Resolution, Adopted January , 1998)*

Basketball Goals Attached basketball hoops, backboards, and other elevated sport structures will not be erected, placed, or maintained anywhere on a Detached Dwelling Unit. Both permanent and portable basketball hoops, backboards, and other elevated sport structures may be erected, placed, and maintained in any Public Yard or Private Yard of any Lot (including the front driveway) on a permanent basis only after approval by the Architectural Committee.

Clothes Drying Facilities Pursuant Article XII Section 5 of the CC&R's, no outside clotheslines or other facilities for drying or airing clothes shall be placed on any lot unless they are not visible from neighboring property.

*(Resolution, Adopted January , 1998)*

Decorative Items All exterior decorative items require written approval from the Architectural Committee prior to placement or installation. This includes, but is not limited to, iron work and personalized name plates. Holiday decorative items do not require approval;

however, decorative items shall not be displayed more than 30 days prior to the actual holiday or more than 30 days after the actual holiday.

**Trash** Pursuant to Article XII Section 7, all rubbish, trash, and garbage will be regularly removed from their respective Lots, and an Owner will not allow rubbish, trash, or garbage to accumulate on any Lot. Refuse containers may be placed on a Lot so as to be Visible From Neighboring Property only on trash collection days and then only for the shortest period of time reasonably necessary for trash collection. All refuse containers will be stored in an enclosed garage or on another portion of a Lot that is not Visible From Neighboring Property.

***(Resolution, Adopted January , 1998)***

**Windows and Window Coverings** Sheets, newspaper, and similar items may not be used as temporary window coverings. No aluminum foil, reflective screens, reflective glass, or similar reflective materials of any type will be placed or installed inside or outside of any windows of a Detached Dwelling Unit or Ancillary Unit without the prior written approval of the Architectural Committee. No awnings, storms shutters, sun screens, canopies, air conditioners, swamp coolers, or similar items may be placed in, on, or above any window of a Detached Dwelling Unit or Ancillary Unit so as to be Visible From Neighboring Property, unless approved by the Architectural Committee.

***(Resolution, Adopted January , 1998)***

**Commercial and Recreational Vehicles** Upon a written request by any Owner, the Board may approve the storage or parking of certain limited types of Commercial or Recreational Vehicles within the Community, and so long as the approved Commercial or Recreational Vehicles are parked only: (i) within a fully enclosed garage located on the Owner's Lot; (ii) in a Recreational Vehicle Parking Area; (iii) in the driveway of the Lot on a Nonrecurring and Temporary basis; (iv) on any public or private street within the project only on a Nonrecurring and Temporary basis. Any Commercial or Recreational Vehicles parked in violation of these restrictions may be towed by the Association at the sole expense of the owner of the vehicle if the vehicle remains in violation of these restrictions for a period of twenty-four (24) hours from the times a notice of violation is placed on the vehicle, and the Association will not be liable for trespass, negligence, conversion, or any criminal act by reason of towing the vehicle.

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***(Resolution, Adopted January , 1998)***

**Garages and Parking of Family Vehicles** The garage door will remain closed except while the garage is in use for cleaning, entry, exit, and vehicle repairs. Additional Family Vehicles that can not be parked in the garage located on the Lot may be parked in the driveway or in any Recreational Vehicle Parking Area so long as the Family Vehicles are operable and are, in fact, operated from time to time. Family Vehicles may be parked in any public or private street within the Project only on a Nonrecurring And Temporary Basis, and no other on-street parking is permitted within the Project.

***(Resolution, Adopted January ,1998)***

**Swimming Pools** Swimming pools, spas, and jacuzzis may be installed within the Private Yard of a Lot do not need approval from the Architectural Committee. No above-ground pools may be erected, constructed, or installed on a Lot except for toddler pools and wading pools. Pools may NOT be back washed into other Lots, the Common Area, streets, or any portions of the Project other than the Owner's Lot. A Homeowner and/or any pool company may not take down any portion of a perimeter wall. Such action will result in a \$2,000.00 fine plus any other fees associated with such action.

***(Resolution, Adopted January , 1998)***

**Children's Play Structures** Children's play structures may be erected in the Private Yard only after approval by the Architectural Committee. If the structure is Visible From Neighboring Property, the structure must remain a natural wood color or be painted a color to match the color of the Detached Dwelling Unit. Any shade canopy for the children's play structures must be approved by the Architectural Committee.

***(Resolution, Adopted January , 1998)***

**Screen/Security Doors** Screen/security doors must be approved in writing by the Architectural Committee prior to installation, unless the proposed door colors match the trim, body or some color of the homes exterior.

**Landscape Guidelines** All modifications to front, side and rear (above the perimeter fence line of your Lot) yards require written approval from the Architectural Committee. This includes all planting materials and hardscape. Examples of hardscape items are planters, walkways, decorative walls and fountains.

- < **Drainage** No owner shall interfere with the drainage established for the property or any other property adjacent to his or her lot.
- < **Granite** If decomposed granite is used, it must be of an earth tone color and not white, green, or other bright colors. All rock areas shall be treated with a pre-emergent weed control at regular intervals to retard weed growth.
- < **Lighting** All landscape lighting must be approved in writing by the Architectural Committee prior to installation.
- < **Maintenance** All yards must be kept weed free and trees and shrubs must be maintained and well trimmed at all times. Yards containing grass must be kept weed free and adequately watered to maintain a lush green appearance at all times; however, homeowners with grass during fall and winter months who choose not to plant winter grass shall maintain grass in a mowed and weed free manner at all times. No tree, shrub or grass shall be allowed to encroach onto the sidewalk or impede safe passage on sidewalks.

< **Materials** Storage of all materials, e.g., rock, lumber, plants, sod, granite, etc., shall be screened from view from the street and from all adjacent properties. Temporary placement of materials is permitted for a maximum of seven days.

***(Resolution, Adopted January, 1998)***

**Signs** No signs of whatever nature shall be placed on any lot which are visible from neighboring property except:

1. Signs required by legal proceedings.
2. Maximum of two (2) street address identification signs for each residence, each with a maximum face area of 72 square inches or less.
3. A For Sale or For Lease signs no larger than five (5) square feet.
4. Temporary signs related to political campaigns which are displayed for no more than sixty (60) days.

***(Resolution, Adopted January, 1998)***

**Storage Sheds** Storage sheds must be approved in writing by the Design Review Committee prior to installation or construction.

**Structural and Exterior Alterations** Pursuant to Article XII, Sections 14 and 15, There shall be no structural or exterior alteration, addition, construction or removal of any House, fence or other structure in the Premises without the approval of the Architectural Control Committee. Nothing shall be done in or on any lots or in, on or to any House which would structurally change any such house except as is otherwise provided herein.

***(Resolution, Adopted January, 1998)***

**Solar Collection Panels or Devices** Subject to Arizona law, solar collection panels or devices are subject to prior approval of the plans therefor by the Design Review Committee, and subject to any approvals of the Town of Gilbert. Solar collecting panels and devices may be placed, constructed or maintained upon any lot within the property (including upon the roof of any structure upon any lot), so long as either (a) such solar collecting panels and devices are placed, constructed and maintained so as not to be visible from neighboring property or (b) such solar collecting panels are placed, constructed and maintained in such locations and with such means of screening or concealment as the Design Review Committee may reasonably deem appropriate to limit the visual impact of such solar collecting panels and devices when viewed by a person six (6) feet tall standing at ground level on adjacent properties.

**Architectural Approval** Prior to the commencement of any construction, installation, alterations or additions of any exterior improvements, written approval must be obtained from the Architectural Committee. All plans and specifications submitted to the Architectural Committee must show the nature, type, size, color, shape, height, location, materials, floor plan, approximate cost, and other material attributes. This includes changes to all parts of the home

visible from the adjacent streets or visible from neighboring homes, including landscaping installed by the Owner. Additionally, all changes to the front, side and rear of your lot require Design Review approval. All approvals of the Architectural Committee are intended to be in addition to, and not in lieu of, any required municipal or county approvals, or permits, and Owner is solely responsible to ensure conformity with municipal and county building codes and building permits, if applicable.

Homeowners may obtain an Architectural Request Form from Associated Asset Management by calling 957-9191 or fax 957-8802.

**Architectural Committee** Pursuant to Article VI Section 4 of the CC&R's, the Architectural Committee may, from time to time, adopt, amend, repeal, procedural rules and regulations for its performance of such duties, including procedures for the preparation, submission and consideration of the application for any approvals required by this Declaration. The Committee shall promulgate Design Guidelines to be used by the Committee in rendering its decisions. The Committee shall have all the powers, duties and authority conferred upon it by this Declaration and the Design Guidelines. The decisions of the Committee shall be final on all matters submitted to it pursuant to the CC&R's.

**Fines and Penalties** Any infraction of these Rules and Regulations and Design Guidelines or of the Articles, Bylaws or CC&R's by an owner, resident family member, tenant, guest, invitee, licensee or agent shall result in a warning and/or fine against the applicable owner and further penalty.