

MONTEREY VISTA HOMEOWNERS ASSOCIATION

COMMUNITY POLICIES

The purpose of this document is to convey to the community a more understandable version of the Governing Rules of the CC&R's. You will note that at the end of each policy will be stated in brackets the actual CC&R Rule that is being applied. This Document has been drafted by a committee of homeowners and accepted by the Board of Directors and the Management Company and will be used as the gauge to determine community violations.

The following Notice Schedule will apply to all violations except where specifically indicated otherwise.

NOTICE SCHEDULE

FIRST NOTICE with a two week deadline to comply.

SECOND NOTICE will note the date of the first notice with another two week deadline.

THIRD NOTICE of continuing violation, notes the dates of the first and second notices and give the owner an opportunity to appear before the Board before a fine is imposed.

If you do not correct the violation by this time and fail to appear before the Board, you will waive your right to appeal any fines at a later date.

ASSESSMENTS

The balances of each resident's homeowner association dues are due on or before the first of each month. This balance may include, but not limited to, the regular monthly assessment, any late fees, and any other fines, cost, fees or penalties in the month in which they have been assessed.

DELINQUENT POLICY:

A late fee will be assessed if payment is not received by the 15th of the month in which it is due, and a letter of notification will be sent.

Ten days after the demand letter has been issued, if your account remains in a delinquent status, a lien will be placed on your property for the balance of your account including all late fees. Your account will be assessed all of the legal fees for placing the lien.

COLLECTION POLICY:

Once your account has been submitted to the attorney for collection, you can face over \$700.00 in legal costs. The following are the actions taken to pursue collection of homeowner association accounts:

- Demand Letters
- Summons and Complaint
- Default Judgement (No response from Defendant)
- Disclosure Statement
- Pre-trial conferences
- Motion for Summary Judgement
- Trials and Trial Preparation

To collect unpaid balances, the law allows the association to garnish your wages, seize your bank accounts, and at the sale of your home, we will be paid any indebtedness.

LANDSCAPE MAINTENANCE

If the Association has to contract to have any landscaping violations corrected, the Homeowner will be responsible for all costs incurred in addition to any fines already incurred. (3.3C)

*** WEED CONTROL:** No weeds will be allowed or tolerated on any homeowner Property. Weeds should be pulled shortly after growth. (2.1,I)

ROCKS: This can be a very hazardous condition, therefore each individual property Owner who has rock landscaping is responsible for rocks laying in the walkways, Curb areas and along the side of their lots. (2.1,I)

GRASS: Should never be more than 4 inches tall at any given time. For homeowners that want to put elaborate cuttings/designs into their lawns, they should Check with the architectural committee for approval. (2.1,I)

TREES/SHRUBS: Should not overhang or encroach onto anyone else's lot/Property. (2.1,I)

Please Note: Due to the nature of landscape violations, the first violation notice allows 14 days to correct.

SEASONAL DECORATIONS

Any decorations/lighting used to prepare for specific holidays should be removed within 30 days following the end of the holiday. (2.1,I)

TRASH/RECYCLE CONTAINERS

Should be out no more than a 24-hour period on collection day (e.g.: dusk the day before to dusk the day of pickup). All containers should be stored from any visual sight (e.g.: behind your gate or in your garage). (2.1,I)

PARKING

All resident homeowners are requested to park their vehicles either in their garages or on their driveways – No resident parking is requested on community streets. (2.1,M)

No vehicles may be parked on the community streets while under repair, leaking oil, or needing any other type of mechanical attention. The homeowner's driveway is to be used for emergency repairs. If a situation arises that warrants this to be done, please contact the property manager and explain the situation otherwise a 72-hour sticker will be placed on the vehicle and it may be towed at the owner's expense.

- STORAGE OF VEHICLES

No exterior storage of any items of any kind shall be permitted except with prior written approval and authorization of the Board. (2.1,Q)

PROPERTY FENCES

Fences fronting your property should be no higher than 2 ½ feet and have the architectural committee's approval of design to maintain continuity of community. Wood or chain link fences are not allowed per CC&R's. (2.2,D)

ANIMALS

Should not be a nuisance, threat or otherwise objectionable to other owners or residents. Owners must pick-up after their own animals in the community. All dogs must have a leash according to City of Chandler Leash Law. Animals chained up on front of property may not enter upon another property or common area. (2.1,A) All pigeon droppings must be cleaned up immediately due to health and safety hazards. The droppings cannot be washed into the gutters/street; they must be disposed of properly. (2.1,G)

COMMON AREA VIOLATIONS

All offenses committed in any of the communities common areas are subject to an automatic fine of \$100.00. (e.g.: trees, stakes, sprinkler heads, equipment, and lighting). (2.1,D)

LEASING

The owner of the lot is fully bound by the Declarations, the Articles and the by-laws and all rules and regulations of the Board. A copy of all such documents should be delivered to the tenant. No lot shall be leased for less than one month. The Management Company should be informed of the new resident and any change in contact information for the owner. (2.1,H)

COLOR CONTRAST ON HOMES

The following are the only color schemes by the developer for the community. All trim/pop outs, doors etc. should be only in these color schemes. (2.2,F)

Scheme #1

Roof - Shadow Grey; Monier Villa Tile
Body - China White
Pop outs/Doors - Toasty Grey
Fascia - Greyhound
Fence - Antique White

Scheme #2

Roof - International Orange; Monier Villa Tile
Body - Brazil Nut
Pop Outs/Doors - Crewelwork
Fascia - Pompeii Clay
Fence - Antique White

Scheme #3

Roof - Saddleback Taupe
Body - Sandrock
Pop outs/Doors - Legend Tan
Fascia - Cabaret
Fence - Antique White

Scheme #4

Roof - Monier Villa Tile #20095
Body & Doors - Mountain Mist
Fascia - Mist Accent
Fence - Antique White

Scheme #5

Roof – Monier Villa Tile #20095
Body & Doors – Light Lavender
Fascia – Light Lavender Accent
Fence – Antique White

Scheme #6

Roof – Monier Villa Tile #20095
Body & doors – Antique White
Fascia – Antique White Accent
Fence – Antique White

Glidden Paint carries all color schemes.

ARCHITECTURAL

All improvements, alterations, rebuilding repairs, trash receptacle enclosures (only for them with limited space, etc) must have written approval by the Architectural Committee.
(2.2.F)

Please note that these Community Policies in no way override or eliminate the governing documents of this community.

Rev 7/00