

Chateau De Vie Six HOA

Rules and Regulations

Adopted 10-17-18

Section I. Board of Directors: The Board of Directors is composed of five members elected at the Annual Meeting of Co-Owners. Only members in good standing may run and serve on the Board.

Section II. Corporation Meetings: 1) Regular board meetings are held on the third Wednesday of the month at 6:30 p.m. in the Clubhouse unless otherwise posted. All meetings are open to the membership. Special meetings may be called by the President or by request of the majority of the membership.

2) The annual meeting of the membership will be held in February or March as determined by the Board of Directors. Special meetings may be called by the President or upon petition by a majority of the membership.

3) Each member of the Association shall be entitled to one vote per each lot owned unless in default on fees or suspension of rights under the provisions of the CCRs.

Section III. Management Company: All violations of Rules, complaints and need for service provided by the Association should be made through the Management Company who will bring needed items to the Board for resolution.

- 1) Maintenance Fees are charged monthly and are due on the first day of the month.
- 2) A late notice will be sent after the first month and intent to lien after 2 months of arrearage. If an attorney is used for collection, the Owner will be assessed the cost thereof.

Section IV. Services Provided by the Association:

- 1) **Water.** Chateau De Vie Six pays the City of Scottsdale for water used within the unit and wasteful use by the owner will result in a violation. No vehicle washing is allowed.
- 2) **Dumpsters.** Dumpsters serve as garbage collection stations and residents must bag and tie their trash and keep the cover to the bins closed after use. Only bagged household garbage is permitted and improper use may result in a violation. Boxes should be broken down as much as possible before placing in the dumpster. No item(s) whatsoever is to be left outside of the bins.
- 3) **Pest Control.** Inform Management of any pest problems within the exterior common areas and Interior pest control is the responsibility of the Owner. Owners are

responsible for all termite and other pest control services as necessary to keep the unit and shed free from infestation of termites/pests.

- 4) **Shed Lights**: Inform Management if your shed light is not working properly.

Section V. Exterior Changes Not Allowable:

1. **Exterior Modifications**. Chateau De Vie Six CCRs are specific about exterior changes. No garden planting is allowed on Association Common Areas. Patio plants must be kept trimmed, no debris is allowed on driveways and no encroachment to neighbors is allowed. No exterior modifications may be done to any exterior portion of the unit or patio without the written approval of the Board of Directors. Fines for roof damage will start at \$100 plus the cost of any replacement or repair(s). No newspaper, sheets or foil of any kind is allowed in windows. White, Beige or Cream colors are approved for window treatment(s). All doors are to be painted the same color throughout.
2. **Patio Covers**. Modifications or any addition to your structure must have a building permit obtained from the City of Scottsdale and Plans submitted to the Board of Directors for final approval prior to any change. The maximum height of patio covers is not to exceed in height beyond the second floor or the existing carport, whichever is lowest.
3. **Storage**. All clotheslines, equipment or storage must be concealed from the view of neighboring units and the common area. Mops, brooms, rakes, rugs, rags, towels, clothing and shoes must not be hung on fences or from windows. Outdoor furniture and barbecues must be stored on patios and hoses neatly coiled or on a hose hanger.
4. **Cable and Satellite Wires**. All lead-in wires must be clipped every 18 inches and concealed in corners as much as possible. Wires must be painted the same color as the existing exterior paint color of the building. Dish antennas must be placed on the roof at least five (5) feet from the edge of the roof line.
5. **Encroachment(s)**. Owners and residents are entirely responsible for trees, vines, bushes, etc. grown in their patios, as well as for structure poorly constructed or allowed to encroach on neighbors units. All plant life must be trimmed away from buildings, fences, etc. Citrus fruit on must be removed by May 1 and palms trimmed by July 1.
6. **Construction**. Due to the close proximity of neighbors and out of consideration, all construction, whether interior or exterior, shall be completed between the hours of 8:00 a.m. – 5:00 p.m. Monday through Saturday only.

Section VI. Changes Allowed.

1. Two Decorative potted plants or flowers on the front entrance but not on sills.
2. Name of resident placed on the mailbox or mail slot.

3. Holiday lights/decorations on the exterior provided they do not cause holes or other damage. All decorations must be removed within two weeks after any holiday.
4. Any and all flags allowed under United States or Arizona State Statutes.

Section VII. Pets: Dogs, cats and other household pets may be kept, provided they are not kept, bred or maintained for commercial use. Residents are urged to walk pets off the premises and all pet droppings must be picked up upon deposit. Failure to do so will result in a fine. Scottsdale and the Association both have a leash law and no pets will be permitted to roam free. Barking dogs constitute a nuisance and will be reported to the City of Scottsdale. The Association may also fine the owner for noise limiting the “quiet enjoyment” of the community.

Section VIII. Car & Other Vehicle Parking: Carports are for vehicles of residents and/or their guests. Vehicles should not be parked in such a manner as to impede, block or prevent ready access to any other Unit to which the vehicle does not belong. Do not park in the carports or block the shed of neighboring units without permission. No parking is allowed at the end of roadways, alleys or drive portions of the common roadways. No parking in Fire Zones. Guest parking is available near the clubhouse but this is not a vehicle storage area. No boats, trailers, trucks, ATV vehicles or campers may be parked for more than 24 hours and may use only one space. No motorized vehicles of any kind are allowed on the sidewalks or grass areas. Workmen’s trucks are exempt from rules if performing business or repairs. Bicycles are only allowed on the roadways. No loud or unreasonable noise which disturbs the peace is allowable from any vehicle. Failure to obey vehicle rules will result in a fine without warning or towing upon proper notice. A random towing contract is in play for the no parking zones.

Section IX. Mechanical Repairs:

1. No mechanical repairs or overhauls will be carried on in any carport or parking areas. The surface of the carports must be kept clean of grease and oil.
2. No storage is permitted in any carport. All garbage cans, boxes, cleaning equipment, ladders, furniture, bicycles or miscellaneous items of any kind must be kept in the shed, patio or dwelling.
3. Manufacturing or other business ventures are not allowed within the carports or patios.

Section X. Signage: Resale, Leasing, Open House or Political Signage will be allowed only pursuant to AZ Statutes. Damage from any resale signage will be billed back to the owner of record.

Section XI. Unauthorized Acts: Vandalism and mischievous acts cost owners money and any person observed in such behavior will be billed for the expenses to cover repairs or replacement and also receive a fine. Owner(s) shall be responsible for damage done by

tenant(s), minors, guests or vendors hired by owner(s). Report such activity to Management. No unauthorized persons are allowed on any roof without approval.

Section XII. Pool Rules:

1. The pool is for the exclusive use of residents. Guests must be accompanied by an owner.
2. Normal swimming hours are from 9:00 a.m. to 10:00 p.m. The pool cannot be reserved for private parties.
3. Violation of the pool rules may cause suspension of use and or an immediate fine.
4. The pool gate must be locked at all times pursuant to Maricopa County Code. Only the gate must be used to enter, climbing the perimeter fence will be an immediate violation with a fine.
5. No bicycles, tricycles, skate boards, or roller blades allowed in pool or surrounding areas.
6. No pets of any kind are allowed in the pool or surrounding areas per Maricopa County Code.
7. No glass containers of any kind are allowed in the pool area per Maricopa County Code.
8. No food should be brought into the pool area.
9. No boom boxes, stereo equipment, iPod docking stations, etc. are allowed in the pool area. Music should be kept at a reasonable level to not disturb residents who are also in the pool area or who live adjacent to the pool.
10. No bicycles, skateboards, skates and the like are permitted in the pool area.
11. No diving or splashing, obscene language or running is allowed in the pool area.
12. Only persons with swimming attire will be allowed to swim.
13. Only small soft play equipment is allowed in the pool area.
14. No drunk or drugged persons or persons with infectious disease shall use the pool.
15. Furniture provided by the Association in the pool area is not to be removed from the pool area for any reason.
16. All persons swim at their own risk as no life guard is on duty at any time.

Section XIII. Tenant/Lease Requirements: Each homeowner who rents or leases his/her residence is responsible for each of the following:

1. Notifying the Management Company, prior to the inception date of the lease/rental agreement, and completing a Tenant Registration Form.
2. Providing a copy of the Rules and Regulations to the lessees/renters.

Rules Clubhouse Use:

The clubhouse is to be used by the Board for meetings and for a place of social gatherings for homeowners. It may be reserved for private parties by the homeowners who are up-to-date on monthly assessments. Business meeting where there is no money involved may be held with a homeowner in charge.

The rooms available for use are the main meeting room and restrooms. All other rooms are not to be entered or used.

Reservations are on a first-come basis. Reservations can be made by email to CDV6HOA@yahoo.com or by emailing our property manager, dotties@rmmaz.com. Dottie can also be reached at 480-641-6300.

The clubhouse rental fee is \$100. There is a \$50 damage/cleaning deposit, which is fully refundable if the clubhouse is cleaned, trash removed and the furniture replaced in the original position.

Only one reservation at a time is permitted. Meetings for or by the Board take preference for clubhouse use.

Meetings or parties must be limited to 30 guests and end at 11 p.m.

Noise must be held to a minimum.

Violation of any sort may forfeit the return of the deposit, and may also result in loss of the privilege of use in the future.

The clubhouse will be maintained in a "clean" condition at all times, but no special cleaning or arrangements will be done by the Association prior to any private party or meeting. Special cleaning must be done by the homeowner. All decorations must be removed after the function. No holes are to be made in any of the room surfaces.

Should there be damage an additional sum will be collected to cover the repair(s).

All cleaning must be done by noon on the day following the reservation and the key returned by noon the following day. There is a \$25 charge for a lost key.

Nothing shall be brought into the clubhouse that will cause any annoyance or hazard to persons or property. Pet are prohibited and smoking is also prohibited.

The unauthorized use of clubhouse will constitute a trespass and will bring a citation from the Scottsdale Police Department.

The user below, upon making a reservation and accepting the key, assumes the above responsibility for themselves and their guests.

I have read and understand the Chateau de Vie VI Clubhouse Rules.

Date and time of reservation: _____

Approximate number of guests: _____

Non-refundable fee of \$50.00 received: _____

Refundable \$50.00 cleaning deposit: _____

Date: _____

Homeowner(s): _____ Unit #: _____

Homeowner(s): _____

(Please sign and print your name)

CHATEAU DE VIE VI

Additions to Rules and Regulations (Approved 10-17-2018)

Section XIII. Noise and Disturbances: a) No noxious or offensive activity including, without limitation, the playing or use of loud and unreasonable TV, stereo and other audio equipment shall be permitted in any unit, patio or common area, which may be or become an annoyance nuisance or disturbance which interferes with the quiet enjoyment of adjoining units or any other owners or tenants within the community.

Section XV. Interior & Water Damage: a) Interior Damage: The function of the Association shall be limited to the maintenance, repair, management and administration of the general common elements. Maintenance and repairs to the interior of the Unit are the Unit owner's responsibility. b) Owner shall be responsible for maintaining all hot and cold-water shutoff valves to and within the Unit in an operable condition and good working order. c) Owners leaving for extended periods of time should shut off the main water supply to avoid any problems during their absence.

Rental Units must be given a copy of these rule by the Owner or Managing Agent

Reminder: All violations of the Rules or CCR's of the Association are subject to a fine if not corrected upon your first notification.