

ARCADIA SQUARE HOMEOWNER'S ASSOCIATION

RULES AND REGULATIONS

REVISED 10/29/2021

I. DEFINITIONS OF RESPONSIBILITY:

1. Association members (Homeowners) are the person(s) holding recorded title to a Arcadia Square property.
2. Guests are defined as visitors of the Homeowner or Tenant.
3. Homeowners shall be held financially responsible for destructive acts of Tenants or Guests, and are subject to fines for any Rule Violations.

II. RENTERS

1. Homeowners must inform the Property Manager, Mission Management 520-797-3224 email customerservice@missionmanagement.biz within 10 days of a change of occupancy to include the following information which would be used should an emergency arise. :
2. Name of tenant and all adult occupants
3. Phone number and email of all adult tenants
4. Dates of lease
5. Vehicle information and license plate number of tenants.
6. Homeowners are required to furnish Tenants with a copy of these Rules & Regulations.

III. GENERAL EXTERIOR MAINTANCE AND APPEARANCE

A. ALTERATIONS AND IMPROVEMENTS

1. There shall be no excavation, or construction, or alteration which in any way alters the exterior appearance of any residence or interfere with neighboring homeowner.
2. All requests must be submitted to the Board of Directors.
3. Plans or diagrams stating dimension, types of materials and paint colors must accompany any request.
4. All alterations must adhere to any City, County or State ordinances or laws. The Homeowner is responsible for obtaining proper permits.
5. All alterations must conform to existing building and architectural design, as defined by the Board of Directors.
6. No alteration shall be permitted that will void any insurance, guarantees or warranties.
7. No alterations shall impinge upon other homeowners, their privacy or existing views.
8. Zero lot line is a residential property built with at least one wall of the structure adjoining the property line of neighboring properties. Properties must grant access to neighboring properties to address any maintenance issues or approved architectural requests. Also, access to Fire Exit must not be blocked or locked.
9. Any alterations started without prior approval of the Board of Directors will be automatically denied, and the building must be returned to its original state.
10. Clear lights can be used to decorate trees and shrubs. No colored lights are acceptable

except at Halloween and Christmas.

B. LIGHTS ON GARAGE AND AT FRONT DOOR

1. Our streets are very dark. Please check your front light bulbs frequently to make certain they are not burned out. Lights at the garage should burn from dusk to dawn and illuminate the house number.
2. If it is burned out for more than one (1) week, the HOA will replace the bulb and a \$50 fee will be assessed to the owner of the property for this replacement. (This is a City of Tucson ordinance and is required for Emergency purposes)
3. The light must be similar to the Coach Lights currently installed. The light must shine downward and be clear glass.
4. Before purchasing new lights, please check with Architecture Chair to make certain it is an approved light as you may be required to replace light if it is not in keeping with approved lighting.

C. ANTENNAS, SATELLITE DISHES AND SOLAR ON ROOFS

1. Solar and satellite dishes must be roof mounted and not overly visible from the street so long as it doesn't affect the efficiency of the solar devise or satellite dish.
2. Cable or utility boxes must be painted the same color as adjacent surfaces.

IV. **PARKING and SPEED LIMIT**

1. We have very narrow streets in this community and it makes it difficult for First Responders to get to their destination in an emergency. Therefore, vehicles CANNOT be parked directly across the street from another parked vehicle. .
2. There will be NO parking in front of a driveway or directly across the street from a driveway.
3. No vehicle parking, including motorcycles, on common areas or in front yards on crushed rock or sidewalks.
4. Resident/Visitor on –street parking is limited to 72 hours. “Curb” storage of vehicles is prohibited.
5. Visitor parking areas are limited to 12 hours and they are not to be used by homeowners and/or residents for additional personal vehicle parking or storage of disabled motor vehicles, hitches, trailers, boats, “For Sale” vehicles etc.
6. People with RV's (motor homes, trailers, travel trailers, trailered boats, etc) are allowed, if they fit, to park them in driveways for not more than 72 hours. If they do not fit in driveways, other arrangements must be made for off-site parking.
7. Common area north of swimming pool on North Arcadia is a City of Tucson property. Parking there is at the homeowner's own risk.
8. Speed limit on Arcadia Square streets is 15 mph, unless otherwise posted.
9. For their protection and safety, children are not allowed to play in the street. Skateboards and roller blades are allowed with neighbor's approval only. Cyclists should always observe all traffic laws and bicycle safety rules.

V. GARBAGE COLLECTION

1. Garbage and recycling is collected on Mondays. Please put your garbage and recycle containers on the curb after dark Sunday night and take them off the street as soon as possible after collection on Monday. Recycle bins are picked up every other week.
2. Cans, not removed by Tuesday a.m., may be reported to the City of Tucson.
3. Please do not put plastic bags, styrofoam and trash in the recycle bins.
4. Glass cannot be recycled in the blue bins. It needs to be taken to purple bins located in various parts of Tucson.

VI. POOL GATE KEY

1. Keys to the pool remain the property of the HOA. One (1) key is issued to each homeowner. Additional keys will be issued at a refundable \$50.00 fee and will be duplicated only on written permission from the President of the HOA. This key will also open the gate at Fry's.
2. Upon sale of property, keys to be given to new property owner.
3. Rules for the pool are posted in the pool area.
4. The pool will be heated from October 31st to March 1st each year. (Heat will be turned off during hot summer months)
5. If you want to rent the pool area for a private party, contact the pool committee chairman. A \$50.00 deposit in the form of a check is required. However, that check will be returned to you after the party, if the area is left clean.

VII. PET RULES

1. All pets shall be restrained on a leash when in the Common Areas and are not permitted to run loose at any time.
2. All pets are prohibited from defecating on any Common Area, including but not limited to walkways, plants, grass, front yards and streets. In the event that a pet does defecate in the Common Area, the pet owner is responsible for the immediate removal of the feces.
3. Residents not following the above rule may be reported to Pima County Animal Control and citations/fines will be issued. Pima County Animal Control number is (520) 743-7550.
4. Pets shall not cause a nuisance to other homeowners and also can be reported to Pima County Animal Control.

VII. LANDSCAPING

1. The native growth and planting in all common areas and front yards shall be maintained by the HOA. This helps maintain the development's over-all value. During normal weather, the landscape crew will clean each yard once a month. There will be times when it will take the crew a much longer time due to excessive growth of plants which need trimming and/or storm damage. During those times, it may take 6+ weeks to get to each yard.

2. There is an "Opt Out" form that needs to be submitted to Mission Management Manager if you choose not to want weed control, tree trimming or shrub/plant maintenance or any other special needs.
3. All homeowners should landscape their front yards in a manner consistent with other properties within Arcadia Square. There should be a minimum of three (3) desert plants and/or water tolerant trees in each front yard.
4. Each home should have a working irrigation system or adequate way of consistently watering in the front yard to keep the provided plants alive during the hot summer months.
5. If a homeowner fails in this responsibility, the HOA is required to arrange for the necessary landscape work and to bill the homeowner for the work done.
6. Back and side yards are totally maintained by the homeowner but should be free of weeds and trash or have planting or some sort of covering to shield un-kept yards from street view.

VIII. STORM DAMAGE

1. It is the responsibility of the homeowner or renter to advise either the Landscape Chair or the HOA management company of the damage. Taking a picture is helpful.
2. The damage will be called in to Complete Landscaping who does a 24 hour emergency response. (during times when there is extensive damage in the community, this will take longer)
3. The homeowner will be billed for the service plus landfill fee. Contact the Landscape Chair for further clarification.

IX. APPROVED PAINT COLORS

1. Dunn Edwards is the only accepted vendor – they recommend Evershield Paint (this has a high sheen and they give a 10 year warranty) Dunn Edwards is the only approved paint accepted for Arcadia Square. They give a discount for our HOA.
2. Color for House, Trim and Accent are: Weathered Coral; Rocky Ridge; Saddle Brown; Warm Hearth; Eclectic Plum; Dover Plains and Mohave Sage (this color is not on current charts and requires a special number that Dunn Edwards has)
3. Colors for Trim and/or Accent Only – Rodeo Brown
4. Houses need to be painted on all sides (need to get permission from neighbor to enter their yard)
5. Architectural Chair is available to answer questions and has large paint samples so you can see what they look like. Not all of the colors go together so it is wise to check before you paint.

X. MISCELLANEOUS ISSUES

1. LITTER - Please do not litter. This includes cigarette butts and food wrappers. Garbage containers are available in the two parks.

2. **HOUSEKEEPING** – No clothes, sheets, blankets, laundry etc may be hung out or exposed on any part of the Common Areas or areas of the home that can be seen from the street or other resident's homes.
3. **DISTURBANCE AND NOISE** – reasonable consideration for your neighbors is extremely important. No owner/resident may permit any television, radio, stereo, musical instruments or voices at a sound level which may annoy or disturb owners/residents of other homes.
4. **BACK ALLEY MAINTENANCE** – If your back yard is facing an alley, it is your responsibility to maintain any growth to assure that emergency vehicles can have egress. This includes plants, trees hanging out from your yard and anything that might touch wires or create a problem. Please check from time to time as plants etc grow quickly here.
5. **SPECIAL PARTY REQUIREMENTS** – If you are planning on having special equipment such as Inflatable Jumping Castles etc. or trains, you will need to provide Mission Management with special insurance to hold Arcadia Square HO harmless. The management company can help in securing this insurance.