

**Christown Villas**

**RULES & REGULATIONS**

**Adopted**  
**January 26, 2018**

## **Christown Villas Condominium Association Rules and Regulations**

These rules are designed to make living at Christown Villas pleasant and comfortable for each resident and promote a home in which all can enjoy. Restrictions are for the mutual benefit and safety of all. Cooperation and consideration of each resident is vital, and it is expected that all residents will take pride in their home.

1. **UNIT ACCESS:** Board members or assigned service personnel must be allowed access to any unit involved in a repair or replacement problem where the Board has deemed access to said unit is necessary for proper maintenance of that unit, an adjacent unit, or the common property.
2. **ALTERATIONS:** Prior to any exterior alterations such as storm doors, portable air conditioning units, or satellite dishes, a request must be submitted to the Board of Directors for approval. The Board, at its sole discretion, may or may not approve any changes; or may request alterations to the submission. Unauthorized alterations will result in a warning letter to remove the item. Failure to remove within 15 days will result in a fine.
3. **VEHICLES & PARKING:** Driving and parking is only allowed on paved areas in the community. This includes bicycles and all other wheeled vehicles. No unit is permitted to use more than two spaces. No parking should block the vehicle of another individual or truck access to dumpsters. If deemed necessary, written approval from the Board should be obtained for the special need prior to engaging in such. All vehicles parked on the property must be in proper operating condition both legally and mechanically including current license plate, no flat tires, and no leaking fluids. Vehicles violating this rule may be towed with notice at the owner's expense. No vehicle repairs are permitted anywhere in the community.
4. **SPEED LIMIT:** City of Phoenix sets alley speed limits at 15 mph. Observance is especially important since children often play in the area. Failure to follow the speed limit will result in a fine being issued.
5. **NOISE:** Being considerate of your neighbors is especially important in community living. Loud sounds from televisions, stereo equipment, musical instruments, people's voices, pets, or other disturbances should be avoided at all times. Between 10:00 pm and 8:00 am City Ordinances require special attention to being quiet.
6. **PETS:** No more than 2 dogs are permitted per unit. Pets may not be housed outside and must be immediately picked up after. Dogs must be kept on a leash at all times outside the unit. Pets must be kept under the control of their owner at all times. No pet shall be allowed to create a nuisance or unreasonable disturbance.

7. **DWELLINGS:** Each unit is for residence use only. No signage shall be displayed aside from one "For Sale/For Rent" sign. Proper window curtains, blinds, or screens are required and are the only coverings allowed and should be in neutral colors (white, beige). No reflective materials (such as aluminum foil or reflective screens) on windows. No items should be attached to the exterior of the building aside from seasonal use of appropriate holiday decorations. Such decoration should be done using materials that does not damage the building. Aside from the seasonal decoration, the only items permitted outside on the front of the buildings are doormats and a limited number of potted plants with approval; and the only items permitted outside on the rear of the buildings are doormats, a limited number of potted plants, functional bicycles, BBQ grills, and furniture specifically designed for outdoor use. Nothing should be placed to impede the clear flow of walkways. No storage of any personal property or other goods is permitted anywhere outside the unit.
8. **BARBECUES:** Use of barbecue units must not occur within 15 feet of any structure or under the overhang of any tree. Users are responsible to ensure any ash which ends up on the ground is promptly cleaned up and properly disposed.
9. **HAZARDS:** The discharge of firearms, fireworks, BB guns, pellet guns, dart guns or any similar items is not permitted at any time on Association property. Disruptive behavior, including but not limited to, disturbing the peace, fighting, vandalism, property damage, offensive behavior, harassment, intimidation, public drunkenness, loud parties, domestic violence, or any behavior deemed unlawful is prohibited and will result in immediate action including fines and/or legal action.
10. **COMMON AREAS:** Each resident should take pride in the community as it is their home, protecting their interest in all common areas. To help preserve the enjoyment do not damage, abuse, restrict, or litter. Pulling up brickwork, throwing the rock landscaping or bits of asphalt onto the parking lot, pulling branches off plants, are all examples of actions that are not permitted. Dumping cigarette butts on the on the common areas is litter. As City Bylaws hold land owners responsible for all adjacent City property, note that this clause also applies to the sidewalks, curbs, and alleys surrounding Christown Villas.
11. **GARBAGE COLLECTION:** Dumpsters are labeled for resident use only. Alley receptacles should not be used as they are for the neighboring homes only. Ensure all trash is placed inside a dumpster. If a dumpster becomes full use another dumpster. No dumping of appliances, furniture, renovation materials, etc.
12. **POOL:** Residents must follow posted pool rules. Failure to do so may result in being banned from the pool and/or fines.