

Whisper Mountain

Homeowners Association

Mesa, Arizona



Association Rules

The Association Rules are in addition to the Articles of Incorporation, Bylaws, and CC&R's, which constitute the community's governing documents. The Whisper Mountain Board of Directors may change the Rules with a majority vote.

Revised April 27, 2017

General Property Restrictions

Owners may rent only the entire Lot or dwelling unit. Rental must be made only to a single family. NO gainful occupation, trade or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any re-zoning, variances or use permits.

Trash/Recycling Containers and Collection

No garbage or trash shall be kept on any Lot except in covered containers as provided by the City of Mesa. These containers must be stored out of sight except for days of collection. Those homeowners who wish to store trash container in rear yards must screen containers so as not to be visible from neighboring property and Common Areas. Screening may consist of either a block wall (stucco finished and painted to match either the house or perimeter wall) or landscaping. Both the wall and the landscaping must be submitted to the Architectural Review Committee prior to installation.

Pets

Dogs must remain on leashes at all times while on Association property. All residents must clean up after their pets.

Machinery and Equipment

No machinery or equipment of any kind shall be placed, operated or maintained upon any Lot or any street.

Vehicles, Campers and Boats

No motor vehicle classed by manufacturer rating as exceeding 3/4 ton, mobile home, travel trailer, camper shell, boat, or other similar equipment or vehicle may be parked, maintained or repaired on any Lot or on any street so as to be Visible From Neighboring Property. Temporary parking of recreational vehicles, boats and similar equipment will be permitted, if is apparent that the item(s) are being loaded or unloaded. Residents have 48 hours to load and unload these vehicles (only). All motorized vehicles, including ATV's, motorcycles, go carts and similar vehicles are prohibited from entering onto any Common Areas. No commercial vehicles shall be parked on streets or Lots in the community. Vendors may park for a reasonable amount of time while rendering a service.

Parking

Vehicles of homeowners and their guest are to be parked in the garage, carport or driveway. No inoperable vehicle or those with expired tags shall be parked in the driveways or streets.