

NORTHPOINTE II HOA RULES & REGULATIONS

Approved by Northpointe II HOA Board Jan. 13, 2025

Due to the special circumstances of townhouse living, maintaining the property values, and ensuring an attractive, uniform community, these rules and regulations in addition to the CC&R's and by-laws are necessary. Violations of these rules and regulations are subject to warnings and/or fines by the Northpointe II HOA Board of Directors.

In this document, "common area" refers specifically to Northpointe II common area, unless stated specifically otherwise and "Board of Directors", in all cases, refers to the Northpointe II HOA Board of Directors.

Fines will be \$100.00 for all violations, unless otherwise noted (see 2.g., 2.k., and 4.).

Except for "immediate" fine violations (see 2.g., 2.k., 2.l., 4, 5), property owner will receive a warning to correct within 30 days of the notice. If violation is corrected within 30 days and the Board of Directors so informed, no fine will be assessed. If not corrected, \$100.00 will be assessed, and continued failure to correct the violation will result in fines being doubled every 30 days.

It is the homeowner's responsibility to make sure their tenants receive a copy of the Rules and Regulations. Notice of the violation will be sent to the homeowner only. Homeowners will be held liable for any violations committed by their tenants/guests.

1. TOWNHOUSE EXTERIOR:

- a. Any alterations to the exterior appearance of a townhouse (whether temporary or permanent) must have written approval from the Northpointe II Board of Directors. Any addition, improvement or installation to patio areas that can be seen from neighboring properties requires prior written approval from the Board of Directors.
- b. Gates are to be wrought iron. They must be painted black, dark brown, or Navajo white to match the exterior walls. Wooden, chain link, or makeshift gates are not allowed.
- c. Screen doors are to be black, dark brown, or Navajo white in color. Wooden screen doors are not allowed. Installation of metal security bars on windows and arcadia doors requires prior approval from the Board of Directors. These bars must be painted Navajo white.
- d. Window screens are to remain on windows and be in good repair at all times. Bent, torn, or hanging screens must be replaced. Broken or cracked windows must be replaced. Sheets foil, newspaper, etc. are not allowed as window coverings longer than thirty (30) days after the close of escrow. Window coverings must be in good repair.
- e. Patio areas are not to be used as storage areas for items, which can be seen above the patio, wall or items that are not intended for patio use. This includes old furniture, mattresses, boxes, motorcycles, auto engines, camper shells, etc. Outside shades are permitted with written permission from the Board of Directors. Bamboo and rattan are not acceptable. The shades are strictly monitored and must remain in good condition.

- f. No cable is to be installed without written permission. No cable, phone line, or other wires are to be attached to the exterior walls of any townhouse, except for the cable running from the underground to the prewired location on each unit.

2. COMMON AREAS:

- a. Sidewalks, grass, and gravel areas must be kept free of clutter and obstacles at all times. Personal property should not be left on common area property overnight.
- b. Gravel and shrub areas are off limits to children. Digging in gravel or grassy areas or throwing rocks is not permitted.
- c. Bounce houses, or the like, require prior written approval from the Board of Directors with a waiver, and vendor will be required to provide certificate of liability insurance. Property owner and vendor must ensure any staking does not take place near irrigation system or other utilities. If damage occurs, additional fines may be assessed to cover subject repairs.
- d. Children twelve (12) years of age and older are prohibited from riding bikes, rollerblades, or skateboards on sidewalks or jumping curbs in Northpointe II.
- e. Climbing up, over, or on any Northpointe wall is not permitted at any time. Climbing trees, light poles, or parking covers is strictly prohibited.
- f. Motorized skateboards, bikes, scooters, etc. are not to be driven/ridden on Northpointe II common area property.
- g. No firearms, BB guns, pellet guns, slingshot or archery equipment are permitted to be used on any Northpointe property. This is a serious safety hazard, and any violation is subject to an **immediate \$150.00 fine**.
- h. The operation of a radio, television, musical instrument, or similar device between the hours of 10 p.m. and 6 a.m. in such a way as to create an excessive noise plainly audible at a distance of fifty (50) feet from a building structure, vehicle, or property is prohibited, in conformance with City of Mesa Code of Ordinances, Title 6, Chapter 12.
- i. All signs, including but not limited to realtor signs (e.g., For Sale, For Rent, Open House, etc.), must have written approval from the Board of Directors prior to installation. They may not be installed in any Northpointe II common area and must be INSIDE, but not attached to, patio walls, and must be kept upright and maintained.
- j. Residents are not permitted to make any permanent changes or additions to common property, including but not limited to, planting or adding granite to grass or granite areas, without prior written approval from the Board of Directors.
- k. No motor vehicle, trailer, camper, motorcycle, boat, etc. is to be driven or parked on common grass, gravel or sidewalk areas at any time. Written permission from the Board of Directors which stipulates financial responsibility of the homeowner is the only exception and may be granted for repairs of the unit. Vehicles driven on Northpointe II common area create serious damage to sidewalk, grass, and irrigation systems and will be subject to an **immediate \$150.00 fine**. If damage has resulted from a specific incident, additional fines may be assessed to cover subject repairs.

- I. No open bodies of water are allowed in the common area. This includes but is not limited to water buckets and kiddie pools. This violation carries an **immediate** fine.

3. VEHICLES:

- a. ALL auto repairs, including the changing of oil are not permitted on Northpointe property. All oil leaks onto parking spaces must be cleaned up with an oil absorbent material or kitty litter and maintained regularly. Maintenance, upkeep, and repair of parking spaces due to oil leaks or improper maintenance will be the responsibility of the homeowner/tenant. The only emergency procedures allowed will be the changing of flat tires and replacement of or cable starting for dead batteries.
- b. Boats, trailers, campers, and recreational, inoperable or unlicensed vehicles may not be parked on common property for more than 24 hours. Failure to remove upon written notice will cause the items to be towed at owners' expense. No vehicle may be chained to a common post at any time.
- c. Each resident is assigned two parking spaces for their use. One is covered and one is open. Vehicles cannot protrude over the curb or sidewalk (which includes apparatus hanging over the front and rear of the vehicle). There must be a minimum of six inches from the white parking stall lines on both sides of vehicle. No one other than the owner/tenant is allowed to park in an assigned spot without written approval of the owner, and are subject to tow at the vehicle owner's expense. Residents are not to use guest parking spaces as personal parking spaces and are also subject to tow at the vehicle owner's expense. Guest parking spaces are available for **guests only** and limited to 48 hours.

4. TRASH:

- a. Several dumpsters are located throughout the development and are emptied three times a week. All garbage, refuse, etc. is to be placed **INSIDE** the City of Mesa dumpsters. No bulk or large items may be placed in or around the dumpsters. These items include but are not limited to furniture, mattresses, renovation materials such as cabinets, countertops, toilets or doors, appliances, water heaters and Christmas trees. This violation results in an **immediate fine of \$150.00**.

5. PETS:

- a. All animals must be on a leash in your hand and in control at all times when on common areas. Immediate removal of animal droppings is required as they occur, and violations result in an **immediate fine**.
- b. No animal is to be tied or kept outside any patio wall, nor should any animal be tied in such a way as to have access to any common grounds.