

Winds of Tatum

Community
Rules
And
Regulations

Adopted May 11, 2021

WINDS OF TATUM HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

PROCEDURES AND ENFORCEMENT OF THE RULES AND REGULATIONS

COMPLAINTS

All complaints must be submitted in writing to the Management Company. The identity of the person(s) making the complaint must be made known in the complaint letter. Write to the attention of the Community Manager, Winds of Tatum HOA, PO Box 25466, Tempe, AZ 85285-3451. The Community Manager will acknowledge your complaint via telephone or email.

FIRST VIOLATION

Within three days, the unit owner or tenant about whom the complaint has been filed will be sent the first violation letter. The letter will indicate the nature of the complaint and state that a correction of the violation must be made immediately. If more time to make the correction is justified it must be made in a time period not to exceed fifteen (15) calendar days. The Community Manager will verify that the correction has been made.

FINES

Unless the Community Manager has been notified, and an extension of time granted, the unit owner will be fined after fifteen (15) calendar days have elapsed from the time the first violation letter was sent. Fines range from \$25 - \$75 depending on the nature of the violation and other factors, such as repetitiveness and so forth.

LETTER OF ACTION

This letter describes the action that is being taken by the association. If necessary, the Community Manager will contract with an outside source to remedy the violation at the expense of the unit owner.

NOTE 1. Each unit owner is responsible for compliance with the Rules and Regulations. Also, each unit owner must furnish to any lessee or resident of their unit, the Rules and Regulations herein stated.

NOTE 2. The issuance of these Rules and Regulations does not remove the authority of the Board of Directors to monitor and enforce the Covenants Codes and Restrictions or to require any changes that do not conform aesthetically to the community at large.

Should it become necessary to levy a fine due to an infraction of the Rules and Regulations, such fine will be charged to the following month's unit owner dues, and is due and payable in full along with the month's dues.

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COMMUNITY APPEARANCE AND AESTHETICS

The following objects are considered to be unsightly and are not permitted to be placed, maintained or erected on any residential lot unless behind the fence line for said Lot and not viewable from the street. This list is not to be construed as all inclusive, as other objects could also be deemed to detract from the appearance of the community.

- Clotheslines – Doghouses – Inoperable or dismantled vehicles, boats, campers or trailers.
- Sports and other fitness related equipment such as basketball hoops.
- City provided garbage or recycle containers except for a 24-hour period during which the pickup of these items has been scheduled by the City. Trash, garbage or other wastes shall not be kept on any Lot except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- No foil, dark screening, or other darkening materials (other than approved sun screens and doors) shall be placed on any unit.

VEHICLE MAINTENANCE AND POWERED EQUIPMENT

No powered equipment, workshops or vehicle maintenance (excluding emergency repairs of less than one day in duration) shall be permitted on any streets, walkways, parking spaces or on the common grounds. The unit owner or resident is responsible for the immediate cleanup of any expulsion of liquids from such vehicle (i.e., oil, coolant, hydraulic fluids, etc.)

PROHIBITION OF UNIT ALTERATION

NO exterior alteration or addition may be made to any unit without PRIOR APPROVAL of the Architectural Control Committee. Such approval requires submission evidencing building permits if required by the City Building Codes. Plans for such alterations are to be submitted to the property manager, preferably attached to an architectural form available from the Management Company.

Color changes to the exterior of any unit are subject to approval by the Architectural Control Committee.

No awnings or shading equipment may be attached to any unit unless approved by the Architectural Control Committee.

UNIT USE RESTRICTIONS

Units are to be occupied for single-family residential purposes only.

No structure of a temporary nature may be used as a dwelling on any Lot, nor shall any trailer, motor home, tent, shack, garage or other structure be used as a residence, either temporarily or permanently.

No trade or business is to be conducted in any unit.

Garages are not to be used for living purposes or for commercial enterprises.

No obnoxious, offensive or illegal activities are to be conducted in any unit or anywhere on the premises.

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ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration thereto be made until the plans and specifications showing the nature, color, kind, shape, height, materials and location of same shall have been submitted to and approved in writing as to harmony of exterior color, design and location in relation to surrounding structures and topography; nor shall be submitted to and approved in writing by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the board. Applications for any or all such architectural changes, which require a City of Phoenix Building permit, must be submitted with a copy of the building permit before the architectural change being requested approval will become eligible for approval.

In the event that said board, or its' designated committee, fails to negotiate, approve or disapprove such request for architectural change within 30 calendar days after such plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been complied with, except for any City of Phoenix building permit requirements.

VEHICLE RESTRICTIONS, OPERATION AND PARKING

No trailer of any kind, truck, commercial vehicle, truck camper, motor home, tent trailer, boat, boat trailer, automobile or addition, or similar shall be kept, placed, maintained, constructed, reconstructed or repaired upon any lot, street, or common area, within The Winds of Tatum subdivision in such a manner as to be visible from neighboring property or the street; provided however, the provisions of this paragraph shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during, and used exclusively in connection with, the construction of any work or improvement approved by the Association.

No trailer of any kind, truck, commercial vehicle, truck camper, motor home, tent trailer, boat, boat trailer, automobile or addition, or similar shall be left parked on the street overnight. Truck campers, motor homes, tent trailers, boats or boat trailers shall not be permitted to remain parked on the street for a period of longer than eight (8) daylight hours and only for the purpose of cleaning or reloading them.

Any violation concerning this paragraph can be reported to the Community Manager, and appropriate actions will be taken.

MAINTENANCE AND REPAIR OF BUILDINGS

No building, residence improvement or structure upon any Lot nor the landscaping on any Lot, shall be permitted to fall into disrepair, and except for the front yards of residences (the yard area in front of each residence and the front privacy wall and the common area privacy walls) which will be maintained by the Association, it shall be the Owners responsibility at the Owners sole cost and expense to maintain the Lot in a neat and cleaner manner free of trash and other unsightly objects and to ensure that each building and structure on the lot shall at all times be kept in good condition and adequately painted or otherwise finished.

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SIGNS

No sign of any kind shall be displayed to the public view on any Lot except one sign not more than five (5) square feet advertising the property for sale or rent or signs used by a Lot owner to temporarily promote a garage or moving or estate sale.

Holiday decorations must be removed within two (2) weeks after the holiday for which they were placed.

ANIMALS AND CONTROL

No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for commercial purposes.

Dogs must be kept on a leash at all times if not confined to the fenced in area of the Lot in which they are kept. It is the responsibility of the pet owner to control the activities of their pets so as to not be a nuisance to the other residences in the Association.

Pet owners are responsible for the immediate cleanup of feces left by their pets on any of the common areas, streets or driveways.

ANTENNAS

No antenna, satellite dish, or other radio frequency signal receiving or transmitting device shall be installed without the prior approval of the Architectural Committee and at an elevation not to exceed two (2) feet above the garage wall of the residence. Such installation must minimize the visibility of the device from the street.

LEASING OF UNITS

No unit shall be rented or leased for a period of less than thirty (30) calendar days. It is the Lessors responsibility to provide the Lessee or tenant with a copy of CC&R's and the Rules and Regulations of the Association.

LANDSCAPE

Front yards and common areas are planted and maintained by the Association. If homeowners desire additional vegetation or covering other than that provided and maintained, an architectural change request must be submitted detailing the type and amount of vegetation or covering that will be used. Plant and covering material must conform with existing plants and coverings and must be of the low water usage variety.