

A SUMMARY OF
RULES AND REGULATIONS
FOR ROUNDHILL CLUB AND TOWNHOUSES

Most property owners and tenants know generally that there are restrictions on their property, but many questions crop up. "Why can't I keep my cars on the street?" "Can't I keep a boat in the parking area?" "When does the garbage container have to be put inside the garage?" "Who enforces the restrictions and approves construction plans?" These and other questions are asked; here are some answers.

RESTRICTIONS

For a subdivision such as Roundhill, there is a "Declaration of Covenants, Conditions & Restrictions" (called CC & R's) publicly recorded in the County Recorder's Office when the subdivision was first formed. These CC & R's are binding for thirty (30) years on every lot, every building, and every person in the subdivision. Provisions cover types of construction allowed, permitted and prohibited uses, safety and enforcement, among other things. These restrictions cannot be changed except by a vote of fifty-one percent (51%) of all of Roundhill's property owners.

VIOLATIONS

In general, violations that are most likely to occur involve:

--Parking

No trailers, motorhomes, campers, off-road vehicles, boats or oversize vehicles are allowed to be parked on any lot except while loading or unloading.

--Pets

Dogs, cats and other household pets must be confined to their owner's lot or kept on a leash. Breeding for commercial purpose's not allowed. No combination of more than three (3) dogs or cats are allowed.

--Plants

No planting is permitted until diagrams showing plants, color and location have first been submitted to the Board of Directors for approval.

--Plans

No exterior changes of any kind whatsoever can be made until approved by the Architectural Committee. This includes patio covers, window coverings, walls, awnings, doors, gates, painting - anything that affects the exterior appearance of any unit. Plans and specifications showing the nature, kind, shape, height, materials, color and location must be first submitted to insure harmony in relation to surrounding structures.

--Protection

Gates to the pool must be kept locked. This is regulated by the City of Phoenix as a quasi-public pool and can be closed down if not kept secure. Lights around the ramada should not be tampered with; they provide night-time security and help prevent theft of expensive poolside furniture. The ramada area is for the use of everyone who is current in payment of monthly dues and assessments; please tidy it up after you have used it. All persons using the pool, pool area, jacuzzi, gas grills, and tennis court do so at their own risk. Members must accompany and be responsible for the conduct of their guests. Only U. S. Coast Guard approved flotation devices are allowed in the pool. Children under the age of twelve (12) will be allowed use of the pool only under and with the direct supervision of a responsible adult. No diving is permitted. Please lock the pool area, restrooms, and tennis court lights after you use. The tennis court is for the use of members and their guests only. No skateboards, skates, or bicycles are permitted on the tennis court. The court shall be used for tennis only. If others are waiting, players will limit their play to one (1) hour. Pets are prohibited in the pool, pool area, ramada and on the tennis court.

--Potpourri

No business of any kind is allowed. Wood piles and outside storage must be concealed from view. Outside clotheslines are not allowed. Trash and garbage must be regularly removed. Outside antennas are not allowed unless approved. Advertising signs (except one of not more than five (5) feet square "For Rent" or "For Sale") are not permitted.

--Rentals

No unit can be leased or rented unless the lease is in writing and the tenant has agreed in writing to comply with the CC & R's and all rules and regulations adopted by the Homeowners' Association.

ENFORCEMENT

The CC & R's establish the authority of the Homeowners' Association and individual lot owners to enforce restrictions. The Board, acting within that authority, has set up guidelines for enforcement:

1. Provide a friendly reminder of the violation as a courtesy.
2. Send a Notice of Violation if the courtesy reminder is unsuccessful.
3. After fifteen (15) days, send a Second Notice of Violation if the problem has not been rectified.
4. After fifteen (15) more days, if the violation remains, have legal counsel send a Third Notice explaining the violation and required remedy and allowing fifteen (15) more days for compliance.
5. After fifteen (15) more days, take whatever steps are necessary, including legal action, to bring about compliance.

In the event legal counsel is required, the owner shall pay all costs, expenses and reasonable attorney's fees incurred by the Homeowners' Association.

For the purpose of enforcing the CC & R's, the Homeowners' Association, acting through its Board of Directors, can file, record and foreclose liens against the violators' property (owners are responsible for tenant's violations); bring legal action against the owner for injunctive relief and for a money judgment; and take such other action necessary for enforcement.

Enforcement is as uniform as possible. Courtesy and self-enforcement are heavily relied upon. It is hoped that property owners and tenants will cooperate in maintaining the standards of Round Hill and that each will encourage their neighbors to meet these standards.

