

# EIGHTH STREET SQUARE TOWNHOUSE ASSOCIATION RULES AND REGULATIONS

Updated January 2024

Common areas consist of all grassy and developed areas of Eighth Street Square, which are not enclosed by a patio fence or occupied by a townhome. This includes lawns, pools, sidewalks, driveways, carports, etc. It is the responsibility of each resident to help keep the common area neat and clean and to report any violation of the following rules and regulations immediately. Report all minor infractions to the Management Company and all others to the City of Phoenix Police Department.

**TERMITE INSPECTION/TREATMENT – DOCUMENTATION REQUIREMENT:** Every two (2) years, each owner of a townhome within Eighth Street Square SHALL submit documentation to the management company from a termite inspection company no later than JUNE 30 of the year it is due. Documentation must include:

- That no termites were detected; or
- if termites were detected a treatment was performed with the date of the treatment indicated.

Failure to provide this information to management will result in fines to the owner.

**DOGS & OTHER PETS:** The leash law is in effect in Phoenix and at Eighth Street Square. You ARE NOT PERMITTED to allow your dog to roam freely without a leash. You are NOT PERMITTED to tie your dog in any common area including the area in front of your townhome or outside your patio. You must CLEAN UP YOUR DOG'S DROPPINGS. All the aforementioned are violations to this community. Gates, fences and patio doors chewed or damaged by pets will be repaired at the owner's expense. The owner will be given a 10-day notice. If satisfactory repairs are not made at the end of that time, the repairs will be made, and the owner will be charged accordingly. PETS WILL NOT BE ALLOWED IN THE POOL AREA AT ANY TIME.

**LITTERING:** All papers, candy wrappers, food and beverage containers, ashtray droppings, gum, and all other waste, trash and litter must be placed in your city garbage or recycle containers or in the trash containers in the common area near the pool. This is a NO LITTER community.

**CITY GARBAGE & RECYCLE CONTAINERS:** Homeowners or occupants shall not put out or leave city garbage and recycle containers more than 24 hours before or after scheduled pick up. City garbage and recycle containers should only be stored in the resident's carport or garage.

**PARKING:** Homeowners or occupants (including renters) shall not park cars, trucks, pickups, motorcycles, bicycles or any other vehicles in the streets or guest parking within the townhouse area. **Both sides of all streets are marked as fire lanes.** Any parking in the street is strictly prohibited. Vehicles parked in the street will be towed at the owner's expense. **Currently our contracted towing company charges (up to) \$500 plus \$15 per day storage for vehicle towing.** The contracted towing company randomly patrols our community and is authorized to tow any vehicle (without warning) parked in the fire lanes.

The parking areas North and South of the pool area are for guests only and not homeowners or occupants (including renters). There is a maximum of seven (7) days parking for guests. Longer stays require the written consent of the board of directors. Any guest vehicle parked for longer than seven (7) days will be given one

(1) warning before being towed at the owner' expense. Residents' vehicles parked in guest parking without written prior consent of the board of directors will be towed without any warning at the owner's expense (see above for towing fees). Recreational Vehicles are not allowed to be parked within the community.

**VEHICLE REPAIRS:** Vehicle repairs are not allowed ANYWHERE within Eighth Street Square with the exception of a minor repair lasting no more than an hour in duration within the confines of your carport or garage. Repairs to vehicles other than those belonging to the residents of Eighth Street Square are prohibited.

**ABANDONED / INOPERABLE VEHICLES:** Inoperable or abandoned vehicles are NOT allowed in carports or guest parking. The definition of such a vehicle is one that is inoperable, collects cobwebs, has no valid license plates or has flat tires. Violators will be advised that the vehicle must be removed. If vehicle is not removed within the allotted time, it will be towed at the owner's expense.

**EXTERIOR CHANGES:** Nothing shall be done to alter or change the exterior appearance of the buildings, sheds, fences, walls or landscaping without prior approval of the Board of Directors of Eighth Street Square Townhouse Association. This includes but is not limited to:

- No planting or gardening will be done without prior approval, nor will any plants or shrubs be removed from the common area. (This does not apply to individual patio areas at the front and back of the residence.)
- No additions, patio covers, awnings, lighting, fences or walls will be erected, altered or painted without approval of the Board of Directors. All approved projects must adhere to the City of Phoenix building and fire codes.
- Any clotheslines, portable storage units, machinery, etc. kept in the patio areas must be below the fence line.
- Items cannot be stored in the patio area that can be seen from the street.
- The fences surrounding the patio shall not be soiled, stained or painted without prior written approval.
- The purpose of the above rules is to maintain the architectural integrity of the complex. If the Board of Directors notes exterior changes to be violations, the Board will request in writing that the homeowner remedy said violation. If the violation is not remedied within 14 days, the Board of Directors via the Management Company will cause the violation to be removed and will be billed for the costs. These changes shall be subject to the lien provision set forth in the declaration.

If an architectural change is contemplated by an owner, an architectural change application should be completed and submitted to the Board of Directors (via the management company). That form is available on the HOA Management website. That form along with plans, drawings and sufficient information to enable the Board to pass approval of its suitability within the community should also be submitted. The Board will either approve or reject the proposed change within 30 days. If the proposal is rejected, the Board shall state the reasons for the rejection and afford the owner the opportunity to submit revised plans. All approved plans shall be made a part of the minutes of the meeting during which they were approved or denied.

**ALLOWED CHANGES:** The following changes will be permitted without prior approval of the board of Directors. These should reflect consistency with the current architectural look of the complex. However, these changes remain subject to approval of the Board if they distract from the general appearance. Changes not needing architectural change forms to be submitted:

1. Screen door installation.
2. Holiday decorations, such as Christmas lights, decorations may be put up during the appropriate times, but should be removed in a timely manner.

3. U.S. or State of Arizona flags may be displayed as long as the display does not damage the structure on which they are displayed.
4. Political or election materials can only be displayed prior to an election and must be removed in a timely manner following an election.

**SIGNS:** “FOR SALE” signs and “FOR RENT” signs must be on individuals’ property and not on common areas.

**NUISANCES:** The following will not be permitted at Eighth Street Square:

- Lack of mufflers or noisy, defective vehicles
- No loud parties, stereos, radios, TVs, or musical instruments
- No undue shouting, profanity, or any sounds that are unduly disturbing to neighbors or passers-by (i.e. door slamming, etc.)
- No chronic dog barking
- Patios and carports are to be kept clean of all dog droppings, and owners will be subject to fine if neighbors complain of offensive odors.

**CARPORTS AND GARAGES:**

**Carports** are not to be used as storage areas. No items should be left in these areas. The **ONLY** visible items allowed in carports are **VEHICLES AND CITY GARBAGE CONTAINERS**. No trailers, boats or vehicles other than personal cars, motorcycles, bicycles and trucks are to be kept in carports.

**Garages:** The above limitations do NOT apply to garages. Garage doors must be in working condition and kept closed when not entering or exiting vehicles or other necessities for being open. The maintenance for garage doors and mechanical equipment are the responsibility of the homeowner. The Board of Directors must approve converting carports to garages. There is **NO PARKING** in the streets within this property whatsoever. Cars parked in the streets will be towed at the owner’s expense. Car washing is allowed in carports and garages.

**WINDOWS:** The following rules apply to windows—

- Broken windows shall be replaced within five (5) days of breakage or the Management Company will authorize a contractor to replace them at the owner’s expense.
- Foil, cardboard, plywood or any other unsightly material will not be permitted to cover broken windows except in the five (5) day repair timeframe.
- Installation of awnings and exterior blinds that are visible from the street are subject to prior written approval by the Board of Directors through the Architectural Change process.

**OCCUPANCY:** No more than two (2) persons per bedroom may occupy a townhome in Eighth Street Square. Violators will be subject to fines for each day that the violations remain out of compliance [A.R.S 33-1317(F)].

**POOL RULES:** Pool hours are from 6:00am - 11:00pm. Quiet hours are between 6:00am - 9:00am and 9:00pm - 11:00pm. During these "quiet" hours, splashing, loud talking and music will not be tolerated, and the homeowner may be fined. There is NO LIFEGUARD ON DUTY.

- No bicycles, tricycles, skateboard, etc. are allowed to be ridden inside pool area, except to secure them while the patron is at the pool;
- No pets of any kind are allowed inside the pool area
- No glass containers shall be brought into the pool area. (Broken glass falling into the pool will require closure and emptying of the pool);
- Cigarette butts should be placed in the trash receptacles and not discarded in the pool area grass or on the common area grounds;
- There shall be no running, undue splashing, "horseplay," spitting, or obscene language allowed;
- No jumping into the pool from any elevated structure;
- No cut-offs are allowed. Only swimwear is allowed;
- Pool play equipment shall be limited to small pool toys. Abandoned play equipment will be thrown away;
- There shall be no throwing objects into or about the pool;
- Children under sixteen (16) or children who cannot swim will not be permitted to use the pool unless accompanied by an adult. That adult is responsible for the supervision of that child;
- Swimming alone is not encouraged, and all swimmers swim and use the pool at their own risk;
- The pool is to be used by homeowners or their guests. Any ineligible, non-conforming person or persons will be excluded from the pool area. All residents must accompany their guests at the pool;
- The pool may not be reserved for private parties;
- Damage and abuse of the pool area by a homeowner, their guests or tenants will be the responsibility of the homeowner. Damages will be charged to the homeowner responsible for the damage;
- Private gate codes are to be used for entry to the pool area. NO FENCE OR GATE CLIMBING. Codes may be obtained at the management Company; and
- NO PROPPING OPEN THE GATE FOR EASY ACCESS. This is a violation of both Maricopa County and State of Arizona regulations [ARS-36-168].