

Village IV Homeowners' Association

Rules and Regulations

Effective Date:
September 2025

"Let's Keep Village IV a Great Place to Live"

To preserve the quality of life, appearance, and safety of our community, the Board of Directors asks all residents and visitors to adhere to the following key reminders:

- The speed limit on Village IV roads is strictly **15 MPH**.
- Pool gates must remain **closed and locked at all times**.
- **Trash** should be placed at the **rear of dumpsters**. Please do not place recyclables in trash dumpsters or vice versa.
- **Pets are not permitted** for renters or guests.
- Contractors working on **HVAC systems must use a 32-foot ladder**; climbing on roof tiles is **strictly prohibited**.
- **Large appliances and electronics** must be disposed of **off-site**.

Please refer to the full Rules and Regulations enclosed herein. A collective effort from all residents will help maintain a **clean, safe, and enjoyable community environment**.

Sincerely,
The Board of Directors
Village IV Homeowners' Association

1. Introduction

Village IV is a condominium community where residents share common amenities and responsibilities. While owners are responsible for the interior of their units, all external areas (excluding balconies and patios) are considered **common property**.

Responsibilities:

- **Exterior modifications** require **written approval** from the Board of Directors.
- Owners who rent their units are **responsible** for tenant compliance.
- All lease/rental agreements must be **registered with the Property Manager** prior to tenant move-in.

- Owners are also responsible for ensuring that **guests comply** with these Rules and Regulations. It is suggested these rules and regulations be posted in a prominent place for renters, within the unit.

The Board is empowered to adopt and enforce Rules to ensure a **safe, orderly, and harmonious living environment**.

2. General Rules

Cleanliness and Waste Disposal

- Residents must maintain a **litter-free environment** around their units.
- Garbage must be **bagged and placed inside dumpsters**. Dumpster lids and enclosure doors must be **closed after use**.
- **Moving boxes must be flattened** and placed inside recycling bins. Overflow is not permitted.
- **Major appliances and electronics must not be discarded on-site**.
- **Cigarette butts** must be properly disposed of.
- **Patios and balconies** may not be used for storage. No boxes, laundry, or unsightly items allowed.
- No **personal items** may be left overnight on **lawns or common areas**.

Roof Access

- Contractors accessing roof mechanical equipment must use **32-foot ladders** from the parapet walls.
 - **Walking on roof tiles** is strictly prohibited and may result in both fines and responsibility for the cost of repairs, levied to the homeowner.
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3. Pets

- Maximum of **two (2) pets per unit** (cats/dogs only).
 - Pets must weigh **no more than 15 pounds** each.
 - **All pet waste must be immediately collected** and placed in sealed containers.
 - All pets must be **leashed**, including cats.
 - **No bird feeding or watering** is allowed (includes breadcrumbs). Hummingbird feeders are permitted.
 - **Renters and guests are not allowed to have pets**. All lease agreements must reflect this.
 - Service animal documentation must be submitted to the property manager.
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4. Parking and Street Use

- Maximum speed: **15 MPH**.
 - Residents must park only in their **assigned spaces**. No number changes allowed.
 - **Guest parking is for guests only.**
 - **RVs, Moving PODS, boats, trailers, etc. are prohibited** on Village IV property, *without prior approval*.
 - No **ball playing, rollerblading, or skateboarding** on roads.
 - **Unnecessary noise** (including horn honking) is not permitted.
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5. Unit Use and Noise

- No business or hobby may **disturb the peace** of neighboring units.
 - Sound from TVs, instruments, etc., must be kept to a **reasonable volume**.
 - Repairs or alterations involving noise may only occur between **8:00 AM and 8:00 PM**.
 - Only **electric, covered barbecues** are allowed on patios/balconies. **No propane or charcoal grills, or any appliance with an open flame** (per City of Scottsdale Bylaw).
 - Pets, including service animals, are not permitted to make noise, which results in the loss of peace and enjoyment by adjacent unit occupants.
 - For Sale Signs
 - One sign permitted per unit.
 - The size of the for-sale sign should not exceed 18 inches by 24 inches.
 - The sign must be commercially produced.
 - Signs must be hung only on the inside window and must be removed in a timely manner, upon sale of the unit.
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6. Architectural Guidelines

- Exterior design must **match the original architectural style**.
 - Only approved colors may be used for exterior painting.
 - Window coverings, screens, security doors, and grill work require **Board approval**.
 - Additional landscaping in common areas requires written approval.
 - **Flags may be flown from sunrise to sunset only**, as permitted by law.
 - Homeowners are responsible for **back patio and second-floor deck maintenance**. Installation of flooring materials (e.g., carpet or tile) must be approved in writing and maintained by the homeowner.
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7. Pools

- Pool gates must remain **closed and locked at all times**.
 - Children under 14 must be **accompanied by an adult** (over 18).
 - **No diving, glass, or diapers** in the pool area.
 - Pool toys are not permitted during **busy hours**.
 - **Ball playing is prohibited** in or around the pool when others are present.
 - Furniture around the pool may not block the **18-inch clear zone**.
 - **Chairs and lounges may not be reserved**.
 - Dispose of all litter properly.
 - A maximum of six guests, per condo unit, may use the pool.
 - Sunscreens and lotions should be **washed off before entering** the pool or spa.
 - Music must be **played with headphones** unless prior permission is granted.
 - **No noise allowed after 10:00 PM**.
 - **Gas must be turned off** after barbecue use, and the area cleaned.
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8. Enforcement Procedures

The HOA relies on **community enforcement** due to the absence of a dedicated security service. All residents are encouraged to:

1. Politely resolve minor issues in person.
2. If needed, submit a **written, signed complaint** to the Property Manager:
 - **Village IV HOA**
 - P.O. Box 31176, Phoenix, AZ 85046
 - Phone: 480-443-5566

Anonymous complaints will not be accepted. Identities will be kept confidential except during legal action.

Violation Process:

- **First Report:** Informational letter.
 - **Second Report:** Formal warning letter.
 - **Third Report:** **Fine** issued (\$25–\$500 depending on severity).
 - Repeat offenses may escalate.
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9. Fines and Violations

A **complete schedule of violations and corresponding fines** is included in the official Rules and Regulations packet. Fines vary based on the infraction and frequency of occurrence. Examples include:

- **Pet violations:** \$300 per occurrence.
- **Trash violations:** \$100–\$500 depending on recurrence.
- **Architectural or parking violations:** Up to \$500 per incident.
- **Bird feeding:** \$300/day without a courtesy warning.

All violations that result in damage to common areas will also incur **restoration and legal costs**.

10. Appeals Process

Residents may appeal fines in writing within **10 days of notification**. Appeals will be heard at a scheduled Board meeting. All decisions by the Board are final. If an appeal is denied and the violation is not corrected, further fines may be imposed every **21 days** until resolved.

11. Reference: VRA Regulations

As part of the **Villages Recreational Association (VRA)**, Village IV enforces additional rules related to shared amenities such as **pools, tennis courts, and common grounds**. These are detailed in **Schedule "A"** and govern:

- Guest limitations
- Pool safety
- Pet restrictions
- Prohibited items (glass, smoking, loud music, etc.)
- Behavior standards
- Fines related to VRA facilities

All residents and tenants are required to comply with these **Master Association Rules**, in addition to Village IV's regulations.

For questions or concerns, please contact:
National Property Services – (480) 443-5566
Village IV Homeowners' Association