

# **KINGSWOOD ESTATES, UNIT III OWNERS ASSOCIATION**

## **INCLUDES UNITS IV AND V (KEOA)**

### **COMMUNITY POLICIES**

Effective April 15, 2018

#### **INTRODUCTION**

Community Association living is generally for the person who seeks a controlled environment – one that strives to preserve property values and a consistent standard of living – one in which the use of pertinent laws and rules help create a mutual obligation for harmony among all involved parties.

Therefore, any person who chooses to own or live in a community association must recognize that the objectives of this type of living can be obtained only when its' homeowners and residents show respect for the laws and rules that govern it.

Among these laws and rules are the higher ranking Protective Covenants, which for the most part have been formulated through government legislation and control. The Community Policies are a lower ranking counterpart that, while encompassing legalities, is set by the Board of Directors. It is the obligation of the Board to ensure that these laws and rules are upheld by homeowners and residents alike. It then becomes the homeowner's responsibility to become familiar with, and to familiarize their visitors, vendors and renters with, the Protective Covenants and Community Policies, abide by them, and help enforce them.

The Community Policies have been established in accordance with provisions of the Kingswood Estates Unit III Owners Association Protective Covenants, Item 1, to help carry out the intent and purpose of the Covenants and the Bylaws. The Community Policies amplify or clarify various items in the Protective Covenants and list other items of common good, which the Covenants do not explicitly cover.

The Community Policies reflect experience and changes in community opinion, products, and lifestyles. Some policies deal with matters of taste or appropriateness, requiring exercise of common sense and good judgment. In such matters, the interpretation given by a majority of the Board of Directors will be the final authority. Examples of terms requiring interpretation include but are not limited to "timely", "expeditious", "unattractive", "unsafe", and others.

#### **REVISION:**

The revised version, herein, serves as a resolution to clarify and replace all previous printings of the Community Policies for Kingswood Estates Unit III Owners Association KEOA.

#### **INTENT:**

It is not implied nor intended that these Community Policies in any way replace or limit the validity of the higher-ranking jurisdiction of the KEOA Bylaws and Articles, Protective Covenants, or any government legality.

## **PURPOSE:**

That all homeowners, residents and guests be permitted to enjoy a safe, healthy, aesthetic and peaceful environment which is established through the use of all KEOA governing documents and of these Community Policies – the primary purpose being to protect property values, maintain a consistent standard of living and promote harmony for all homeowners and residents – now and in the future.

## **GENERAL USE POLICIES**

### **1.0 Lot Maintenance.**

- 1.1 Each lot and the vegetation thereon shall be neat, safe, orderly, healthy, and as attractive as possible. Debris shall be kept under control, and the property shall be kept clear of harmful vermin such as rats, mice, and gophers. Conditions conducive to breeding of harmful insects such as mosquitoes, gnats, and flies are not permitted.
- 1.2 Each lot owner is responsible to maintain the street shoulders adjacent to the owner's property neat, clean, and orderly. Vegetative growth along the streets and in ditches must be kept at a height of four inches or less, from the edge of the street back a minimum of 8 feet. Well maintained landscaping plants and flowers may be kept in the space; instead, if desired, or all vegetation may be eliminated and replaced by hardscape such as gravel or rock, as approved by the Architecture Committee. Prescott City Property Maintenance Code 7-5-4-C applies.

2.0 **Building Maintenance.** Members are required to maintain all structures on their property to keep them attractive and in good repair. This includes expeditious repair of any exterior damage, and timely repainting or staining, keeping in mind that such work requires the prior approval of the Architecture Committee.

3.0 **Sports Structures.** Sports structures and recreational equipment, including but not limited to basketball and soccer goals, may not be permanently placed in-ground or attached to permanent structures such as garages, homes, or guesthouses where visible from the street. Portable sports structures and recreational equipment may be used, but must be maintained in good condition and stored out of public view when not in use.

4.0 **Recreational Vehicles.** Trailers and recreational vehicles may not be occupied in KEOA overnight; however, one recreational vehicle or boat may be parked on a KEOA lot for no longer than a 72 hour period, for cleaning, loading, repair, and/or unloading, but never for occupation. Members requiring a time extension will submit a written request to the Association at least 10 business days prior. The request will identify the member and the reason more time is needed. The Association will respond within 7 days once notified.

5.0 **Holiday Decorations.** Tasteful holiday decorations are permitted but must be confined to the following periods. Temporary or string lighting intended for more than seasonal/holiday time periods is subject to Architecture Committee review and approval.

5.1 Chanukah and Christmas: Thanksgiving Day to January 8.

5.2. Other recognized holidays: 7 days before, and 7 days following, the holiday.

6.0 **Yard Sales and Garage Sales.** Yard and garage sales are prohibited in KEOA due to traffic congestion, unsightly appearance and disturbance of others. An exception for a garage sale will be

granted by the Board if it is held in conjunction with the sale of a house. The policies concerning parking must be complied with during this sale. Equipment or vehicles may not be placed on any property in KEOA for the purpose of sale, although it is permissible to have a For Sale sign on the operable vehicle parked in an approved driveway.

- 7.0 Signs. As provided by the Covenants, only small name and address signs, and one real estate sign, are permitted for each lot. The For Sale sign will be limited in size to industry standard (not to exceed 18" x 24) and one sign rider not exceeding six (6) inches high by twenty-four (24) inches wide. One temporary Open House sign on the property for sale may be displayed during hours when an actual open house is being held. In addition, open house signs may be placed at intersections to direct people to the open house, during the open house. This complies with ARS 33- 1808F. Signs of any type must be commercially produced.
- 8.0 Pets. Household pets are permitted unless they constitute a nuisance.
- 8.1 Dogs must be leashed (by county and city ordinances) unless within the home, an approved fence or an electric-restraint area.
- 8.2 Prolonged barking or repetitive barking is prohibited. Barking dog complaints are to be reported to Animal Control by the complainant.
- 8.3 Members walking pets off their own properties are responsible for cleaning up droppings.
- 8.4 Pet owners must ensure that their pets do not annoy other residents.
- 9.0 Parking on Streets. Both Paragraph 28 of the Protective Covenants and Prescott City Ordinances prohibit parking on KEOA streets. Since KEOA is part of the City, the streets are under the jurisdiction of the Prescott Police Department. Any member who becomes aware of traffic violations such as parking on the street, should report the problem to the Prescott Police Department for resolution. Parking on residential or vacant lots is limited to paved driveways - not in yard or landscaped areas. Exception: construction/maintenance workers.
- 10.0 Statuary/Yard Art. The Board of Directors has determined that limited statuary in good taste will be permitted in public view. Due to the selective nature of this policy, members desiring to exhibit their statuary in public view must obtain Board approval prior to erecting it. Statuary is defined as "statues". "Statue" is defined as "the sculptured, molded, or cast figure of a person or animal, or a sculptured, molded, or cast object of an architectural, imaginary, or abstract form of art".
- 11.0 Trash and Recycling Containers. Trash and recyclable containers must be stored out of sight from public view except on collection days and the evening before, when they are placed by the street for collection.
- 12.0 Home Businesses. No business may be conducted on any vacant property in KEOA. No business shall be conducted from or in any home (including the garage, basement/crawl space and/or guest house) in KEOA if the business:
- 12.1 Will increase traffic by more than six vehicles per day,
- 12.2 Involves heavy trucks or equipment,
- 12.3 Involves hazardous materials such as explosives, corrosives, poisons, or generates fumes or dust,
- 12.4 Is visible to the public by sight, smell, sound,
- 12.5 Exclusively occupies the space of the home; i.e., no person lives in the home,

12.6 Employs more than three people in the home.

13.0 Property Watch. It is incumbent upon each member to assist in watching out for the interests of other owners, especially since so many of our KEOA neighbors are part-time residents. For example, call 911 when a burglar or fire alarm sounds, when intruders are suspected, or when acts of theft or vandalism are observed. In addition, when problems such as leaking pipes or faucets are noted, or when erosion damage becomes obvious, notify the appropriate member.

14.0 Rental By Owners (RBO's). All RBO's (29 days or less) must be licensed per the city and must comply with all city, state, local and community statues. The homeowner must also supply an emergency contact. Any problems with RBO's are to be referred to the City of Prescott Code Enforcement.

Revised by the Board of Directors

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Board President

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Board Secretary