

SUNRISE PRESIDIO EAST HOMEOWNERS ASSOCIATION
5455 N VIA ARANCIO
TUCSON, AZ 85750
September 2016

WEBSITE >>>>>> www.spehoatucson.com

PLEASE REGISTER!! Emails from this site are our primary mode of communication!!

TO: All Owners and Occupants of Sunrise Presidio East

RE: Summary of our Rules and Regulations

SPE is a desirable and attractive community. And, it is the framework of governing documents – our CC&R's, By Laws and Policies and Procedures - that help us maintain SPE as a quality place to live.

All residents need to be aware of and comply with SPE's major rules and regulations. For specifics, please read the CC&R's and the By-Laws, which you received as part of your home closing, as well as SPE Policies and Procedures. **All these documents are also posted on the above website.**

Your Board has also developed a quick, high-level and more understandable Summary of Guidelines by which we all must operate and to which we all must comply. These are attached.

So, read them over and if you have questions or are not in compliance, please contact a Board member or the appropriate Committee Chairperson.

And **PLEASE always take the time to "ASK FIRST"** before making any changes to your property or doing something in/on common areas.

Remember -- let's be good neighbors!

Your SPE HOA Board of Directors

PS: As always, we are looking for volunteers to assist the Board and Committee Chairs run our community.

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SUMMARY: RULES and REGULATIONS

OWNERS' RESPONSIBILITIES

- Owners are responsible for maintaining building exteriors, walls, yards, trees, shrubs, walks and driveways.
- **ANY and ALL exterior changes: PLEASE, before you make ANY CHANGES to the exterior of your home, yard or walls, run them by the Architectural Committee first.**
- Our CC&Rs state that all exterior repairs/changes must conform to the original design and style and there are number of specific restrictions, some of which are detailed below.

LANDSCAPING

- SPE maintains all the common areas. Owners cannot prune, plant, cut, trim, etc. anything in the common area lands. **The Landscape Committee must be contacted for ANY COMMON AREA landscape issue.**
- Owners maintain front and rear yards in a clean, neat and well-landscaped condition, including driveways and sidewalks.
- The SPE Landscape Committee periodically reviews yards for compliance and sends notices to homeowners whose yards need attention.
- Trees and shrubs planted in yards cannot interfere with another homeowner's view and are subject to height restrictions. View blocking foliage must be removed upon request.
- Grass is not allowed.

BUILDING, PAINTING AND LAND USE RESTRICTIONS

- **ASK, ASK, ASK!!! Prior to any exterior alterations, approval must be obtained from the Architectural Committee. This includes: exterior paint colors for body, trim, and doors;** wall alterations, decorative brickwork, exterior lighting fixtures, exterior window treatments and any extensions beyond the original roofline of the home.
- Screening in backyard porches is not permitted.
- Wall height extensions need to be approved.
- **Approved Paint Colors:** Please consult the Architectural Policy on our website for the approved paint colors for house, doors, security doors, A/C units and venting, roofs, exterior pipes, wires, various boxes and meters, etc.

BUSINESSES

- No businesses can be run from an owner's home.

RENTALS:

- Must be for a minimum of 30 days and may only be rented to a Family as defined by Pima County.

VEHICLE PARKING

- All owners, occupants, guests, tenants and invitees will park in "off-road-off-street" spaces. This includes the owner's driveways, common area spaces at the pool, mailboxes and at the end of cul-de-sacs.
- Owners' vehicles are parked in garages or in driveways.
- Owners cannot park their cars in the street or common area spaces on a regular basis.
- No parking is permitted on the sidewalks or on yard areas next to driveways.
- Extended street parking is not allowed.
- Recreational vehicle parking is permitted on owner's driveway or common area spaces for not more than seventy-two (72) hours in a seven (7) day period or not more than one hundred and forty-four (144) hours in a thirty (30) day period.
- No boats, trailers, large trucks, recreational or other "unsightly" vehicles are to be parked on any SPE property or street for any length of time.

GARBAGE CONTAINERS, RUBBISH AND RECYCLE

- SPE has negotiated a discounted rate with Republic.
- Owners, however, must individually contract with Republic for pickup and payment. Mention that SPE HOA has a contract to get discount.
- Trash containers must be kept out of view, except on pick-up day.

PETS

- Domestic pets taken out of the owner's lot need to be leashed.
- Immediate clean up of any animal waste is required.
- Pets are not permitted in the pool area.

TRAFFIC

- Roads in SPE are private and owned by the Association.
- Speed is limited to 15 miles per hour.
- Visitors and trades people should be advised of speed limits.

BULLETIN BOARDS

- Bulletin boards are located by the mailboxes for posting of official SPE notifications.
- A Pool Bulletin Board is available to homeowners for posting individual notices.

YARD SALES

- Individual yard sales are not allowed, except when SPE designates two dates a year when sales can be held by owners.

SIDEWALK and DRIVEWAY REPAIR

- Each homeowner is responsible for sidewalk and driveway repair on their lot.

CABLE, SATILLITE, PHONE

- Owners contract individually for these services.
- SPE's Cable vendor is Comcast Cable. Century Link also operates in our area.
- Satellite dishes are permitted, but they must be unobtrusive and placed behind the balustrades on the roof.
- All exterior boxes and wires are painted to match the house.

RURAL METRO FIRE/AMBULANCE SERVICES

- Owner pays for these services. Please contact Rural Metro to establish service.

COMPLIANCE PENALTIES

- The Board of Directors can issue financial penalties for non-compliance, so please take care of your property and abide by the rules of our association.