



Summary of Fountain Park Covenants, Conditions & Restrictions.

CC&Rs effective June 23, 2022. Rules and Regulations effective November 3, 2019.

Neighborliness begins at home, by following the CC&Rs we agree to when we move to Fountain Park. Many moved here because of these covenants, which help maintain Fountain Park's beauty, quiet enjoyment, property values, and good relations.

When everyone knows exactly what's in the CC&Rs, we can implement them ourselves and avoid Association involvement. These are summarized from our Covenants, Conditions, and Restrictions (CC&R), and Rules & Regulations (R&R). Other provisions of the Fountain Park governing documents not summarized here are just as important and remain in full force. Since these are only summaries, the actual document language will continue to control.

CC&Rs summary effective June 23, 2022

Animals

Domestic and quiet household pets only. No raising or breeding animals. No outdoor fowl of any kind. No wild animals. No loud animals. Number of animals is at Board discretion. **CC&R Art II § 2.7**

Antennae, Satellite Dish, Solar Equipment

Must submit all proposals by written request to ACC. Minimize visibility to neighboring lots or common areas. For solar, please refer to solar guidelines. **CC&R Art II § 2.4 See also FPHA R&R**

Businesses Residential home office only.

No nuisance noise, delivery trucks, signs, or door to door solicitation. No business customers or delivery trucks to the home business. **CC&R Art II § 2.2**

Improvements Approval First

Changes or modifications require approval of the Board.. Submit all proposed changes visible from the street or common areas to ACC for review and required Board decision. This includes remodeling, repainting, window replacement, landscape changes or permanent additions. Homeowners must abide by all regulatory **documents building codes and required permits must match FP CC&R Art. III §3.1-3.3** The required form is on the FPHA website in the Architectural Control tab. See also **FPOA R&Rs**

Leases & Rentals

Rentals must be for a minimum of 30 days. Include, notify and attach and incorporate all Fountain Park Governing Documents to Lessee; Owner must complete rental form and return to management office within 10 days of rental (form on the website) **ARS 33-1806.1 Section C and CC&R Art. II §2.3 <https://www.azleg.gov/ars/33/01806.htm>**

Lights

It is the homeowner's responsibility to maintain lights on their lot including replacement of light bulbs. **CC&R Art. VI § 6.2 See also FPHA R&R**

Signs and Flags

One for-sale or for-lease sign on the property frontage. No signs on Common areas. Legal proceedings and security system signs are allowed. **CC&R Art. II § 2.6, A.R.S. 33-1808 <https://www.azleg.gov/ars/33/01808.htm>**

Violations

Violations of governing documents may suspend right of residents to use common areas and/or include fines as Board deems necessary. **CC&R Art. II §2.10**

Weeds & Debris

Remove dead plants & limbs. No wood piles or outside storage of construction or building materials or vehicle parts seen from the street or other dwellings. Placing refuse upon the property of another or public property is illegal. **CC&R Art. II §2.8 and 2.12. See also FPHA R&R**

Rules and Regulations Summary effective November 13, 2019

Common Areas

Keep beautiful Don't damage or remove plants, do not remove boulders. Do not build, dump, dig, use vehicles, firearms, or fireworks on common areas.

Dogs

Need to be leashed & waste picked up. Remove your pets' solid waste. Bag it and dispose of properly. All pets must be leashed while outside of fenced home.

Garage Doors

Keep closed. Close garage doors except when coming, going, or working in the garage as a common courtesy, for security & to keep desert critters out.

Improvements

Exterior Paint must match FP approved colors.

Landscaping

Approval for changes must submit all proposed changes visible from street, another lot or common area to ACC for Review and required board decision. Front yards shall be covered by decorative rock in muted earth tones. Keep clear from curbs and street.

Lights.

Light fixtures must be made of brass and glass. Wrought iron and ceramic fixtures not acceptable. Light source must be shielded and directed in limited radius.

Maintenance

Keep your property in good condition, including paint, landscape rock, landscaping, front & side yard. Remove dead plants.

Parking Vehicles

Parking is preferred in driveway and in garage. Inoperable vehicles in garage only or outside of community.

Recreational & Commercial Vehicles

May not be parked on the same block or any street for any portion of any two consecutive calendar days.

City Ord. 10418 Par 3.6-12 of §20-263

Trash and Recycling Bins

Must be concealed. Store out of sight from neighbors, common area and street. Put out night before and put back on day of trash pickup.

Weeds and debris

Keep cleared and remove weeds, including buffelgrass, fountain grass, and desert broom. Remove dead plants & limbs.