

**Villa Monterey Improvement Association**  
**Rules and Regulations**  
**April 2021**

**1. Remodeling**

- a) It is not permitted to convert **carports** to enclosed garages. Existing garages and enclosed storage areas in carports have “grandfathered” approval.
- b) The **Dumpster/Storage Pod/Portable Toilet Policy** is a convenience to homeowners and residents moving in, moving out, or remodeling. For the purpose of this policy, the term “storage unit(s)” includes but is not limited to the temporary placement of construction dumpsters, storage pods, and portable toilets. Storage units will be permitted under the following conditions:
- The homeowner is responsible for providing prior written notice to and receiving approval from the Board of Directors using the storage unit form located on the Villa Monterey One website ([villamontereyone.org](http://villamontereyone.org)). Menu item “Exterior Home Changes” button “Portable Storage Unit Form.”
  - Storage units will be allowed for a period of 30 days; this time limit may be extended by written approval from the Board.
  - Storage units may be placed only on the homeowner’s driveway or in the carport. Storage units are not allowed on the street nor may they be placed on or overlap the yard or any community sidewalk.
  - The homeowner is responsible for the cost and repair of any damage caused by the placement, storage, or removal of storage units.
  - A fine of \$25 per day will be assessed if the storage units are in place without written Board permission.

## 2. **Landscape Maintenance**

- a) **Lamppost Policy.** Villa Monterey Unit One does not have streetlights on all streets. The builders of the community placed lampposts on each property as a replacement for streetlights. Through the passage of time, some lampposts have been removed or are not functioning properly. For neighborhood safety, the Board of Directors is clarifying the Association's lamppost policy to include the following:
- Existing lampposts must be kept in working order and shall be painted black.
  - Lamppost must be located at the street end of the driveway approximately 24 inches from the sidewalk and driveway.
  - Lamppost lights must be on from dusk to dawn.
  - **The Board of Directors will not approve transfer of ownership of properties without a functioning lamppost and can impose a fine for failure to maintain lampposts and lights.**
  - Lampposts may be either direct wired or solar.
  - If replacing a lamppost, the homeowner must receive approval from the Board of Directors and the Scottsdale Historic Preservation Office using the Exterior Home Change form found online at [villamontereyone.org](http://villamontereyone.org).
- b) Homeowners must have all **palm trees** on their property pruned by July 1 in order to deter and control roof rat infestation. In the event the owner(s) of any property shall fail to prune palm trees in a manner satisfactory to the Board, the Board shall have the right to take the necessary steps to prune the palm trees. The cost thereof shall be charged against the owner(s) of said property by invoice, and the owner(s) may be taken to Small Claims Court.
- c) Homeowners must remove **desert daisies** from their yards as they go to seed.
- d) **Desert landscape** should be maintained free of grass and weeds.
- e) **Grass/weeds** must not exceed six inches in height.

f) **Overgrown vegetation** must not obstruct sidewalks, streets, alleys, or rights-of-way. It is recommended that homeowners whose property abuts the canal maintain on a regular basis all vegetation growth within the 10-foot easement from their wall to the canal. Vegetation growth, including trees and shrubs, should be cleared a minimum of three feet from the ground. Alleys, side yard property, and other easements are also the responsibility of the adjacent property owners and should be maintained on a regular basis. Homeowner maintenance shall include the clearing of all debris and litter from said easements.

### 3. **Noise**

a) The use of **power equipment** or the engagement of any activity producing excessive noise on property by the homeowner or outside contractor is not allowed before 8 a.m. or after 6 p.m. during the months of October through May and before 7 a.m. or after 6 p.m. during the months of June through September.

b) **Barking** and other pet noises are considered nuisances, and the owner/resident must take immediate steps to stop the nuisance.

### 4. **Park and Recreation Area.** The rules and regulations for the park and recreation area are made in conformity with the insurance policy protection covering the park area and swimming pool and must be strictly enforced. Villa Monterey is a senior community. In order that all may enjoy park facilities, the following rules and regulations will apply to all homeowners, residents, and guests:

a) Entry gates to the park must be locked after entering and after leaving the area. Violation of this rule may result in loss of common area pool privileges and a fine determined by the Board of Directors.

b) The swimming pool may not be reserved for exclusive use or private swimming parties.

- c) Whenever a member of Villa Monterey Unit One Improvement Association wants to reserve the park and all of its facilities other than the swimming pool for an exclusive private party for a group of eight (8) or more guests, the Park Superintendent must approve a reservation in advance. A refundable maintenance deposit of \$50.00, which will be refunded provided the area is left in good condition, must accompany the advance reservation request. Reservation forms are found online at [www.villamontereyone.org](http://www.villamontereyone.org) and from the Park Superintendent.
- d) Any and all park facilities, including but not limited to the kitchen shelter area, barbecue facilities, and dining tables/chairs, used by the sponsors of and guests attending reserved or private parties, upon completion of the party, must be left in good, orderly and clean condition with proper disposal made of all debris resulting from the party. Failure to do so, in the opinion of the Park Superintendent, shall result in forfeiture of the \$50.00 maintenance deposit and may result in the loss to reserve the facility for up to 12 months.
- e) The swimming pool will close at 10 p.m. daily.
- f) Diving is not allowed in the swimming pool at any time.
- g) No glassware of any kind is permitted on the pool deck or in the area immediately adjacent to the pool or hot tub.
- h) No loud music or loud, boisterous, disruptive behaviors are allowed on the park grounds or in the swimming pool.
- i) No animals, except for guide dogs, will be permitted within the walled area of the park.
- j) Homeowners must advise the Park Superintendent when they will have unaccompanied guest(s) in the park, and those guests must display the identification tag provided to all occupants by the Association. Unaccompanied guests must sign the guest book on the counter in the park ramada.

- k) A resident member or an adult guest of a resident member must always accompany guests under the age of sixteen (16), and all guests are required to abide by these Park and Recreation Area Rules and not interfere in any way with the activities of residents using the facilities.
- l) Children under the age of twelve (12) are not permitted in the spa (hot tub).
- m) Smokers must use ashtrays and be considerate of non-smokers; ashtrays can be found on top of the grill west of the ramada.
- n) Before leaving the park, please lower umbrellas; turn off lights in the bathrooms and ramada; turn off fans and misters in the ramada; if you have moved furniture, please return it to its original position; turn off music; be sure bathroom doors and both gates are closed and locked.
- o) Contact Park Superintendent Terry Walsh at 610-633-3574 if you notice any irregularities in the park or its equipment.