

# QUAIL COVE HOMEOWNER'S ASSOCIATION

## RULES & REGULATIONS

### Permitted Uses and Restrictions

(Article 6 of CC&R's)

#### Animals:

- No animals shall be raised, bred, or kept on the property except as recognized house or yard pets. The maximum number of pets shall be five (5).
- No animals are allowed to be bred for commercial use.
- Animals will not be allowed to be a nuisance and must always be restrained. Homeowners are responsible for complying with all noise, litter, and leash laws. Any excessive noise/litter/loose animals should be reported to Pima County Animal Care Center (520) 724-5900.

**Association Meetings** (per A.R.S. 33-1804) - are to be open to all members of the association and shall be allowed to speak at an appropriate time during the deliberations.

#### Clotheslines:

- Outside clotheslines or other facilities for drying or airing clothes are allowed ONLY if they cannot be seen from Neighboring Properties.

#### Landscaping:

- All lots should be kept free of weeds and debris.
- **Trees shall be kept trimmed** and must clear at least 8' above roadways, sidewalks, and neighboring properties.

#### Nuisances:

Examples of a nuisance would include, but are not limited to, the following:

- Debris or rubbish shall not accumulate on any lot. Sidewalks and driveways should be kept free from any type of debris such as leaves, sand, dirt, rocks, etc.
- No exterior speakers, horns, whistles, bells, or other sound devices unless strictly used for security purposes.

#### Renting/Leasing:

Each owner has the right to lease or rent their Dwelling Unit. The owner shall be responsible for the actions of their tenants and provide them with a copy of the governing documents. A copy of the lease agreement shall also be provided to the Management Company along with tenant contact information.

### **Residential Use: Home Occupation:**

- An Owner may conduct a business out of their home providing it is not used for: a regular business meeting place, lodge, club or group meeting place, religious institution, revivalist, cult or sect meeting place.
- Occupation shall not be visible from the outside and no sound or smell shall be detected from neighboring properties.
- All zoning requirements must be followed.
- Business shall not generate frequent or annoying traffic or door-to-door solicitation.
- The garage or carport shall not be converted into a business office or room.

### **Signs/Flags:**

- **For Sale signs** – one (1) For Sale and one (1) sign rider will be allowed to be displayed on the owner's property. Once a home has been sold, signs must be removed immediately. Directional signs for an open house may only be displayed on the day of the open house and must be removed immediately after. For Sales signs are prohibited from being displayed in any of the common areas of the association. The size of the sign shall not exceed 18" x 24". The rider sign shall not exceed 6" x 24".
- **Political signs** – cannot be displayed more than seventy-one (71) days prior to the day of an election and must be removed 3 days after an election. For details on number and size, please refer to the [Pima County Political Election Sign Regulations](#). The maximum area of all political signs shall not exceed nine (9) square feet.
- **Flags** - The type of flags allowed to be displayed either in the front yard or backyard of the owners property are: the American flag; a U.S. Army, Navy, Air Force, Marine Corps or Coast Guard flag; POW/MIA flag; Arizona state flag; Arizona Indian nations flag; or the Gadsen flag.

### **Trash Containers:**

- No garbage or trash shall be placed or kept on any lot except in covered containers and should be stored so as not to be visible from neighboring properties.
- Containers may be placed at the curb after 5:00 p.m. the evening prior to the scheduled collection day and shall be removed from view the same day as collection day.
- Homeowners may ask for different size containers from the refuse company.

**Trailers and Motor Vehicles:**

- All vehicles must be in good working condition.
- Vehicles and trailers that are not allowed to be parked, maintained, constructed, reconstructed, or repaired on any lot include, but not limited to, the following: motor vehicles, mobile homes, buses, travel trailers, tent trailers, trailers, camper shells, detached campers, boats, boat trailers or other similar equipment.
- Commercial Vehicles that are restricted from parking in the association include, but not limited to, semi-trucks, semi tractors and trailers, delivery trucks or vans and special use trailers.

**Parking:**

- Any prohibited vehicles mentioned above may be parked in the Owners garage providing there is space for parking either in the garage or on the driveway for any other vehicles belonging to the Owner.
- Landscape parking is prohibited.
- Vehicles shall not block or hang over the sidewalk.
- Per A. R.S. 33-1809 - the following commercial vehicles ARE allowed to be parked either on the street or in the driveway of a residence:
  1. The resident is employed by a "public service corporation" such as a utility company. This would include natural gas, telecommunications, electrical or water companies.
  2. The resident is employed by a public safety agency such as police, fire service (public or private), ambulance service or a federal, state, local or tribal agency.

**Miscellaneous:**

Holiday appropriate decorations are allowed to be displayed 30 days prior to the holiday and must be removed 15 days after the holiday.