

Linden Place Homeowners Association, Inc. RULES
(Effective/Approved: June 16, 2025)

Pursuant to the Arizona Nonprofit Corporation Act, A.R.S. 33-1803 and A.R.S. 33-1242 and as supplemented by resolutions adopted from time to time by the Board of Directors, the following resolution is hereby adopted by the undersigned, being officers of Linden Place Homeowners Association, Inc. ("Association"). The Association also has the right to enforce all CC&Rs by proceedings at law or in equity (CC&R Article IX, Section 1).

NOW THEREFORE, IT IS RESOLVED that the following rules are established for the Association.

GENERAL

A. The Association Board of Directors has the right to designate a person to enter a unit for fire, water, and safety inspection purposes at reasonable times and reasonable intervals or at any time if immediate attention is warranted for health, safety, or welfare reasons.

B. All owners must provide the Board with a completed Owner-Tenant Contact Form upon buying a unit and keep it updated with changes. Owners are responsible for ensuring their tenants, residents, and guests comply with all applicable laws, governing documents, and Association rules.

C. These rules supplement applicable **Laws**, and the **CC&Rs, Articles of Incorporation, and Bylaws**.

D. After notice, if the Association takes corrective action—such as removing unauthorized visible items or cleaning/repairing an owner's property—the owner will be assessed the cost of such actions in addition to any applicable fines.

USE, ENJOYMENT, AESTHETICS, PROPERTY VALUES

E. Only vehicles and recycle dumpsters placed for scheduled pickup are allowed in carports or visible areas, except as otherwise permitted below.

1. Exceptions include:
 - a. Plants and décor commonly placed at unit entrances are allowed.
 - c. Items left for donation or disposal pickup may be placed on the sidewalk in front of a unit (not obstructing traffic) for no more than 24 hours. A visible sign must indicate the pickup entity's name and pickup date.
2. Firewood must be stored in backyards, at least one foot from any structure.

F. Owners must remove trash from all areas adjacent to their units and in their back yards.

G. Vegetation growing beyond a unit's property line may be trimmed by others back to the unit owner's property line.

H. No live vegetation located in the common areas may be removed or altered without Board approval.

I. Community quiet hours are from 10:00 PM to 7:00 AM daily.

J. Lighting or noise that affects a neighbor's use and enjoyment of their unit and the common areas are prohibited.

K. The community dumpster is for appropriate resident use only. Violations may result in its removal and residents being required to arrange private trash pickup at their own expense.

1. Dumpster is emptied twice a week. Do not overfill it or leave no space for all unit's normal trash.
2. Place only bagged and tied trash into dumpster.
3. Do not put furniture, mattresses, construction debris, or any item that is not bagged and tied trash into dumpster.
4. Do not leave any items around, behind, or near the dumpster or in any common area.

L. Place recycle bins in front of units no earlier than 6:00pm the night before pick-up, and move them back into the garage or carport by 7:00PM the day of pick-up.

M. Recycle bins must be stored in garages or carports. Bins should not be seen as garage doors should be down when the garage is not in use. For carports, bins should be stored to minimize public view.

N. Political signs must be removed 15 calendar days after the official Election Day.

O. Holiday lights and decorations must be removed 7 calendar days after the holiday (as appearing on the Gregorian calendar).

P. Any architectural change must be submitted to the Board for approval. Architectural changes are defined as any visible modification to the exterior of a unit (*i.e.*: exterior painting, garage doors, construction or structural alterations, front exterior lighting, front doors, and front gates). The Unit owner must request an Architectural Change Request Form from the board, complete the form in its entirety, and submit it along with any necessary supporting documentation (e.g. drawings, color samples, contractor details). The Board shall be allowed up to 30 calendar days from the date of receipt of a completed application to review and render a decision. No work may commence prior to receiving written approval from the Board.

1. Unit owners are responsible for the maintenance, repair, and appearance of all exterior doors and windows associated with their unit. This includes, but is not limited to repairing damage, replacing worn or broken components, and maintaining paint or finish in good condition. All maintenance must be consistent with the community's aesthetics. Any changes to color, style, or materials require prior written approval from the Board.

Q. No solar panels may be installed on roofs or any location that is a common area or that the Association is required to repair or replace.

R. Only toilet paper may be flushed down toilets. Flushing any items – including but not limited to wipes (even if labeled “flushable”, sanitary products, paper towels, diapers, or foreign objects, can cause sewer blockages and system damage. If a sewer backup or plumbing issue is determined to be caused by improper flushing from a specific unit, the responsible unit owner may be held liable for the full cost of any necessary repairs, replacements, or association damages to the sewer lines.

S. All units are for residential purposes only. Non-residential activities, including but not limited to the operation of any business, are prohibited if they are visible to others or generate noise, traffic, odors, or other disturbances that may be detected by neighbors or from common areas. Activities that compromise the residential character of the community, whether through signage, deliveries, customer visits, or audible noise, are not permitted.

SAFETY AND SECURITY

T. All gates to the pool, perimeter, or alley must be closed and locked immediately upon going through them. DO NOT RISK HARM OR SAFETY!

U. Camping or sleeping in carports, garages, guest parking, or common areas is prohibited.

V. Trailers, RVs, boats, campers, storage, utility, off-road, or non-passenger transporting vehicles may not be stored in garages, carports, or guest parking. Moving trucks may use guest parking only during active moving and for no more than one business day without prior Board approval.

1. No vehicle may stop, stand, or park on a sidewalk, in a way that impedes pedestrian use of a sidewalk, in front of a driveway, within 15 feet of a fire hydrant, any place where official signs prohibit standing or stopping (*i.e.*: fire lane), etc. [State law A.R.S. § 28-873.]

W. The Linden Place entrance/exit street shall be used for normal ingress and egress; not for vehicle testing, driver's training, or recreational driving. Violations may result in law

enforcement intervention and/or violation notices from the Association and fines to unit owners whose owners, residents, or guests violate these rules.

1. All vehicles must not go more than 10 mph.

2. All street signs must be obeyed.

X. Insurance. Each owner must have property insurance to sufficiently insure their unit and private yard.

Y. Guest Parking Rules and Permit Process:

1. A unit's guest may park in a designated guest parking space for up to 72 hours without a permit.

2. After 72 hours, the guest must have a parking permit.

3. To request a parking permit for more than 72 hours, the unit owner must email parking@lindenplacecondos.com with the guest's name, vehicle year/make/model/color/license plate number, and number of days the vehicle will be parked in guest parking.

4. The long-term parking permit fee is \$25 for up to 30 calendar days, paid to the Linden Place HOA. To renew a permit for an additional 30 calendar days, an additional \$25 fee must be paid at least one day before the additional 30 calendar days begins.

5. Parking permit must always be in full view on the vehicle's dashboard or rearview mirror.

6. Any vehicle parked within the community for more than 72 hours without a valid permit is subject to towing at the vehicle owner expense. The Association may, at its discretion, place a warning notice or sticker on the vehicle to allow a one-day (24-hour) grace period before towing; however, such a warning is not required. Vehicle owners are solely responsible for all towing and storage fees incurred.

7. Availability of a guest parking space is not guaranteed, even with a valid permit. A permit is only for the assigned vehicle. The Association may revoke a parking permit if there is any violation involving the vehicle. The Association may limit the number of parking permits issued at any one time, such as if three guest parking permits are already in force.

8. Fire lanes are NOT to be used for guest parking. Vehicles parked in fire lanes are subject to immediate towing without notice, at the vehicle owner's expense. The Association may, at its sole discretion, place a warning notice on the vehicle as a

courtesy to allow a one-day (24-hour) grace period prior to towing; however, such a notice is not required. All towing and related costs are the responsibility of the vehicle owner.

9. Only a unit owner may obtain parking permits, even if a non-owner tenant or resident is in possession of the unit.

IT IS FURTHER RESOLVED these Rules replace and supersede all prior rules and remain in effect until modified, revoked, or amended by the Board.

These Rules will be mailed or emailed, and posted, to all members and may be amended by the Board with proper notice.

Adopted by the Board of Directors on June 16, 2025.



Lisa Gervase, HOA BOD President



Cindy Gosse, HOA BOD Secretary