

ARMORY PARK DEL SOL

The Protective Covenants, Conditions and Restrictions (CC&Rs) Highlights

This document summarizes some of the main features of the APdS CC&Rs, which the Association is obliged to uphold in a fair, reasonable and consistent manner. We provide this summary as a convenience only. *Reading this summary is not a substitute for reading and understanding the entire CC&Rs and the accompanying documents (Amendments, Rules, By-Laws, Design Guidelines, Landscape Design Guidelines), which all owners are legally obliged to follow.* Be aware that some subjects may be addressed in several locations within our governing documents.

Renting/Leasing: The renting or leasing of any residential dwelling unit or part of such is not permitted under any circumstances.

Design Guidelines / Landscaping Design Guidelines: The CC&R document refers to Design Guidelines. Owners must adhere to these Design Guidelines just as they must adhere to the CC&R document itself. These Guidelines provide important information for making any modifications to the exterior elements of the buildings and lots. Typical modifications include, but are not limited to, changing the exterior colors of the house or garage, installing gates, screen/security doors, awnings, trellises, sculptures, wind chimes, etc. All modifications must be submitted for review to the management company at manager@armoryparkdelsol.org and approved by the appropriate committee and Board prior to implementation.

Front Yard Landscape Maintenance: The front yard of each lot is owned by the property owner; however, the HOA is solely responsible for the front yard landscaping and maintenance, including the plants, hardscape, and irrigation system. An important goal of the HOA is to provide an aesthetically pleasing and well-maintained appearance that is compatible with the desert environment and the resource-conserving nature of APdS. The Association has made efforts to select plantings that are naturally suitable for the Tucson area. Owners must submit any requests for modifications to their front yard landscaping to the Board and the Landscape Committee through the management company at manager@armoryparkdelsol.org.

Rear Yard Landscape Maintenance: The rear yard is the area between the street and the rear perimeter wall and garage. Depending on the lot, the boundaries of this area vary greatly. The owner is responsible for the improvement and maintenance of this area. Owners must submit any requests for modifications to their rear yard landscaping to the Board and the Landscape Committee through the management company at manager@armoryparkdelsol.org.

Back Yard Improvements and Maintenance: Owners have much more flexibility regarding the improvement and maintenance of their back yards. These are the areas within the perimeter walls behind or beside the house. However, any elements that can be seen from the common areas, the street or adjacent properties are subject to HOA review and approval.

Lighting: The HOA has accepted responsibility for replacing light bulbs and maintaining the poles and fixtures in the front yards within the interior of the development and replacing the light bulbs above all garages. The sensors that trigger the lights are the homeowners' responsibility.

Parking: Each lot within APdS has at least a two-car garage. On-street parking is available in cutouts on several of the APdS interior streets and on both S. 3rd Ave. (east side) and E. 16th St. (north side) adjacent to APdS. This on-street parking is reserved for APdS guests or service providers. Boats, trucks, trailers, vans, motor homes, campers, etc., must be stored in an enclosed garage. They may not be parked on any street or lot within the development unless they are personal passenger vehicles small enough to be stored in a standard size garage.

Garages: Garages may not be enclosed or otherwise converted into living areas. They must remain substantially as originally constructed in order to allow for the parking of two vehicles. Garage doors may not remain open unless vehicles or other items are being transported in or out.

Home Business Activities: There are limitations to the use of homes for business purposes. These are discussed in the Third Amendment to the CC&Rs.

Animals: Owners may not keep any animals or poultry with the exception of dogs, cats or other household pets. They may keep no more than 4 household pets, other than fish, and may not keep or maintain any animals for commercial purposes. Owners may not keep any animals that, in the sole discretion of the Association, become a nuisance. No animals may roam beyond their owners' lots.

Architectural Issues and Solar Energy Requirement: Each house/garage must be all-electric and must include properly operating solar equipment for the production of hot water and a specified amount of electricity. The entire ground floor of each home must be accessible, with no steps.

FOR SALE Signs: The number of FOR SALE signs is limited to one. This restriction may be of particular interest to the owners of houses on the interior streets because the fronts face the common area sidewalk.