

Prescott Lakes Community Association (PLCA)

Rules Simplified

Modified September, 2020

The intent of the CC&R's is to protect and preserve owners' property values while residing within the Prescott Lakes Community, by using community wide standards and provisions. Every owner is a member of PLCA and has agreed to the provisions of the Master CC&Rs and other governing documents. The following are summarized rules and conditions for your convenience:

1. **Weed Control (CC&Rs Article 5.1)**

Visible weed growth on developed property is unacceptable if more than 6 inches high... Ensure that landscaping is trimmed and well maintained. Undeveloped lots are subject to the maintenance requirements detailed in the Undeveloped Parcel Maintenance Policy.

2. **Exterior Lighting Guidelines (CC&Rs Exhibit "C" Section 2(c), Residential Design Guidelines Section 5.7 & 6.6)**

All exterior lights should be off by 10:00 p.m. After 10:00pm, safety lighting can be used to illuminate vehicular and pedestrian activity. Home entrance lights shall not exceed 40 watts (450 lumens), garage, including side door and back door lights shall not exceed 25 watts (225 lumens) and landscape lights shall not exceed 25 watts (225 lumens). Lighting sources should be aimed away from roads, sidewalks, and other residential units.

3. **Pets/Animal control (CC&Rs Exhibit "C" Section 2(b))**

Dogs shall be kept on a leash unless in a walled or fenced yard that contain the dog. BE A GOOD NEIGHBOR and clean up after your pet. Pet waste stations are located throughout the community.

4. **Parking Rules (CC&Rs Exhibit "C" Section 2(a))**

Owners agree to park vehicles within enclosed garages or upon driveways. RV or boat parking is only permissible up to 24 hours in a 7 day period, for the purposes of loading and unloading. All vehicles need to fit in the driveway. Overnight parking on the street is strictly prohibited. Please observe the "No Parking" signage in your neighborhood.

Private Streets: Overnight parking on the street is strictly prohibited.

City Streets: City rules apply on City streets. Please be aware of others and be courteous of your neighbors. Forty-eight hour limitation. No person, firm or corporation shall park or leave standing any automobile, truck, tractor, trailer or vehicle of any description on any public streets in the City of Prescott for a period of 48 or more consecutive hours in the same location at any time.

5. **Noise Restriction**

Noise from any source (except alarms) is not allowed. Be mindful of your music, parties and pets.

6. **Pedestrian Use of Golf Course and Golf Cart Paths (CC&Rs Article 15.2)**

Only golfers legally playing golf, employees of the Golf Club and contractors working on behalf of the Golf Club are permitted on any part of the Golf Course (including Golf Cart Paths). No walking on cart paths or the golf course AT ANY TIME! ***FYI: The golf course management strictly enforces this rule and will prosecute golf course walkers who can be positively identified.***

7. **Trash Containers (CC&Rs Exhibit "C" Section 2(j), Residential Design Guidelines Section 6.14)**

Residents may have trash containers out one day before trash pick up. Trash can containers must be brought in by the end of trash pick up day and stored in garage or otherwise shielded from view. If you are out of town or unable to bring in your containers, ask a neighbor for help.

8. Drainage Flows (CC&Rs Exhibit "C" Section 2(k) and Residential Design Guidelines Section 6.1)

Do not obstruct or re-channel drainage flows. Owners are ultimately responsible for channeling or dispersing water from their property so as not to impact their neighbors.

9. Leasing/Unit Rental (CC&Rs Exhibit "C" Section 4, Unit Leasing Policy and Procedure)

All leases must be for a minimum of 12 months. The Tenant Information Sheet (Exhibit "A" of the Unit Leasing Policy) must be submitted to HOAMCO. Tenants must be advised they reside in a CC&R controlled community. If they have more vehicles than the garage and driveway will accommodate, they may not be a good fit for the neighborhood, as on-street parking is prohibited in some areas of the community. Please observe the no parking signs.

10. Exterior Changes to an Existing Home (CC&Rs Article 4.2(a), 4.3(b))

All proposed exterior modifications to an existing residence, whether paint, landscaping, and/or structural changes, must be submitted to ARC (Architectural Review Committee) for approval before work commences. This includes solar installations, walkways, garden fencing, pony walls, etc. The ARC Department is a division of HOAMCO; the ARC Committee (a group of fellow Prescott Lakes volunteers and professionals) meets twice monthly.

General responsibilities:

1. Protect your gate transmitters and pin #'s. Homeowners have to pay for replacement transmitters. If you sell your home, please remember to pass your transmitters on to the new owners so they don't have to pay for replacements. Call HOAMCO if you need service gate codes for housekeepers or vendors. Temporary codes can be set up for one day events.
PLEASE DO NOT GIVE YOUR PIN TO ANYONE!
2. Attend neighborhood meetings – volunteer if you can. Your neighborhood Voting Member welcomes your input. Owners are encouraged to become more involved by becoming active members of the community's leadership.
3. Participate in Neighborhood Block Watch. Ask your Voting Member who your Block Watch representative is. Find out when the annual Block Watch meeting is for your neighborhood.
4. Appreciate the time and energy spent by your Voting Member and Board of Directors on the behalf of fellow owners. Thank them when you see them!
5. Pay your dues on time, and remember that assessments are due by the 15th of the first month of the billed quarter, regardless of whether your statement was received by mail or landed in your inbox.

Special Information:

For any after-hours emergency, please dial the HOAMCO Emergency Line: **(844) 744-4316**.

The Club is owned by The Club at Prescott Lakes, LLC, which includes the Athletic Club and the Golf Club. Any questions regarding The Club at Prescott Lakes should be directed to the General Manager at (928) 443-3500.

Additional information for all policies and neighborhood information please visit our community website at www.prescottlakescommunity.org.