

Willow Hills Homeowners' Association

Association Rules

Revised and Adopted

September 17, 2019

The following changes were discussed and approved at the 09/17/2019 Board Meeting:Decks page 2

Change 1: All hand railings around decks and along stairs must be black wrought iron.

To: Materials and color of all gates/railings around decks, porches, stairs, etc. must be approved by the Committee prior to construction.

Drainage page 2

Change 1: Owner, Lessee, or Renter shall not in any way interfere with or alter the established drainage pattern of the Lot.

To: Site grading and drainage must occur with minimum disruptions to the Lot, without altering natural drainage patterns as runoff leaves the Lot and without causing conditions that could lead to unnecessary soil erosion or adversely affect downhill property owners (DRC 2.31)

Fences/Walls and Gates page 2

Change 6: Gates must be black wrought iron. To: See 'Decks' for gate construction requirements.

Garages page 3

Change: 'Garages' to 'Garages/Exterior Doors'. Add following sentence to 6: Exterior doors, if painted, must also match the house's primary or trim color.

Mailboxes page 4

Remove 2: Mailboxes shall be no larger than standard size: 19' x 6 1/2' x 8 1/2'

Remove 4: Mailbox posts shall be painted one color and match either the body or trim color of the house.

Change 3: Mailboxes shall be properly maintained: posts painted and damaged boxes replaced.

To: Mailboxes shall be properly maintained and damaged boxes replaced.

Screening page 7

Remove 'or adjacent residences' from 3 and combine 1 & 3 to read: All laundry drying areas, trash and waste material must be screened from the public view (DRCs, Section 2.18, Page 8). Screening from public view means not being visible from adjacent street(s).

Solar Energy Devices page 8

Add: Approval of the [Architectural Control] Committee is not required for installation of solar panels.

The following change was discussed and approved at the 03/19/2019 Board Meeting.FINES page viii

Change: Owners will have twenty-one (21) calendar days after the date of the notice to respond to a written notice of noncompliance or to remedy the violation. If no action or insufficient action is taken, ~~a second notice will be sent and~~ a \$75.00 fine imposed. For every subsequent seven (7) days a violation is not corrected, an additional \$75.00 fine will be imposed. Subsequent occurrences of the same violation within a calendar year will result in a fine without additional notice. The total amount of fines for each unaddressed violation will be capped at \$2500.00

Changes from Willow Hills HOA Association Rules were discussed and approved via email on 07/23/2018. Letter was sent to all homeowners stating changes are effective August 15, 2018:FINES page viii

Change: 'If no action or insufficient action is taken, a second notice will be sent and a \$25.00 fine imposed. For every subsequent seven (7) days a violation is not corrected, an additional \$25.00 fine will be imposed. Subsequent occurrences of the same violation within a calendar year will result in a fine without additional notice.'

To: 'If no action or insufficient action is taken, a second notice will be sent and a **\$75.00** fine imposed. For every subsequent seven (7) days a violation is not corrected, an additional \$75.00 fine will be imposed. Subsequent occurrences of the same violation within a calendar year will result in a fine without additional notice. The total amount of fines for each unaddressed violation will be capped at \$2500.00.'

Following revision is made to be in compliance with AZ Statute 33-1803 C

Change: 'Owners will have fifteen (15) working days to respond to a written notice of noncompliance or to remedy the violation.'

To: 'Owners will have twenty-one (21) calendar days after the date of the notice to respond to a written notice of noncompliance or to remedy the violation.'

Landscaping

Change #7. 'An Owner not maintaining landscaping, including weed control, shall receive written notification of the violation(s) and shall have fifteen (15) working days to respond.' To: 'An Owner not maintaining landscaping, including weed control, shall receive written notification of the violation(s) and shall have twenty-one (21) calendar days after the date of the notice to respond.'

Changes from Willow Hills HOA Association Rules were discussed at the June 19, 2018 meeting; revised and approved by the Board on 06/22/2018:

Fences/Walls and Gates, page 2

Change: 'Plans showing the length, height, design, material, finishes, and colors of fences must be submitted to and approved in writing by the [Architectural Control] Committee. (DRCs, Section 2.16, Page 7)'

Add: 'For modification of existing fences, if the existing fence is shared between neighbors, and the homeowner applying for the modification did not construct the existing fence, then the requesting homeowner would need to verify ownership prior to proceeding.'

Change: 'Fences shall be no higher than five (5) feet and shall be built out of fence block or stucco CMU.'

To: 'Fences shall be no higher than five (5) feet and shall be built out of fence block or stucco CMU (concrete masonry unit), or a combination of fence block/stucco CMU and wrought iron.'

Land Use and Building Type, page 4

Remove from #4: '...without prior written approval of the [Architectural Control] Committee.'
#4 would now read: 'No permanent or attached basketball backboard, jungle gym, play equipment, or other sports apparatus shall be constructed, erected, or maintained on the front or side part of any Lot that can be seen from the street.'

Changes from Willow Hills HOA Association Rules revised and adopted as noted below:

Application for Architectural Control Committee Approval, page vii, approved at 04/11/2017 BoD meeting:

Change ‘Materials and quality of repairs: Repairs and improvements to houses, decks, porches, walls, sidewalks, and driveways are required to be of the same type and of equal quality as original construction. . .’

To: ‘Materials and quality of repairs: Repairs and improvements to houses, decks, porches, walls, sidewalks, and driveways are required to be of equal or higher quality than the original construction. . .’

Garages: Page 3, approved at 4/11/2017 meeting.

Change: ‘Garage doors must be painted to match the house's primary color.’

To: ‘Garage doors must be painted to match the house’s primary or trim color.’

Landscaping: Page 3, from DRCs

Add to item 5 the statement from DRCs 2.6 regarding the obtaining of prior approval before removing trees.

Parking: Page 6, reviewed at 12/13/2016 meeting.

Add note ‘a’ to #4 regarding parking of large commercial-type vehicles:

‘Per 2016 Arizona Revised Statue Title 33, 33-1809, public service and public safety emergency vehicles are exempt from above HOA parking regulations.’

Rentals: Page 8 approved at 03/07/2017 and further clarified at 4/11/2017 meetings.

Revise note 1 to remove ‘minimum 30-day rental period’ and add requirement that all renters must comply with City of Prescott codes and, if required, obtain a City of Prescott Business License. <http://www.prescott-az.gov/business/license/>

Changes from Willow Hills HOA Association Rules revised and adopted at February 9, 2016 meeting:

Rentals: Page 8

Added ‘minimum 30 day rental period’ in accordance with Yavapai County statues and with City of Prescott’s Ordinance 4866-1404 amendment to the City of Prescott Land Development Code: http://www.prescott-az.gov/d/ord_4866-1404.pdf

Land Development Code: <http://www.codepublishing.com/AZ/Prescott/>

Technology: Page 8

Updated rules regarding recording of WHHOA meetings to include timeframe for request-to-tape and to provide Board with copy of taping.

Changes from Willow Hills HOA Association Rules revised and adopted at December 8, 2015 meeting:

Marijuana Page 4 Item 8

Added item 8 to address cultivation of marijuana.

Offensive Activities Page 5.

Drones: Reordered list of Offensive Activities and added prohibition of recreational operation of drones.

Technology: Page 8

Changed 'Willow Hills HOA Website' title to 'Technology.'

Added rules regarding recording of WHHOA meetings to 'Technology' section.

Moved Website News to item 2 under 'Technology,' and revised website to include this current revision of the Association Rules: <http://www.willowhills-hoa.org/>

Table of Contents

PREFACE..... viii

COMPLIANCE viii

NONCOMPLIANCE..... viii

FINESix

APPLICATION FOR ARCHITECTURAL CONTROL COMMITTEE APPROVALix

FAILURE TO GAIN APPROVAL FROM THE ARCHITECTURAL CONTROL COMMITTEEx

ASSOCIATION RULES 1

 Air Conditioners and Coolers..... 1

 Animals 1

 Antennas and Satellite Dishes 1

 Commercial Activities..... 2

 Decks..... 2

 Drainage 2

 Driveways and Walks..... 2

 Fences/Walls and Gates..... 2

 Fire 3

 Flags 3

 Garages/Exterior Doors 3

 Gutters 3

 Holiday Decorations..... 3

 Landscaping 4

 Land Use and Building Type..... 4

 Mailboxes 4

 Motorcycles, Bicycles, and Motor Vehicles..... 5

 Obstructive Materials 5

 Offensive Activities..... 5

 Oil and Mining 5

 Outside Lighting..... 5

 Parking 6

 Property Maintenance..... 6

 Reflective and Window Covering Materials 6

 Rentals..... 7

 Roofs 7

 Screening..... 7

 Signs 8

Solar Energy Devices8
Technology8
Tents, Trailers, and Recreational Vehicles8
Trash.....9
Vehicle Maintenance9

Willow Hills Homeowners Association (WHHOA)

Association Rules

PREFACE

The foundation of the Association Rules is the 'Covenants, Conditions, and Restrictions' (CC&Rs pages 3-11) of the Declaration of Restrictive Covenants for Willow Hills (DRCs) Those CC&Rs/DCRs that are pertinent to individual homeowners, as opposed to developers, are included in this document. Additionally, the Board of Directors of the WHHOA has adopted other rules based on the following provision in the DRCs.

'By a majority vote of the Board of Directors, the Association may, from time to time and subject to the provisions of this Declaration, adopt, amend, and repeal rules and regulations to be known as the Association Rules....' (Pages 14-1 5)

Similarly, the Bylaws of the Willow Hills Homeowners Association states the following:

'The Board may adopt, modify, or revoke in whole or in part, rules and regulations to be known as the 'Association Rules.' These 'Association Rules' will be consistent with all the provisions of the Declaration and these Bylaws. A copy of the adopted 'Association Rules' and of every amendment, modification or revocation of this document shall be delivered to each Owner. The 'Association Rules' shall be binding upon all Members of the Association and upon all tenants and occupants of any Willow Hills dwelling' (Article 9.17, page 18).

This document replaces the Association Rules of Willow Hills Homeowners Association, which were revised and adopted on June 22, 2018.

COMPLIANCE

All homeowners as well as their children and guests and all lessees and their children and guests are responsible for compliance with the DRCs, Bylaws, and Association Rules. However, homeowners are solely liable for any violations of the DRCs, Bylaws, and Association Rules by either themselves and/or other individuals on their property.

NONCOMPLIANCE

The Board may, at any reasonable time, inspect a Lot or improvement and, upon discovering a violation of this Declaration, provide a written notice of noncompliance to the Owner, including a reasonable time limit within which to correct the violation. If an Owner fails to comply within such time period, the Board or its authorized agents may enter the Lot and correct the violation at the expense of the Owner of such Lot, or may take whatever action it deems appropriate, including commencement of an action for specific performance. (DRCs, Section 7.2, pages 19-20)

Corrective measures shall be initiated by written notice to the Owner by the Board of the condition which requires correction. The Owner shall have a right of hearing and a right of Appeal. If the Owner fails to

commence and diligently pursue the corrective measures as noticed or finally ordered, the Board may enter, or cause its agent or employee to enter, upon the Lot and accomplish the corrective measures and the cost thereof shall be assessed against the Lot as a special assessment and may be secured by a lien. (DRCs, Section 7.3, page 20)

In Article 9.6 of the Bylaws (page 16), 'A special assessment shall be levied by the Board against a particular Member and his/her Lot for the following:

9-6.1 Costs incurred by the Association in bringing such Member's Lot into compliance with the provisions of the Declaration, the Articles of Incorporation, these Bylaws or the Association Rules;

9.6.2 Any other charge designated as a special assessment in the Declaration, the Articles of Incorporation, these Bylaws or the Association Rules;

9.6.3 Fines fixed by the Board of Directors as established by the Declaration, the Bylaws or these Association Rules.

9.6.4 In the event the Association undertakes to provide materials or services which benefit a particular Member or Lot, then such Member herein agrees that these costs shall be a special assessment.'

FINES

Owners will have twenty-one (21) calendar days after the date of the notice to respond to a written notice of noncompliance or to remedy the violation. If no action or insufficient action is taken, a \$75.00 fine will be imposed. For every subsequent seven (7) days a violation is not corrected, an additional \$75.00 fine will be imposed. Subsequent occurrences of the same violation within a calendar year will result in a fine without additional notice. The total amount of fines for each unaddressed violation will be capped at \$2500.00

Owners against whom a fine has been assessed may request a hearing before the Board and will be notified by the Board of the date, time, and place of the meeting. The Board may make its decision on the violation at such meeting or at a meeting held within a reasonable period thereafter after due deliberation. The minutes of the meeting(s) of the Board at which the hearing is held shall reflect the fact that the hearing on the violation was held and the action taken by the Board.

APPLICATION FOR ARCHITECTURAL CONTROL COMMITTEE APPROVAL

Owners wanting to repaint their homes or make alterations or improvements to their property, excluding landscaping, must fill out an 'Architectural Control Committee Design Change Approval Form,' which may be obtained from either management or a member of the [Architectural Control] Committee. The completed form along with other pertinent information such as to-scale drawings or color samples, along with a building permit if required by the City of Prescott, must be returned either to management or to a member of the Committee. All applications must be in writing as the [Architectural Control] Committee will not respond to verbal requests for approval.

The [Architectural Control] Committee has fifteen (15) working days from the date of receipt of an application in which to respond. If additional information is required, the application process will be

extended up to thirty (30) days or on a case to case basis. In the event the Committee fails to approve plans within the allotted time, then approval shall be deemed waived.

Plans for implementation of proposed alterations or improvements should allow for time required to complete the approval process. No work may begin prior to approval. Additionally, should an application be submitted after work has commenced, the [Architectural Control] Committee is not required to provide approval, and if said work is deemed to be in violation of the DRCs, the Homeowner shall be required to remove or change said alteration.

Materials and quality of repairs: Repairs and improvements to houses, decks, porches, walls, sidewalks, and driveways are required to be of equal or higher quality than the original construction. Exteriors of houses shall be stucco only; gutters and window frames may be aluminum; and roofing material must be 30-year or greater concrete tile.

Precedents: While the Architectural Control Committee will make every reasonable attempt to be fair and equitable, the Committee and the Board of Directors will not be bound by past decisions. The Committee reserves the right to disapprove applications for improvements that require a variance from the DRCs if it believes that such changes are not in the best interest of the Willow Hills community.

FAILURE TO GAIN APPROVAL FROM THE ARCHITECTURAL CONTROL COMMITTEE

WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE BOARD MAY FIX A FINE OF UP TO TWENTY-FIVE THOUSAND DOLLARS (\$25,000) FOR FAILURE TO OBTAIN REQUIRED APPROVAL FROM THE ARCHITECTURAL CONTROL COMMITTEE. The Association may, but shall not be required, to remove any nonconforming structures or improvements and may recover the cost of said removal from the Member or Owner. Any amount payable by an Owner hereunder, including, without limitation, any liquidated damages levied against an Owner, shall be deemed a special assessment and may be secured by a lien. (DRCs, Section 7.4, Page 20)

ASSOCIATION RULES

Air Conditioners and Coolers

1. Air conditioners and coolers may not be mounted on the roof. (DRCs, Section 2.20.2, Page 8)

Animals

1. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot, except a reasonable number of dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. (DRCs, Section 2.24, Page 9)
2. No dogs shall be tied or otherwise quartered outside the main residence building unless fenced during the hours of 10:00 PM and 8:00 AM inclusive. (DRCs, Section 2.24, Page 9)
3. All dogs must be kept on a leash no longer than six (6) feet and under the control of their owner when in the common areas, streets, or sidewalks in the community.
4. No animal shall be kept that is considered a nuisance or threat to the community. Excessive barking or noise from animals is deemed to be a nuisance.
5. Pet owners are responsible for prompt and immediate removal of all feces left in the common area, in their yards, or in the yards of their neighbors.
6. The number of domestic pets (dogs, cats, etc.) shall not exceed the limit of pets established by the City of Prescott.

Antennas and Satellite Dishes

1. The Federal Communications Commission (FCC) Over-the-Air-Reception Devices ('OTARD') rules protect a property owner or tenant's right to install, maintain or use an antenna to receive video programming from direct broadcast satellites (DBS), broadband radio services (formerly referred to as multichannel multipoint distribution services or MMDS) and television broadcast stations (TVBS). There are exceptions to the OTARD rules, including provisions for safety and preservation of historic areas. The OTARD rules also apply to rental property where the renter has exclusive use of an area, and to customer-end antennas that receive and transmit fixed wireless signals
2. The following antennas or dishes are covered by these OTARD rules: Homeowners are not required to obtain approval from the [Architectural Control] Committee prior to installation of the below devices.
 - a. A 'dish' antenna one meter (39.37 inches) or less in diameter (or any size dish if located in Alaska), designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.
 - b. An antenna that is one meter or less in diameter and is designed to receive video programming services via broadband radio service (wireless cable), or to receive or transmit fixed wireless signals other than via satellite.
 - c. An antenna that is designed to receive local television broadcast signals.
3. Antennas used for AM/FM radio, amateur ('ham') radio, CB radio, Digital Audio Radio Services ('DARS') or antennas used as part of a hub to relay signals among multiple locations are not covered by these rules. Therefore, those exposed or exterior radio transmission or receiving antennas that are not covered by the FCC OTARD rules shall not be erected, placed or maintained on any part of the premises without prior written permission of the [Architectural Control] Committee. Any radio

tower must be of the electrically or automatically raised type when in use, and lowered from view when not in use. (DRCs, Section 2.20.1, Page 8)

Commercial Activities

1. No business of any kind that draws traffic to the community will be allowed. This includes, but is not limited to childcare, elder care, drug sales and manufacturing, animal breeding, automotive repair or detailing of any kind, etc.

Decks

1. Materials and color of all gates/railings around decks, porches, stairs, etc. must be approved by the Committee prior to construction.
2. With approval of the [Architectural Control] Committee, decks may be enclosed.

Drainage

1. Site grading and drainage must occur with minimum disruptions to the Lot, without altering natural drainage patterns as runoff leaves the Lot and without causing conditions that could lead to unnecessary soil erosion or adversely affect downhill property owners (DRC 2.31).
2. Care and maintenance of drainage ditches and/or culverts on an Owner's property are the sole responsibility of the Owner.

Driveways and Walks

1. All driveways and walks must be constructed of concrete, masonry, or similar materials. No asphalt pavement or gravel will be permitted unless, due to unusual circumstances, it is otherwise deemed appropriate by the [Architectural Control] Committee. (DRCs, Section 2.14, Page 7)
2. Driveways and sidewalks bordering a Lot are the responsibility of the Owner and must be kept clean and undamaged and free of weeds/grass.

Fences/Walls and Gates

1. There shall be no fencing except for specific purposes such as screening, child containment, animal control, or architectural effect. Plans showing the length, height, design, material, finishes, and colors of fences must be submitted to and approved in writing by the [Architectural Control] Committee. (DRCs, Section 2.16, Page 7). For modification of existing fences, if the existing fence is shared between neighbors, and the homeowner applying for the modification did not construct the existing fence, then the requesting homeowner would need to verify ownership prior to proceeding.
2. Fences shall be no higher than five (5) feet and shall be built out of fence block or stucco CMU (concrete masonry unit), or a combination of fence block/stucco CMU and wrought iron. (DRCs, Section 2.16, Page 7).
3. Side walls will begin three feet back from the front of the house or garage, and in all cases walls will be constructed behind the electrical and gas meters.
4. No fences or walls are permitted across driveways or in front of homes.
5. If a wall is a boundary between two Lots, maintenance will be divided between the two Homeowners.
6. See 'Decks' for gate construction requirements.

7. Fences/walls and gates must be kept in good repair.

Fire

1. In the event any home, structure, or landscaping is destroyed or partially destroyed by fire, Act of God, or as a result of any other act or thing, said damage must be repaired and the improvement reconstructed within one (1) year from such damage. Extension may be granted under reasonable circumstances at the sole discretion of the Board. (DRCs, Section 2.26, Page 9)

Flags

1. There are many requirements for displaying the United States flag, some of the most important are listed below:
 - a. The flag may be flown from sunrise to sunset on buildings and on stationary flagpoles in the open. A flag flown for twenty four (24) hours must be illuminated.
 - b. The flag may not be displayed when the weather is inclement unless it is an all-weather flag.
 - c. The flag should never touch anything beneath it, such as the ground or bushes.
2. No more than two flags may be displayed at one time.
3. The height of stationary flagpoles may be no more than the height of the rooftop of the Member's home.

Garages/Exterior Doors

1. No detached garages shall be allowed on any Lot. An enclosed garage for each residence is required and shall be included as part of the main dwelling. Carports are not allowed. (DRCs, Section 2.13, Page 7)
2. Garages shall be used only for their ordinary and normal purposes.
3. No owner or resident may convert the garage of his/her Lot into living space or otherwise use or modify the garage so as to preclude regular and normal parking of vehicles therein.
4. Garage doors must be undamaged and in good repair.
5. Garage doors shall remain closed at all times unless the Resident is entering or exiting, working in the garage, or working on the exterior property.
6. All garage doors must be painted to match the house's primary or trim color. Exterior doors, if painted, must also match the house's primary or trim color.

Gutters

1. Gutters are to be seamless aluminum painted to match the dwelling. (DRCs, Section 2.20.5, Page 8)
2. Gutters must be kept in good repair and not allowed to sag or hang down.

Holiday Decorations

1. All decorations (including decorative lights) shall be put up no sooner than 30 days prior to the holiday and must be removed no later than 30 days after the holiday, weather permitting.

Landscaping

1. All landscaping will incorporate, as much as feasible, planting of native species, rocks and materials which are native or compatible with the surrounding natural landscape in color and texture, and be designed and placed so as to be compatible with surrounding natural areas. This is not to be construed as a prohibition of seasonal flowers, vegetable gardens, or fruit trees. (DRCs, Section 2.7, Page 5)
2. The Committee may enter upon any Lot and remove any tree infested with IPS beetles and/or other destructive insects or disease if, within five (5) days after receiving notification from the Committee, such removal is not accomplished by the Owner. (DRCs, Section 2.6.2, Page 5) In these circumstances, tree removal will be done at the Owner's expense. (DRCs, Section 2.6, Page 5)
3. All homes will have front landscaping (including both sides of the driveway) within sixty (60) days from close of escrow or occupancy, whichever comes first.
4. Sides and back of the residence will be landscaped within six (6) months of close of escrow or occupancy, whichever comes first.
5. Trees and bushes that grow to unacceptable size and/or height shall either be pruned or removed. No trees on any lot, except diseased or dead trees, shall be removed without prior approval, in writing of the [Architectural Control] Committee. (DRCs Section 2.6, Page5)
6. Owners are responsible for controlling weeds on their Lot and along concrete curb seams adjacent to their Lot.
7. An Owner not maintaining landscaping, including weed control, shall receive written notification of the violation(s) and shall have twenty-one (21) calendar days after the date of the notice to respond. If corrective action is not taken, the Board has the right to send a professional landscaper in to remedy the situation, and the Owner shall be billed for this service.
8. Marijuana: planting and/or growing of marijuana is banned in all common areas. Cultivation of marijuana on personal property for personal use should conform to current state/federal regulations. <http://azmarijuanalaws.com/>

Land Use and Building Type

1. No Lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any Lot other than one detached single family dwelling. (DRCs, Section 2.9, Page 5)
2. No structure of a temporary nature, such as a trailer, shack, garage, barn, or other outbuildings, shall be used on any Lot at any time, either temporarily or permanently. (DRCs, Section 2.11, Pages 6-7)
3. No structure in whole or part shall be moved onto the property. (DRCs, Section 2.22, Page 9)
4. No permanent or attached basketball backboard, jungle gym, play equipment, or other sports apparatus shall be constructed, erected, or maintained on the front or side part of any Lot that can be seen from the street.

Mailboxes

1. Each mailbox shall be installed on a 4 x 4 cedar post and be located in the one-foot shoulder between the back of the curb and the drainage ditch in the front of the Lot. (DRCs, Section 2.29, Page 10)
2. Mailboxes shall be properly maintained and damaged boxes replaced.

Motorcycles, Bicycles, and Motor Vehicles

1. Motorcycles, mini-bikes, trail bikes, and other motor vehicles may not be ridden or driven on any of the Property unless equipped with a muffler or other suitable device for the purpose of reducing noise of operation to an acceptable level as determined from time to time by the Association and limited to paved surfaces. (DRCs, Section 2.35, Page 11)
2. All motor vehicles other than those stored in the Owner's garage must have current license tags.

Obstructive Materials

1. Firewood, repair materials, storage, landscaping equipment, machinery or machinery parts, household effects, boats, boxes, bags, tools and other temporary or permanent equipment and other items that shall in appearance detract from the aesthetic value of the property shall be screened or stored as to be concealed from the public view. (DRCs, Section 2.20.4, Page 8)
2. Toys may not be left either temporarily or permanently in public view.

Offensive Activities

1. No noxious or offensive activity shall be carried on, or allowed by the Owner, on any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. (DRCs, Section 2.34, Page 11)
2. No Recreational operation of drones is permitted in any HOA common area. Current Federal Aviation Administration legislation applies model airplane rules to drones; i.e. 'unmanned aircraft systems'. <http://www.faa.gov/uas/>
3. All noise (stereos, dogs, TVs, etc.) must be at a minimum level both day and night so as not to disturb neighbors. NOTE. Prescott City Ordinance regarding such disturbances limits time from 10:00 PM to 8:00 AM.
4. No discharging of firearms is allowed in the Willow Hills Community.
5. No open fires are permitted except for barbecuing in proper receptacles commercially designed for that purpose.
6. No fireworks that leave the ground are allowed.

Oil and Mining

1. Attempts by Owners to utilize any mineral or water rights on their Lots shall require prior written approval of the [Architectural Control] Committee. It is anticipated that such utilization would normally not be desirable in a residential area and that approval is therefore improbable. (DRCs, Section 2.25, Page 9)

Outside Lighting

1. All dwelling Owners are required to install a minimum of two (2) photo-cell coach lights on the outside of the garage facing the street. (DRCs, Section 2.15, Page 7)
2. Photo-cell coach lights on the outside of the garage must be functional. Burned out bulbs must be replaced in a reasonable amount of time.
3. Only standard or energy efficient white/clear light bulbs may be used in coach lights.

4. Manufacturer recommends no bulbs with a higher rating than 60 watts. Use of higher wattage bulbs poses a potential fire hazard and is therefore prohibited.

Parking

1. Owners shall be responsible for providing a minimum of two (2) off-street parking spaces which shall be in the unit driveway, and for seeing that, insofar as possible, the moving traffic street lanes adjacent to their Lots are kept free of parked vehicles. (DRCs, Section 2.19, Page 8)
2. Boats, vehicles that do not run and recreational vehicles of all types are not allowed to be parked in the street. (DRCs, Section 2.10.6, Page 8)
3. Vehicles are not allowed to be parked on sidewalks. NOTE. Prescott City Ordinance specifically prohibits parking any vehicles on sidewalks.
4. No large commercial-type vehicles (other than a pickup or camper truck or similar vehicle) up to and including one (1) ton vehicles, when used for daily transportation of the resident, shall be parked within the Community.
 - a. Per 2016 Arizona Revised Statue Title 33, 33-1809, public service and public safety emergency vehicles are exempt from above HOA parking regulations.
5. Parking in front of or within five feet on either side of mailboxes is not permitted. Doing so could disrupt the normal delivery of mail.
6. Parking any motor vehicle on a Lot other than on a driveway is not permitted. .

Property Maintenance

1. All vacant Lots in Willow Hills subdivision shall be at all times kept free of rubbish and litter. The yards and grounds in connection with all improved properties shall be at all times kept in neat condition to any extent sufficient to maintain appearance not out of keeping with that of typical improved properties in this subdivision. (DRCs, Section 2.28, Page 10)
2. During prolonged absence, Owner of said Lot agrees to arrange for the care of the property during such absence. (DRCs, Section 2.28, Page 10)
3. All exterior painted surfaces must be clean with no bare areas or peeling paint.
4. All rotted or damaged wood must be replaced and any damaged stonework repaired.
5. Exterior maintenance of property, including restuccoing, painting, and other repairs, is the responsibility of the Owner.
6. Before painting any part of the exterior, written permission is required from the Architectural Control Committee, even if the selected color(s) match the original.

Reflective and Window Covering Materials

1. Prior to the installation of any reflective materials for use on windows or any portion of any structure, approval must be obtained from the [Architectural Control] Committee. (DRCs, Section 2.17, Page 7)
2. No windows of the house shall at any time be covered with aluminum foil, bed sheets, newspapers, or any other like materials. Appropriate drapes, blinds or shutters will be allowed. (DRCs, Section 2.17, Page 7)
3. All windows facing the street shall have appropriate covering.

4. Damaged windows and other glass surfaces must be repaired or replaced.

Rentals

1. All property owners who intend to lease their property in Willow Hills must comply with all City of Prescott codes and regulations for rentals, including, if required, obtain a City of Prescott Business License. <http://www.prescott-az.gov/business/license/>
2. Prior to leasing the property, the owner of the property (homeowner) must provide the Association written proof of the owner's compliance with the registration requirements set forth in A.R.S. 833-1902 and a copy of the information filed with the Yavapai County Assessor. Such statute states that residential rental property shall not be occupied if the information required by the statute is not on file with the Yavapai County assessor.
3. An owner who lives outside this state must designate in writing and record with the assessor a statutory agent who lives in the state (A.R.S. 833-1902) and provide the Association with the name, address, and phone number of said agent.
 - a. This agent is authorized to act as the homeowner's agent with respect to all association matters relating to the rental property, except for voting and serving on the board of directors. The Association is authorized to conduct all Association business relating to the member's rental property through the designated agent.
4. All leases must specifically contain a clause that subleasing is strictly prohibited.
5. All leases must specifically contain a clause that the lessee has received a current copy of the Association Rules and Regulations and agrees to abide by them. All leases must specifically contain a clause that a violation of the Association Rules, Bylaws, and/or Declaration of Restrictive Covenants is a default under the terms of the lease.
6. The owner or their agent must submit a Landlord/Tenant Information Form to Association management within thirty (30) days of occupancy. This form is available from the Willow Hills website <http://www.willowhills-hoa.org/> or from the HOA Secretary.
7. The owner or their agent shall furnish the name(s) and telephone number(s) of the lessee(s)
8. The owner or their agent shall furnish the name(s) of all other occupants who are not named as lessee(s). Maximum number of occupants is set by the City of Prescott.

Roofs

1. Roof materials shall be compatible with the exterior wall materials and the design style of the residence but in no case will reflective roof surfaces which cause excessive glare be allowed. No roof shall exceed 5/12 pitch. (DRCs, Section 2.32, Page 10)
2. Any flat roof for a patio or other purpose must be constructed of the same material as the main roof. (DRCs, Section 2.32, Page 10)
3. Roofs must be maintained in good repair and replaced as needed.
4. Before replacing any part of the roof, written permission is required from the [Architectural Control] Committee, unless the roof was damaged and will be repaired to original make of tile and color in compliance with DRCs, Section 2.32, Page 10.

Screening

1. All laundry drying areas, trash and waste material must be screened from the public view. (DRCs, Section 2.18, Page 8). Screening from public view means not being visible from adjacent street(s).

2. Unless written permission to the contrary is given by the [Architectural Control] Committee, fences and screens shall be painted, stained, or of a material so as to blend with the natural surroundings, and the location, design and height of fences and screens shall require the approval of the [Architectural Control] Committee. (DRCs, Section 2.18, Page 8).

Signs

1. No advertising signs will be permitted except one professionally made unlighted sign of the standard real estate sale size advertising the premises for sale, lease or rent, located not closer than fifteen (15) feet to adjacent property boundaries nor closer than five (5) feet to a street boundary line. (DRCs, Section 2.27, Pages 9-10)
2. Contractors may apply to the [Architectural Control] Committee for permission to erect one construction sign on a lot, and the granting of permission shall be at the sole discretion of the [Architectural Control] Committee. (DRCs, Section 2.27, Page 10)
3. Board and/or [Architectural Control] Committee reserves the right to remove and hold for pick-up any signs that do not comply with these rules. (DRCs, Section 2.27, Page 10)
4. Any [Architectural Control] Committee-endorsed variance(s) from the above guidelines must also have approval of the Board. All signs are to be approved in writing by the [Architectural Control] Committee. Approval may be withdrawn if the [Architectural Control] Committee has reason to believe that the dwelling is being used as a sales office. (DRCs, Section 2.27, Page 10).
5. Political signs may be displayed no more than fifty-five (55) days prior to an election and removed no later than fifteen (15) days after an election. One sign per Lot will be allowed, and no sign may be larger than 24' x 24.'
6. No signs of any type, except those belonging to the Association, are allowed in the Common Areas.

Solar Energy Devices

1. Roof mounted solar panels or devices are to be architecturally integrated into the original home design. Where the provision of solar panels or devices is a post new-construction addition, these panels or devices will be screened and/or placed to insure they are integrated or not visible. (DRCs, Section 2.20.3, Page 8)
2. Approval of the [Architectural Control] Committee is not required for installation of solar panels.

Technology

1. Recording of HOA BoD and/or Annual Meetings – Any homeowner wishing to record an annual or Board of Directors meeting (audio and/or video) must notify the Board at least three (3) days in advance of the subject meeting stating that s/he wishes to record the meeting and the manner of that recording (audio/video/both). Attendee must then provide a copy of the recording to the Board within three (3) days after the conclusion of the meeting.
2. Website revised to include this revision of Association Rules: <http://www.willowhills-hoa.org/>

Tents, Trailers, and Recreational Vehicles

1. No trailer or any recreational vehicle shall be parked on any Lot without an appropriate garage except for the purpose of loading or unloading. No trailer or any recreational vehicle shall be used as living quarters while so parked. (DRCs, Section 2.23, Page 9)

2. No tents or other types of temporary buildings may be erected on any Lot. This paragraph shall not be construed, however, to prevent the temporary use of a portion of the Lot for children's tents or other facilities temporarily occupied for recreational purposes, provided however, that the main dwelling has already been constructed and occupied by the family using such facilities. (DRCs, Section 2.23, Page 9)

Trash

1. The storage, collection and disposal and removal of all debris, garbage, and trash must be in accordance with applicable government requirements. All debris, garbage, and trash shall be in appropriate trash containers and screened from public view at all times except when placed curbside on days regularly scheduled for the purpose of collection. (DRCs, Section 2.21, Pages 8-9)
2. All outside fires for trash burning or other purposes shall be considered dangerous and shall not be permitted. (DRCs, Section 2.21, Page 9)
3. All trash must be kept off lots during construction, and all lots must be cleaned up completely when construction is finished. (DRCs, Section 2.21, Page 9)
4. Trash containers are allowed to be placed out front of homes one day prior to pick up day. Removal of empty trash containers must be by 8:00 PM of pickup day.

Vehicle Maintenance

1. No repair or maintenance work shall be performed on any motor vehicle or other equipment within the Development except wholly within a garage. (DRCs, Section 2.33, Page 10)
2. No oil or other vehicle fluids are allowed to remain on the driveway or in the street.