

# Summary of Notable Belcorte Guidelines & Rules along with Covenants, Conditions & Restrictions

Neighborliness begins at home, by following the CC&Rs we agree to when we move to Belcorte. Many moved here because of these covenants, which help maintain Belcorte's beauty, quiet enjoyment, property values, and good relations. When everyone knows exactly what's in the CC&Rs, we can implement them ourselves and avoid Association involvement.

These are summarized from our *Covenants, Conditions, and Restrictions* (CC&R), and *Rules & Regulations* (R&R). Other provisions of the Belcorte governing documents not summarized here are just as important and remain in full force. Since these are only summaries, the actual document language will continue to control.

## Amenities *Guest Limit & Responsibility*

The pool and court are private facilities for resident use. Due to limited parking and facilities, each resident is limited to 3 guests at any one time. Please respect other residents and keep noise levels to acceptable levels. Every owner, resident and their guests are responsible for keeping amenities clean. No glass, Smoking or alcohol is permitted in pool or court area. *Belcorte R&R*

## Animals *Domestic & Quiet*

Household pets only. No raising or breeding animals. No wild animals. No loud animals. Number of animals is at Board discretion. No animals allowed within the Pool or court area. *Pima Co. Ord. 6.04.160*

## Dog Waste *Pick Up*

Remove solid waste from streets, shoulders, common areas, and Neighbors' property. All pets must be leashed on streets and common areas. Pets not allowed within fenced area of the pool or court area. *Pima Ord. 6.04.030, Class-3 Misdemeanor BELCORTE R&R*

## Garage Doors *Keep Closed*

Close garage doors except when coming, going, or working in the garage as common courtesy and for community security.

## Improvements / Paint Colors *Approval First*

Must submit all proposed changes visible from another lot or common areas to ACC for review and required Board decision. This includes remodeling, repainting, window or door replacement, solar equipment, landscape changes or permanent additions. Homeowner must abide by all regulatory documents building codes and required permits. Exterior Paint must match Belcorte Approved colors. *CC&R Art. III §3.1-3.3 BELCORTE R&R*

## Landscaping *Approval for Changes*

Front Yard landscaping and yard art visible from another lot or common area to ARC for approval. Weeds are to be kept out of front yards. All plants are to be pruned and maintained as needed a list of suggested plants & decorative rock is available. Keep plants /rock clear from curbs and street. *BELCORTE R&R*

## Lights *Low & Contained*

Security feature and homeowner responsibility. Light source must be shielded and directed in limited radius. Please notify a board member if pony wall bulb needs replacement. A Change to exterior wall or archway lights requires approval by ARC. *Belcorte R&R City Ord Ch 4, Sect 401*

## Maintenance *Good Condition*

Keep your property in good condition, including paint, landscape rock, landscaping, front & side yard. Remove dead plants. *BELCORTE R&R*

## Parking Vehicles

Park only on original driveway, in garage/carport or on street. Inoperable vehicles in garage only or outside of Community. *CC&R Art. II, §2.8 BELCORTE R&R*

## Recreational & Commercial Vehicles

May not be parked on the same block or any street for any portion of any two consecutive calendar days. *City Ord. 10418 Par 3.6-12 of §20-263*

## Trash and Recycling Bins *Concealed*

Stored in carport or back patios and not on graveled areas between houses. Put out night before and put back on day of trash pickup. *City Ord 10538, 15.32-15.2.5*

## Utility Boxes & Visible Wires *painted*

All visible wires & utility boxes in the front of your home MUST be painted to match the color of your home Belcorte *R&R*

## Violations

Violations of governing documents may suspend right of residents to use common areas and/or include fines as Board deems necessary. *CC&R Art. II §2.10*

## Weeds & Debris *Keep Cleared*

Remove weeds, including buffelgrass, fountain grass, and desert Brooms. Remove dead plants & limbs. No wood piles or outside storage of construction or building materials or vehicle parts. *CC&R Art. II §2.12-2.17; Pima Ord. 2008-117 & 7.41.030*