

BELLASERA COMMUNITY GUIDELINES

May 2021

When we purchased our homes in Bellasera we joined a community and, by accepting Bellasera's governing documents, we agreed to form a partnership with our neighbors to preserve the integrity of our neighborhood.

The following sets forth a summary of the most referred to sections of the CC&Rs and Design Guidelines. This document may not be all inclusive. The rules set forth in our governing documents control if there is any conflict between this summary and our governing documents, therefore, Owners are urged to refer to the CC&Rs (including Use Restrictions), Bylaws and Design Guidelines, which are regularly updated and are available on the Bellasera website at <http://www.azbellasera.org>.

Architectural and Design Standards

All exterior improvements to a home (including but not limited to site work, exterior alteration of existing improvements, artwork displayed on the exterior surface of any residence or in the front yard, fences, signs, antennae, playground equipment, lighting, fences, solar panels, and landscaping) must be in accordance with Bellasera's Design Guidelines and approved by the Modifications Committee prior to the commencement of work. Design Guidelines, modifications applications and submittal procedures are available on our website. **Any condition that exists on a residential property which does not strictly comply with the Design Guidelines will be treated as a violation in accordance with our Violation Policy available on our website.**

Signage

One "security" sign, measuring no greater than 100 square inches, no higher than 18 inches tall and placed no more than 2 feet from the foundation of the home may be installed in the front yard of a residence.

Open House Signs shall not exceed 18 x 24 inches and a sign rider shall not exceed 6 x 24 inches. Open House hours are limited to between 8:00AM and 6:00PM.

For Sale or For Lease signs, shall not exceed 18 x 24 inches and a sign rider shall not exceed 6 by 24 inches.

For Sale, For Lease, Open House signs or directional signs of any kind are prohibited on common area.

Political Signs may be displayed no earlier than 45 days prior to an election nor later than 7 days after an election day on an Owner's property. Signs shall not exceed 16 square feet.

Trash

Trash and recycling containers may not be stored in the front area of any home and shall be placed in the pick up area no earlier than 5:00PM the day prior to pick up and removed no later than 11:59PM the day of pick up. Bulk trash shall be placed in the trash pickup area no earlier than three days prior to the designated beginning day of the week specified for bulk pickup by the City of Scottsdale. Bulk trash pickup dates are published in the monthly newsletter. See <https://www.scottsdaleaz.gov/solid-waste> for more information, including monthly bulk trash pickup and special hazardous waste pickup scheduling.

Lights

All exterior lighting shall comply with the requirements of local ordinances and should be low level and recessed to shield the source of light with a maximum height of 12 inches. Spotlights and floodlights are prohibited unless activated by a motion detector. Garage eave lights shall be controlled by a dusk-to-dawn photocell. Developer-provided trees in front yard shall be illuminated by uplights or hanging lights from dusk to Midnight daily. Excessive exterior lighting is prohibited. See page 27 of the Design Guidelines for further information.

Flags/Flag Poles

Bellasera's policy regarding the flying of flags and flagpoles is in accordance with Arizona Law and is described in detail on page 29 of the Design Guidelines.

Holiday Decorations

Residents may display religious and holiday signs, symbols, decorations or temporary structures on their property of the kinds normally seen in single-family residential neighborhoods.

Pets

Residents may keep a reasonable number of common household pets only, however, pets which make objectionable noise, endanger the health or safety of, or constitute a nuisance to others or roam free, unleashed will be considered in violation of the CC&Rs. Pet owners are required to remove and properly dispose of pet excrement within the community.

Parking

All vehicles must be parked in garages or driveways and not on the street, except temporarily. Disabled or unlicensed vehicles must be parked in an enclosed garage. One boat or recreational vehicle may be parked in a driveway for a limited period of time, in the Board's sole discretion, to outfit or unload such vehicle. This paragraph shall not apply to emergency vehicle repairs.

Vehicles required at a resident's home as a condition of employment are allowed as set forth on page 40 of the CC&Rs.

Vendor Work Hours

Contractors will be allowed to work from 7:00 AM – 5:00 PM Monday through Friday; Saturdays 8:00 AM to 3:00 PM. No contractors will be allowed to work on Sundays or major holidays except for an emergency. There will be no contractors admitted into the community before the start times.

Gate Card Responders and Clubhouse Access Keys

Residents may purchase new gate responders and clubhouse access keys from the Community Manager. Defective responders and access keys will be replaced at no charge for 60 days from date of issue.

Speeding

The speed limit within Bellasera is 25 miles per hour.

Leasing

Dwelling units may be leased only in their entirety. No fraction or portion may be leased. No structure on a Lot other than the primary residential dwelling unit shall be leased or otherwise occupied for residential purposes. There shall be no subleasing or assignment of leases without prior written consent of the Board of Directors. No transient tenants will be permitted, and all leases shall be for an initial term of no less than 30 days. Notice of any lease shall be provided to the Board by the Homeowner within 10 days of execution of the lease. The Homeowner must make available to the lessee copies of the CC&Rs, Bylaws and Use Restrictions. A LEASE CERTIFICATION CERTIFICATE MUST BE COMPLETED, SIGNED BY THE HOMEOWNER AND RETURNED TO THE ASSOCIATION PRIOR TO COMMENCEMENT OF THE LEASE.

Bulletin Board

Postings on the Community Bulletin Board must be submitted to, approved, and posted by the On-site Assistant. Postings will remain on the Bulletin Board for 60 days and may be renewed for an additional 60 days. Complete policy available on our website.

Newsletter

The Bellasera Newsletter is published monthly and is available to residents by email. Complete policy is available on our website.

Clubhouse Parking Lot

Overnight parking of vehicles in the parking lot will be allowed for no more than 72 hours and only with prior written permission from the On-site Assistant or the front gate attendant. Violators will be fined \$50 per day and/or towed. Occupying a parked vehicle as a residence is prohibited.

Clubhouse Dumpster/Trash Cans

The dumpster located in the clubhouse parking lot is reserved for Bellasera Clubhouse use only, shall bear a sign to that effect and the gate shall remain locked. Residents encountering a hardship situation may sign out and receive a key from the guard house for short-term use. The trash cans located outside the clubhouse shall not be used for household garage.

Business Activities

Business or trade activities within a residence is restricted to activities in which a) the activity is not apparent by sight, sound or smell outside of the residence; b) the activity conforms to all zoning requirements; c) the activity does not involve regular visitation of the residence by clients, customers or other business invitees; and d) the activity is consistent with the residential character of Bellasera and does not constitute a nuisance, hazardous or offensive use, or threaten security or safety of other residents.

Recreational Facilities

Use of the clubhouse, tennis courts, basketball court, and pool as well as information regarding rental of clubhouse facilities may be found in the Recreational Facilities Policy available on our website.

Miscellaneous Violations

- The front or side yard display of statues, sculptures, depictions, or artifacts
- Pots, containers, raised planters and hanging baskets outside of the closed areas of a residential yard which do not meet Design Guideline requirements for size, placement, color, and material
- Basketball hoops which are visible from the street
- Storage buildings or sheds which are visible from the street
- Clothes lines or clothes poles
- Tents, shacks, or other structures of a permanent nature
- Excessive front-yard weeds
- Door-to-door solicitation or placement of unsolicited materials
- Garage doors left open except when entering or exiting the garage
- Storage of rubbish, debris, furniture, etc., which is visible outside the Lot
- Nuisances which are unsightly, unsanitary, offensive. Storage of material which would attract rodents, snakes or would potentially cause fire. Open fires are allowed only when contained in an outdoor fireplace or barbeque unit.
- Discharge of firearms within the community
- Activities which disturb or destroy the vegetation, wildlife, or air quality within the community, or which result in unreasonable levels of sound or light pollution
- Walls, dog runs, animal pens or fences must be approved by the Modifications Committee