

**WELCOME**

**TO  
SKYVIEW MESA II  
HOMEOWNERS ASSOCIATION**

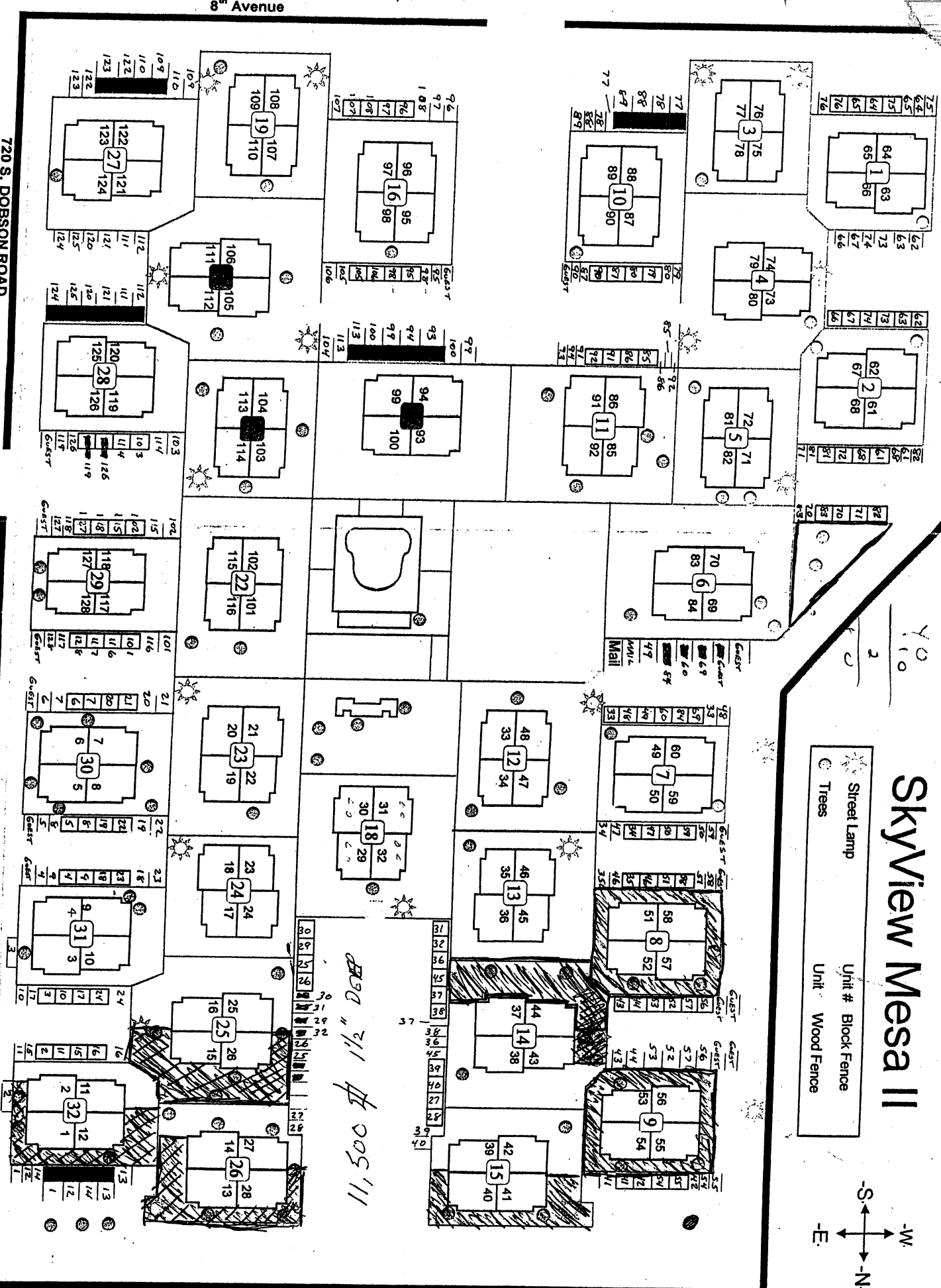
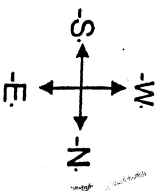
**NEW OWNERS PACKET**

Managing Agent  
is

Southwest Resource Management  
2050 W. Guadalupe Rd. Ste. 5  
Mesa, AZ 85202  
602-491-0200 . Fax 491-7922

# SkyView Mesa II

Street Lamp  
 Trees  
 Unit # Block Fence  
 Unit Wood Fence



720 S. DOBSON ROAD

8th Avenue

Mesa Arizona 85202

SkyView Maps.doc

AND SOME ISLAND IN THIS AREA

**SKY VIEW MESA II**  
**ANTENNA & SATELLITE DISH SPECIFICATIONS**

YOU MUST SUBMIT IN WRITING, FOR BOARD APPROVAL A MINIMUM OF 30 DAYS, A REQUEST LETTER TO INSTALL A TV ANTENNA OR SATELLITE DISH. (MUST BE APPROVED PRIOR TO INSTALLATION).

NOTIFY THE ASSOCIATION OFFICE 7 WORKDAYS (M-F 8:00 - 5:00) PRIOR THE BEGINNING OF THE INSTALLATION.

THE ARCHITECTURAL CONTROL COMMITTEE SHALL REVIEW AND COORDINATE ALL ASPECTS OF PROJECT

THE MAST / POLE SHALL NOT BE ANY TALLER THAN 6 FEET.

A TV ANTENNA SHALL NOT BE ANY WIDER THAN 5 FEET WIDE AND 6 FEET LONG.

A SATELLITE DISH SHALL BE NO MORE THAN 22 INCHES ROUND.

THE MAST OR MOUNTING BRACKET SHALL BE MOUNTED ONLY BY THE FRONT DOOR. (THERE IS A MOUNTING BLOCK THAT ALL ANTENNAS AND SATELLITE DISHES MUST BE MOUNTED TO) (IF THERE IS NOT A MOUNTING BLOCK, PLEASE NOTIFY THE BOARD SO WE MAY INSTALL ONE FOR YOU)

**ALL** WIRING FOR THE ANTENNA OR SATELLITE DISH MUST BE RUN INTO THE HOUSE LOW AND ON THE HINGE SIDE OF THE FRONT DOOR OF THE UNIT. ANY WIRES TO ADDITIONAL ROOMS MUST BE RUN UNDERGROUND. THE WIRES MUST COME UP FROM THE GROUND AND BE INSIDE OF CONDUIT.

NO WIRES ARE ALLOWED TO BE RUN ACROSS THE ROOF.

# RULES AND REGULATIONS FOR TOWNHOUSE RESIDENTS

Revised 09/15/2000

## INTERIOR RULE:

The homeowners' insurance requires that interior smoke detectors be installed in each unit.

## EXTERIOR RULES

### GENERAL RESTRICTIONS

The posted speed limit throughout the complex is 15 MPH.

Clotheslines, equipment and storage areas must be concealed from view. Gates to the individual townhouses are to be kept closed. This increases the longevity of the gates and enhances the appearance of the complex. Gates are required whether you have block or wooden fences. No foil or wood is to cover the unit windows. Any wood covering the patio windows must be painted and must be inside the patio. Window coverings, such as screens which do not fit in the existing screen frames, must be approved by the Board of Directors. Bars on windows must be approved by the Board of Directors and must be able to be opened from the inside. Failure to comply will result in a \$25.00 per day fine.

### PATIO COVERS AND BLOCK FENCES

New patio covers and block fences must be approved by the Board of Directors. Owners must submit complete plans and specifications with their requests. Maximum height of patio covers is eight (8) feet. Maximum height of block fences is six (6) feet.

### ANTENNAS

Television antennas are permitted. They may be installed on the fascia boards with proper brackets (obtainable at hardware stores) and should not extend more than three (3) feet above the roof. Antennas placed directly on the roof will be removed by the Property Management Company at your expense. Any damage caused by antennas will be charged to you, and the roof maintenance will no longer be the responsibility of the Association.

### CHANGES ALLOWED

The following will be permitted at SKYVIEW MESA TWO. However, they should reflect good taste and planning, and will be disapproved by the Board of Directors if they

# RULES AND REGULATIONS FOR TOWNHOUSE RESIDENTS

detract from the general complex appearance:

- (1) Holiday decorations, flag holders, house numbers, etc.
- (2) Trees or shrubbery inside the patio area become your responsibility and should not cause damage to the building, roof, fence, or block pole lights.
- (3) Trees or shrubbery planted outside the patio area will become the property of the Association and may be removed if deemed necessary by the Board.

## PARKING LOT RULES

### PARKING SPACES

Each unit is allotted two (2) parking spaces, one covered and one uncovered. These spaces are identified with the unit number. Visitor parking spaces are for visitors only. If you have more than 2 vehicles, find someone who has no car or one car, who would be willing to let you park a car in one of their spaces. Otherwise, overnight parking is available on 8<sup>th</sup> Avenue. No boats or trailers are to be parked on the property.

No cars are to be parked in the 2 spaces reserved for mail pick-up at any time.

Cars parked in unauthorized spaces will be fined \$25.00 per day and/or towed at car owner's expense.

### CAR WASHING

Car washing is not allowed on the property - water and soap damage the asphalt.

### NO PARKING AREAS

Cars parked in Fire Lanes and Red-marked areas will be towed by the City of Mesa. Never drive or park your vehicle on lawns as this could cause damage to the pipes and heads of the underground sprinkler system.

### OVERSIZED VEHICLES

Trucks one (1) ton or more, trailers & motor homes are not allowed in the parking areas. The owners will be fined \$25.00 per day and/or the vehicle will be towed at owner's expense.

### MECHANICAL REPAIRS

Minor mechanical repairs will be allowed on the property - they must be completed

SKYVIEW MESA UNIT TWO ASSOCIATION

RULES AND REGULATIONS  
FOR TOWNHOUSE RESIDENTS

within one day. The surface of the carport will be kept clean and free from grease and oil. If damage occurs to the blacktop, cleaning or repairs to the blacktop will be charged to the unit owner. Unattended cars on blocks or lifts are not allowed.

TWO-WHEELED VEHICLES

Bicycles, motorcycles, and ATV's may be parked in an assigned parking area or inside the resident's patio area, but none of these may be parked on the sidewalks or common areas.

ABANDONED VEHICLES

Vehicles inoperable for thirty (30) days or more or with tags expired for more than 30 days, will be considered abandoned and will be tagged.

PERSONAL PROPERTY

Personal property should be kept inside each unit's fence. Toys, chairs, or any other articles must not be left outside overnight. Personal property must not be seen above the fence line.

PROPERTY MANAGEMENT

Tenants are to contact their landlords with any questions or complaints. Homeowners who have questions about SKYVIEW MESA TWO should call or write the Property Management Company:  
Southwest Resources Management Corp., 2050 W. Guadalupe Road, Suite #5, Mesa AZ 85202-7373, (480) 491-0200.

VANDALISM AND DESTRUCTION

Damages that result from mischievous acts, vandalism, or destructive activities will be charged to unit owner.

ROOFS

Only maintenance crews and air conditioner repairmen are allowed on the roofs.

PETS

Mesa has a leash law, which we will enforce. Dogs found running loose on the property are subject to collection by the Dog Pound. There is a \$25.00 fine per incident for unleashed dogs and dogs whose owners do not clean up after them.

RULES AND REGULATIONS  
FOR TOWNHOUSE RESIDENTS

Please call the management company to report complaints about dogs unleashed, barking or messing on the lawn. You will need to give them the unit number of the dog's owner.

**KEYS: MAILBOX & POOL**

Owners are responsible for mailbox, pool and house keys. Replacement pool keys are available from the management company and cost \$15.00. New mailbox keys are available from the local post office at Roosevelt & Broadway at no charge. The fee for replacement keys is ~~\$10.00~~.

**POOL RULES**

The pool is to be used by residents who have paid for pool keys, and their guests. Residents must accompany guests at the pool at all times.

SWIM AT YOUR OWN RISK: There is no lifeguard on duty.

1. Pool hours are 6:00 a.m. to 10:00 p.m., at which time the pool will be locked.
2. Maintenance to the pool is usually done in the mornings. The pool will remain closed until the work is completed.
3. Bicycles, tricycles, skateboards or styrofoam products are not allowed in the pool enclosure. Play toys are limited to small toys, such as rings, balls or inflatable rafts. No inner tubes, large air mattresses or sit-in boats are allowed in the pool.
4. No glass containers or alcoholic beverages may be brought into the pool enclosure. Cigarettes must be placed in proper, non-glass receptacles.
5. There will be no running, excessive splashing, horseplay, spitting or obscene language in or around the pool area.
6. Only persons dressed in swimwear will be allowed in the pool. Cutoffs are not allowed - they damage the filters.
7. No intoxicated persons, or persons having infectious diseases are allowed to use the pool.
8. Children under 16 and children who cannot swim are not allowed in the pool unless accompanied by a parent or adult supervisor.
9. Hair curlers, bobby pins and hairpins should be removed from hair before entering pool. Suntan oil should be wiped from body.
10. Private parties are not allowed in the pool area.