

**POLICY – COMMON AREAS**

*Second Draft, August 2011*

**General:** Common Areas within the Arizona Traditions Community consist of three distinct types: **1) Recreational areas** (e.g. softball field, tennis courts, pickleball courts, bocce ball courts, horseshoe pits;) **2) Retention areas** (water areas engineered and designed specifically to serve as catch basins for water drainage;) **3) Greenbelt areas** (grassed spaces and native plant areas between homes, along the community entrances, and along streets within the community.)

These areas have been deeded to, and are the responsibility of, the Arizona Traditions Homeowners Association. These types of Common Areas within Arizona Traditions provide several benefits to residents. In particular, water flow within the community is accommodated by several drainage ditches located within these Greenbelt Areas. In particular, excess water flow within the community is controlled and directed by several drainage ditches that feed into designated drain fields. These drain fields have been explicitly designed for protecting homeowners from flooding and overruns during heavy rain periods. Utility easements may also be located in these areas. A by-product of the Greenbelt Areas is the "space" provided between homes, allowing residents to experience the native environment that is an integral part of our high desert location.

Expenses associated with the maintenance of these Common Areas are paid from dues assessed each homeowner within the community. The Association Board, through a Landscaping Committee, monitors the condition and use of these Common Areas.

**MODIFICATION OF COMMON AREAS**

Requests to modify any common area must adhere to Arizona Traditions CCRs 4.14, 4.14.1, 4.14.2, and 4.14.3.

**PRESERVATION OF COMMON AREAS**

All Common Areas are an important asset for all association residents. These lands were permanently set aside to maintain a natural buffer between residential and commercial areas, and they were established to benefit and protect current and future residents of the community. The preservation of these areas is essential to the long-term value of the community.

The preservation of these areas depends primarily on the cooperation of Association residents. Preservation is only partially assured thorough the official activities of the Association.

The Association is responsible for maintaining the natural and created features of all three (3) defined Common Areas. The Association is also responsible for hiring professionals to develop landscape plans and to design any facilities, if so desired.

The Association encourages residents to make suggestions for the maintenance of the Common Areas; to donate, through the Landscaping Committee, plants for the Greenbelt areas; and to help maintain the lands by removing litter or trash from Common Areas.

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Arizona Traditions' investment in the Common Areas can be enhanced and maintenance costs kept at a reasonable level if certain rules are applied and enforced.

## **RULES AND REGULATIONS**

The Association has established the following Rules and Regulations for Common Area usage:

1. Residents may not construct any building, storage area, shelter, or lean-to on Greenbelt areas.
2. Residents may not place signs on Greenbelt areas. This includes, but is not limited to, sales signs, business advertising, and political signs.
3. Gardens of any type are not permitted on Greenbelt areas.
4. Residents wishing to make Greenbelt area improvements, in particular the addition of trees and shrubs, must obtain prior approval of the Landscaping Committee. Submissions for approval should contain species, intended location, and provisions for care and maintenance.
5. Residents may not plant, cultivate, or harvest natural resources on Greenbelt areas.
6. Residents may not place personal structures or store equipment on Greenbelt areas.
7. Residents and their families or guests may not drive motor vehicles on walkways or Greenbelt areas.
8. Residents and their families or guests may not build open fires on Greenbelt areas except where facilities are provided.
9. Glass or metal containers may not be taken into Greenbelt areas.
10. Residents and their families or guests may not ride bicycles, tricycles, skateboards, or other such transportation into or on Greenbelt areas.
11. Loud and boisterous activity on Greenbelt areas after dark is not permitted.
12. All requests to modify any of the three define Common Areas must adhere to Traditions CCRs, section 4.14 that refers explicitly to modification procedures.