

# CRESCENT VILLAGE

## Homeowners Association

### Association Rules:

#### Friendly CC&R's

#### Deed Restriction Reminders:



Hello Homeowners!

We want to keep the value of Crescent Village homes up so please do your part by maintaining your property. Below are a few friendly reminders.

1. **All landscaping** shall be maintained in a neat and attractive condition, including watering, mowing, edging, pruning, weeding and removal and replacement of dead plants and trees and landscape debris. Trees must be trimmed up from the ground level and above sidewalks at least 10' above the ground.
2. **Trash & Recycling Containers** must be stored out of sight on non-collection days. No garbage, trash or debris should be kept on any lot. All trash containers should be stored either in the garage or behind the rear yard fencing.
3. **Pets** may not be allowed to make unreasonable noise. Dogs must be on a leash at all times on Association property. Dogs must not be allowed to bark consecutively at any time. Owners and guests must clean up after their pets at all times including rear yards.
4. **Parking Vehicles and Recreation Vehicles** there is a 24 hour load and unload policy for RV's. No trailer of any kind can be kept on any lot which can be viewed from any neighboring property longer than 24 hours. Vehicles should not be parked in the streets over-night. Vehicles should be parked in garages and driveways.
5. **Architectural Changes** that can be seen from the street or from any neighboring property must be submitted to the committee for approval
6. **Garage Doors** must not fall into disrepair at any time and must be kept closed.
7. **Holiday Lights**, flags, decorations, lights or temporary holiday decorations are permitted and should be removed immediately following the holiday.

8. **Basketball Hoop's**, portable hoops should be stored out of sight when not in use.
9. **Gates and RV Gates to Rear Yards** must not fall into disrepair at any time, wood slats must not be cracked broken or missing and must be painted and or stained at all times.
10. **Painting of Homes** all homes must be kept maintenance free at all times. No cracks, fading and chipping of painted surfaces shall be allowed. Remember to submit an architectural submittal form with the colors you would like to use prior to painting your home. The acceptable colors pallet can be obtained by contacting the management office for the color pallet before submitting.
11. **Areas between Streets & Walls or Fences** the areas along the streets, between your walls / fences and the streets and the areas around the sidewalks next to your properties are your responsibilities to maintain and keep free and clear of weeds and debris in order to maintain the cleanliness and beauty of the community.
12. **Uncontained Trash** If you have bulk trash for pick up is sure to call the City of Chandler and schedule a pick up before placing it out on the curb for any length of time.

#### **How Vandalism Can Increase Your Assessments**

Did you know Vandalism can increase your monthly assessment? Over the past 2-3 years the community has experienced numerous acts of vandalism.

- 1) Kids burning the slide which cost the community \$1500 to replace.
- 2) Damage to the sports court which costs hundreds of dollars in repairs.
- 3) Damage to the community bulletin boards which cost more than \$2000 for replacement & repairs.

If the vandalism continues then this will affect your monthly assessment rate. Be advised these acts of vandalism are considered Criminal Damage. Anyone caught will be prosecuted!!!

**Report any vandalism to the Chandler Police and to your Community Manager: Nakeia Lyons at (480) 820-3451 Ext. 230 or [nakeia@kinneymanagent.com](mailto:nakeia@kinneymanagent.com)**

The HOA BOARD

