

Quick Reference Guide to Community Rules

(Last updated December 2019)

Casa del Cielo (CdC) is a master planned community of 150 homes built around specific architectural and landscaping designs. The community's rules are designed to keep CdC's appearance consistent with its master design and to make our community a pleasant place for all residents to live. **When anyone buys a home in Casa del Cielo, they agree to abide by its rules.**

CdC is part of Scottsdale Ranch Community Association (SRCA) and is subject to many of SRCA's rules as well. This guide is intended as a quick reference to CdC's and SRCA's most common rules. Details may be found in the Covenants, Conditions and Restrictions (CC&Rs) and Board policies that are posted on the Associations' websites:

CdC: www.casadelcieloscottsdale.com

SRCA: <https://www.scottsdaleranch.org/wp-content/uploads/2018/09/Current-Admin-Rules-Arch-Guidelines-Amended-8.28.18.pdf>

If there is a conflict between the CC&Rs or policies and this guide, the former documents apply.

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Exterior Changes

Any exterior changes to your home, including but not limited to repainting, replacing windows and doors, changing lighting fixtures, replacing sidewalks and driveways with pavers, and replacing entire roofs must be approved in advance, first by the SRCA Architectural Committee and then by the CdC Architectural Control Committee. Forms may be found on the CdC website.

Failure to obtain advance approval may subject the owner to a fine and correction of any architectural violations. The following are NOT permitted, with the exception of existing grandfathered properties: Back and side yard gates; windows in different color frames; front doors with all or mostly glass. Rooftop HVAC units except those grandfathered will generally not be permitted without a compelling reason, and when allowed must meet SRCA requirements.

Exterior Repainting: Approved Colors

The exterior of homes may be painted only with colors from approved palettes. Even if a home is being repainted in the same color, the project must be approved in advance. Chimney caps may be coated the house body color or trim color, or blue or terra cotta to match house tiles. House tiles may be replaced only in blue or terra cotta. Recoating a flat roof does not require pre-approval but should not leave a visible “white strip” on the parapet.

Replacing Sidewalks and Driveways with Pavers

Many homeowners have replaced concrete sidewalks and driveways with pavers. Approved colors and other guidelines may be found on CdC’s website. This project and any landscaping changes must be approved in advance.

Landscaping

The Homeowners’ Association is responsible for maintaining front yards and common areas. Each homeowner is responsible for their side and backyards. Any changes to front yard landscaping, such as requests for adding or replacing trees and shrubs, must be approved in advance by CdC’s ACC or its Landscaping Committee. Owners may not plant or remove shrubs or trees without permission. CdC does not set a specific limit on the number of pots and planters in a front yard, but it reserves the right to ask owners to remove “excess” pots that are not in keeping with the community’s appearance. Any problems, complaints or requests should be made to the CdC Gmail address or by voicemail to 480-767-5940.

Xeriscaping

Front yards and common areas are a mix of grass and xeriscaping. More xeriscaping has been added in recent years. The Board of Directors has approved conversion of yards and common areas to xeriscaping where grass has proven difficult to maintain, especially in the summer. Homeowners wishing to have their yards xeriscaped should email a request to the Landscaping Committee.

Parking

On-street parking is not permitted unless both spaces in an owner's garage and both spaces on the driveway are occupied. CdC enforces this rule reasonably, recognizing owners have visitors and maintenance personnel from time to time. CdC will enforce the "no on-street parking" rule and issue fines when neighbors complain of repeated all-day or overnight street parking.

Renting Your Home

Owners in Casa del Cielo may rent their homes no more than twice in a 365 day period. Rentals must be for at least 30 days. Daily and weekly rentals are NOT allowed. Advertising a rental for less than 30 days is not permitted. Owners must submit a Tenant Registration Form to CdC in advance and pay a registration fee.

Backyard Maintenance

Owners are required to keep their back and side yards in good condition so as not to detract from the environment for their neighbors. In particular:

- Tree fruit should be picked during the growing season and NOT allowed to remain on the ground. Unpicked fruit attracts roof rats. If an owner ignores notices from the Association to pick up fallen fruit, the Association's contractor will enter a backyard and remove the fruit. The owner will be assessed a fine and the costs of the removal.
- Trees should be trimmed and cause no damage to shared walls. Although problems with shared walls generally are considered a private neighbor-to-neighbor matter, the Association will offer its assistance.

Community Pool

The community pool and spa are provided for the use of owners and their guests when the owners are present. Do not give pool keys to anyone other than renters and house guests. Do not bring glass bottles, dishes or containers into the pool area. Smoking is not permitted. Private parties are not permitted. Please clean up any trash after using the pool area. If a spa cover is in use, please replace it when you leave. If you observe any problems with the pool, spa or pool facilities, please let CdC know immediately on its voicemail line.

Dogs and Other Pets

It's a matter of common courtesy: Owners should pick up after their dogs. CdC's landscaping contractor is not in the neighborhood every day and is not expected to perform this task. Small dog owners be aware: Coyotes and other wild animals prowl the area: the desert is their home. Do not leave small pets alone in the yard and be careful when walking them, especially at dawn and dusk. Owners should not leave barking dogs outside. Noise complaints (whether from pets, parties or other causes) should be made directly to Scottsdale Police.

Trash Cans and Bulk Pickup

The City of Scottsdale removes trash on Tuesdays and recycling on Fridays. Please put out containers on the curb no earlier than 6 pm the evening before. Remove them as promptly as possible after collection. They may not be stored in front yards.

The City picks up bulk trash monthly. We are in Area 1; check the City's website for its collection schedule. Under current Scottsdale Ranch rules, brush and bulk trash may be put out for collection no earlier than the Wednesday before the week the area is scheduled. Check the CdC website to see if our HOA has adopted a more restrictive rule.

Fines

The Casa del Cielo Board of Directors has the authority to issue fines for violations of any of its policies and rules. A copy of the fine policy appears on the CdC website.

Selling Your Home

If you sign a contract to sell your home, you must request a pre-sale inspection from the CdC ACC. Title and mortgage companies will not close without approval from the HOA. Someone from the ACC will conduct an exterior inspection to verify that the house meets CdC's architectural rules, such as overall exterior condition, approved paint colors, approved pavers, unobtrusive visible wires, etc. Any outstanding fines and late payment fees must be paid before CdC issues clearance.

You or your Realtor may place one, commercial quality for sale or for rent sign on your property. No signs are permitted on common areas.

Campaign Signs

Owners may display political signs no more than 71 days before an election only on their front yard property. No signs are permitted in common areas, including the pool and community entrances. All campaign signs must be removed within three days after the election. Signs must conform to local ordinances.

Dues Assessments and Late Fees

CdC's assessment is determined annually by the Board of Directors. A dues statement is mailed to all owners at the address they provide. It is each owner's responsibility to keep preferred postal and email addresses current. Owners may pay their assessment annually by January 15 and are encouraged to do so to save the Association processing costs and to avoid late fees from missing or lost checks during the year. For owners paying monthly, payment is due on the 1st of the month and is deemed late on the 15th.

Community Wide Sales

Twice a year, Scottsdale Ranch sponsors a community wide sale and posts signs around the Ranch. Participating homes in CdC may place one sign in their yard. Registration is not required. Sale hours are 7 am - 1 pm. Dates for the sales can be found on the Scottsdale Ranch website under "Activities & Events."

CdC Contact Information

Internet: www.casadelcieloscottsdale.com

Email: casadelcieloscottsdale@gmail.com

Voicemail: 480-767-5940