



Palm Valley Community Association, also known as Palm Valley Phase I, is a single-family home community located in Goodyear, Arizona. The community includes all the single-family homes for the square mile from Dysart Rd to Litchfield Rd and from Thomas Rd to McDowell Rd.

RULES AND DESIGN GUIDELINES FAQ (current as of 1/1/2018):

The following are some rules that apply to ALL homes located in Palm Valley Phase I:

Planning on Leasing Your Home?

If so, please make sure to complete and return the Property Information Form required by the association. The form may be faxed, e-mailed, or mailed to management at the address provided below. Owners are responsible to provide tenants with copies of the CC&Rs, Design Guidelines and Rules. You can find this form on the community website. Thank you!

PARKING and RECREATIONAL VEHICLES

Vehicles belonging to Owners, Residents and their families, tenants, guests or visitors are to be parked in garages or driveways. Overnight street parking is prohibited in the Palm Valley Community. If you have guests coming or extenuating circumstances, please contact management ahead of time at 480-551-4300.

Lawfully owned, registered and insured recreational vehicles may be temporarily parked on the street for a period not to exceed seventy-two (72) hours in any seven (7) day period, and not to exceed two (2) seventy-two (72) hour periods within any thirty (30) day period, for the sole purpose of vacation loading and unloading. Such recreational vehicles may never be used for sleeping, eating, showering or any other living activity while parked within the community.

Recreational vehicles may not be stored in view of neighboring property. This means even if the home has an RV gate, a recreational vehicle taller than the fence/gate cannot be parked behind the gate. It must be stored in the garage or at an off-site facility.

Parking – Palmilla Lakes Only

Palmilla's cluster home design requires special attention to parking for the safety and convenience of everyone. All cluster driveways (identified by pavers) should be kept clear of cars. Residents should use their garage (If this requires clearing or organizing your garage, please do so) or designated parking spaces along Cypress/135th for parking. Vehicles are not allowed to hang over the edge of the driveway onto the shared driveway or sidewalks. Do not park on your driveway if your vehicle will extend past the edge of your front yard. Residents should not park at an angle in front of their garage doors. Parking at an angle necessitates driving over the granite (not allowed in the CCR's) or backing up into a single lane street (unsafe) to leave. No utility trailers, travel trailers, boats or other recreational vehicles are allowed in the residential area. Violators may be fined and/or towed at the owner's expense.



Palmilla Lakes Pool

An electronic pool access key card should have been provided to you by the owner. If you did not receive a key card or would like to purchase an additional one (maximum issue is two cards per address), please contact Jennifer Hacker at 480-551-4300 or jennifer.hacker@fsresidential.com, so previously issued card(s) can be canceled and replacement issued (\$10.00ea). We must have a signed Property Information Form on file for tenants to purchase key cards. (The form can be found on the community website.)

All owners and tenants are asked to observe pool rules for security purposes and to protect the value of the investment to Palmilla Lakes. Only Palmilla Lakes residents have access to the pool since their dollars pay for it. If a resident wants to bring a guest, they can. DO NOT ALLOW individuals into the pool area without an access card! Pool hours are 7:00 AM to 10:00 PM. No pets or glass are allowed inside the pool area. Please keep the gate closed always to conform to legal safety requirements.

An alarm will sound if the gate is propped or left open. Also, please read and obey all other pool rules posted at the pool.

LEASES/RENTALS

The entire dwelling Unit and Lot may be let to a single-family tenant or lessee from time to time by the Owner. Single Family shall mean an individual living alone, a group of two or more persons each related to the other by blood, marriage or legal adoption, or a group of not more than three (3) persons not all so related, who maintain a common household in a Dwelling Unit.

Owner(s) who lease their home are required to complete a Property Information Form notifying the Association of the rental. There is no minimum lease length, nothing to prohibit vacation rentals. It is recommended that owners who lease their home contract regular service(s) for landscape maintenance and pool service if the property has a pool. Owners are responsible to provide tenants copies of the Association documents including the Rules and Regulations and Design Guidelines. The property Owner will be held responsible for any infraction of the Association documents.

CHANGES/ALTERATIONS/MODIFICATIONS

The Association has a specific approval process for changes to the exterior appearance of the home or lot. We cannot tell you in advance if a specific change request would be approved or not. If purchase of the home is conditional upon approval of an exterior change, the requested modification should be submitted to the Association for approval in writing.



Entry Gates

Owners and tenants, please be respectful of the gates. Do not push or swing on the gates. Teach your children to walk through the pedestrian gate instead of the car gates. Contact Jennifer Hacker at 480-551-4300 or jennifer.hacker@fsresidential.com, to get set up in the keypad directory and to obtain a private personal keypad code for the entrance gate and the pedestrian gate. Keychain remote gate clickers are also available at a cost of \$40 each for remote access through the entrance gate. A signed Property Information Form must be on file with the association for tenants to be able to obtain gate codes or remotes. Submit all such requests to management.

Received a Non-Compliance Letter?

This letter would be directed to the Homeowners attention. If you would like to appeal the letter, or you need more time to correct the issue, or you believe the letter was sent in error, please fill out a Waiver Request Form. We would be happy to assist you in this matter. (The form can be found on the community website.) Once the form is submitted, it is reviewed by the Board at the next regularly scheduled executive session meeting. Following the meeting you will receive a letter from management notifying you of any Board decision regarding the matter. Your violation compliance date will be automatically extended from the time we receive the Waiver Request Form until the waiver request process is completed.

GATE INSTRUCTIONS

PEDESTRIAN GATE

There is a keypad located on the pedestrian gate. Press the number 1, followed by the 4-digit gate code assigned to you and then push the gate open. You do not need to turn the knob, just push the gate open. The 4-digit code assigned to you is the same for the drive gate and the pedestrian gate. If you do not remember your code, need a new code, or need an additional code for guests/vendors, please contact Jennifer Hacker at 480-551-4300 or jennifer.hacker@fsresidential.com.

DRIVE GATE

The gates are closed 24 hours a day, 7 days per week with the following exception:

The Palmilla gates will be open on the last Saturday of each month from 7:00 A.M. to 3:00 P.M. for garage sale access.



REMOTE ACCESS

Each homeowner should have received 2 gate remotes at the time of closing. Additional remotes or replacement remotes can be obtained through the management company at a cost of \$40 per remote.

KEYPAD

To enter the gate by using the keypad, press # and the 4-digit gate code assigned to you. If you do not remember your code, need a new code, or need an additional code for guests/vendors, please contact Jennifer Hacker at 480-551-4300 or jennifer.hacker@fsresidential.com.

DIRECTORY

Guests can use the directory on the keypad as follows: Press A – Z and scroll to the homeowner’s last name. Next to the name in the directory you will see the number to enter on the keypad. Enter the number and the phone will ring to the house. At the house the homeowner can pick up the phone and press 9 on the phone dial pad to open the gate for their guest.

If you need to add or change a name or phone number in the directory, please contact Jennifer Hacker at 480-551-4300 or jennifer.hacker@fsresidential.com.

Contact management if you have any problem with gate remotes or keypad. Please DO NOT enter through the exit gate! This causes malfunction and potential head on collision! Please watch for children around the gates as we have had several close calls, almost resulting in accident. Report anyone pushing on the gates with vehicles to management, so the individual can pay for the repairs. Parents, please speak with your children about goofing around with or hanging on the gates and/or key pad. This activity can break the gates. Please help us by teaching your children to respect the gates. Thank you.

Contact Information

FirstService Residential Arizona
16150 N. Arrowhead Fountain Center Drive
Suite #200
Peoria, AZ 85382
(480) 551-4300 Phone
(480) 551-6000 Fax

Community Coordinator Jennifer Hacker (480) 551-4300 jennifer.hacker@fsresidential.com	Community Manager Susie Lumley (480) 551-4300 susie.lumley@fsresidential.com
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After hours emergency 480-551-4300.