

SPYGLASS HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

LANDSCAPING

1. All front yard landscaping must be approved prior to installation. This includes removal or relocation of any citrus trees.
2. Front yard landscaping of manor home sites should be completed (subject to architectural committee approval of landscape plans) within 60 days of the final inspection by the City of Mesa.
3. As a general rule, 70% of the area for the front yard landscaping (front yard minus driveways and walks) should be planted in grass.

PERIMETER FENCES

1. Perimeter fence plans should be included with original plans for architectural committee approval.
2. Fences must be approved by the architectural committee as to placement, size, materials and finish.
3. As a clarification of CC&R section 2.24, in order for a homeowner to store vehicles i.e. boats, trailers, RVs, etc. behind the gate, a type of gate with screen to limit street view is required or homeowner can have their existing gate modified to limit street view.
4. Perimeter fences must be completed within 12 months of the start of house construction. Each lot owners perimeter fencing shall be no less and no more than six (6) feet.

IRRIGATION OF CITRUS TREES

1. Each homeowner, while irrigating citrus trees or landscaping, must insure that no water drains into neighboring home sites.
2. Each home owner must insure that irrigation water is used during the time scheduled for their home site. This will prevent flooding in other parts of the neighborhood.
3. All home site owners must water their citrus trees at least once a month. If citrus trees on vacant lots are not being adequately irrigated, the HOA will irrigate the trees and include a surcharge for the irrigation to the respective home site owner.

GARAGE & RUBBISH

1. Vacant home sites must be kept free of rubbish, litter, and weeds. All weeds, rubbish and litter cleared from home sites must be completely removed from the neighborhood with seven (7) days. This includes trash bags left near the street for pick up. (City of Mesa can be contacted for Special Pick Ups).
2. Trash and other rubbish should not be stored in the front yard of any manor home site except that all rubbish may be out front one day prior to pick up from the City of Mesa.
3. Burning of any trash rubbish, wood, etc. is not permitted on manor home sites.

PARKING

1. Cars should not be parked on the street for longer than seven (7) days.
2. Vehicles will not be stored in the driveway or street. A vehicle is generally considered being stored or non-operable if it has not been used for more than 10 days (City of Mesa Ordinance: Chapter 6, 8-6-3(A)).

LANDSCAPING MAINTENANCE

1. Lawns should be mowed and neatly trimmed on a regular basis. Lawns must be watered on a regular basis to maintain a healthy and green appearance. (Except lawns that are dormant and have not be over-seeded for the winter).
2. Grass should not be allowed to grow onto sidewalks or driveways. Shrubs/plants should not be overgrown onto sidewalks or streets and are to be neatly trimmed in appearance (as is appropriate for each variety of plant).
3. Dead plant material, to include flowers, trees, shrubs, and ground cover should be removed and replaced in a timely manner.
4. Granite, rock, and irrigated areas that are visible from the street should be kept free of weeds.
5. Trees visible from the street should be trimmed to present a neat appearance (as is appropriate for the variety of the tree). Front and side yard citrus tree lower growth and limbs shall be uniformly trimmed to a minimum height of two (2) to three (3) feet above ground level to present a neat appearance.