

**Crystal Bay @ Raintree Homeowners  
Association Rules:  
Friendly CC&R's  
Deed Restriction Reminders:**

**Please share this informational document with your tenants or family residents:**

**Please remember to be courteous to your neighbors and trim back your trees and foliage that overhang over your lot line and infringe upon your neighbor's homes. Please also make sure you keep your front yard trees and shrubs trimmed back to clear the street and sidewalk area. All sidewalks must have a 10' height clearance from tree foliage above the sidewalk. If your lot backs to a lake please keep your landscape foliage trimmed back from the lake edge and your wrought iron lot division fencing maintained free from rust and deterioration.**

1. **All landscaping** shall be maintained in a neat & 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. Please make sure all weeds are removed promptly and all shrubs do not overhang onto the sidewalks.
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 leashes at all times on Association property and dogs must not be allowed to bark consecutively at any time. Owners and guests must clean up after their pets at all times including in the rear yards.
4. **Parking Vehicles and Recreational vehicles** there is a 24 hour load and unload policy for RV's. No recreational vehicle or any type of flatbed or work trailer of any kind can be kept on any lot or in front of 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 or driveways.
5. **Architectural Changes** that can be seen from the street or from any neighboring property must be submitted to the architectural committee for approval along with any other changes to the rear of the

property that can be seen above the fence to any other neighboring property. Play structures and Ramada's must be submitted for approval before installation. Contact KMS at 480-820-3451 for a submittal form before making any changes to your property including exterior painting if you will be changing the color.

6. **Garage Doors** must not fall into disrepair at any time and must be kept closed. No staining of paint and or dents will be allowed. If your Garage has windows they may not be missing or broken.
7. **Holiday Lights**, flags, decorations, lights or temporary holiday decorations are permitted and should be removed immediately following the holiday. Please remove all holiday decorations prior to the 15th day of the month following the holiday.
8. **Basketball Hoop's**, - portable hoops should be stored out of sight when not in use or should be left lying down in the side yard area. Basketball Hoop's must be maintained; no missing nets or broken or missing back boards are allowed and the paint must be maintained at all times.
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. Gates must be kept closed at all times and trash cans or debris can't be stored in front of any gate at any time.
10. **Painting of Homes, Doors, Walls/Fencing and Wrought Iron** 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 samples of the colors you would like to use prior to painting your home. Contact KMS at 480-820-3451 for your community paint pallet and submittal form.
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. No tree, shrub or plant shall infringe upon a sidewalk.
12. **Uncontained Trash** do not leave uncontained trash out before the scheduled week of pick up. Please contact the city for the next scheduled pick up before placing your uncontained trash out that may block the sidewalk or possibly the street.

