

PALM LAKES VILLAGE, INC  
RULES AND REGULATIONS  
RESTATED AUGUST 2017  
Updated December 18,  
2025

Palm Lakes Village, INC. is an adult community, containing 363 mobile homes. It was organized in 1971 as a Homeowner's Association, maintained for the benefit, comfort and safety of all residents. One occupant of each residence must be at least 55 year of age and no one under the age of 25 is allowed to permanently reside in Palm Lakes Village, Inc. Each resident owns a proportionate share of the common areas. Since the common areas are for the benefit of all, certain restrictions and rules must be adhered to by each resident.

The four governing documents of Palm Lakes Village Inc. are:

-Articles of Incorporation:

-Declaration of Covenants Conditions and Restrictions (CC&R's)

-By-Laws –

-Rules and Regulations

It is important and necessary that each resident become familiar with each of these documents, as they contain the conditions and requirements under which we must all abide. They have been prepared to maintain and improve the quality of life in Palm Lakes Village, Inc. as well as preserving the quality and the values of the individual homes.

- I. CONSTRUCTION & HOME IMPROVEMENTS: Prior to commencing ANY construction or improvements (including painting), a permit must be approved by the Board of Directors. The required form may be obtained in the Clubhouse, Palm Lakes Village Inc. office.
- II. COMMON FACILITIES- CLUBHOUSE: The Clubhouse is available for the use and convenience of each resident. Clubhouse hours are from 5:00 a.m. to 10:00 p.m. The Palm Lakes Village, Inc. office hours are to be determined by the Board of Directors as adjustments are needed. See office door and newsletter for hours of operation.**(revises 8/28/2025)**  
to be determined. Residents may rent the Clubhouse facilities for special occasions. A request form may be obtained from the Clubhouse Director. Please observe the posted rules in the Clubhouse when using the facility.
- III. USE OF RECREATIONAL FACILITIES: The swimming pool, tennis Court, miniature golf, shuffleboard, pool table, library and exercise equipment room is for the use and enjoyment of each resident. Please observe the posted rules in the respective facility.

IV. IV. RECREATIONAL VEHICLES: RVS may be parked in carport spaces adjacent to the home if it conforms to the CC&R's (refer to article) VIII, N. There is a compound provided for residents PALM LAKES VILLAGE RULES AND REGS REVISED 10-27-2022. Lot rental fees to be increased from \$25.00 per month to \$34.00 per month effective January 1, 2023. This is based on the C.O.L.A. raise from 2016 to present. All future RV Lot rental fees will increase a minimum of \$1.00 per month each January, if the C.O.L.A. increase is over a \$1.00, the amount will be rounded to the nearest dollar.

V. Speeding, Stop, Yield The speed limit in Palm Lakes Village is 15 MPH. All residents, and their guests, are required to observe this restriction, residents are required to advise their guests and visitors to abide by this rule. All residents and guests of residents are required to stop at all STOP signs. All residents and guests of residents are required to observe the YIELD signs. PLEASE- PLEASE respect this restriction as our streets serve as our sidewalks. When residents or resident guests have been observed by other residents blatantly not following these restrictions, a complaint form MUST be filled out at the office by the person who has observed this infraction. A letter will be sent to the resident and the "Fine schedule" will begin. Photos of cars would be very helpful.

.VI. VEHICLLE PARKING VEHICLLE PARKING: All personal vehicles must be parked on a concrete driveway. (Definition of overnight parking is any vehicle parked in the street or cul-de-sac between 1:00am-6:00am Overnight parking is prohibited on all streets and cul-de-sacs. Parking at any time is prohibited on streets designated as a fire lane, where the curb is painted red. The clubhouse parking lot is available for overnight guest parking. . (In good Standing A parking permit must be obtained from the Clubhouse office and displayed on the dash of the vehicle. No vehicle is allowed to remain on the Clubhouse parking lot longer than 96 hours without an extended written permit. The penalty for a violation is According to existing fine schedule) no overnight sleeping is allowed in any vehicle and PLV, Inc. assumes no responsibility, whatsoever, for the security or damage of any vehicle left on the common property, whether authorized or not. **Updated 12/18/2025**

VI. GUEST/VISITORS: Guests of residents using the common areas are required to display a guest badge. Guests under the age of 19 must be accompanied by the resident when using any of the facilities. Badges are available in the Clubhouse office. No guest under the age of 19 may stay in PLV for more than 7 days during any month without the consent of the Board of Directors and in no event shall a stay exceed 30 days.

V. VIII. PETS: Pets must be contained on a hand-held leash when on the common property and all streets. It is the owner's specific responsibility to clean up after their pet. Pets are to be kept off of private properties. If a pet creates a reported nuisance, the Board of Directors may require the owner to correct the nuisance or remove the animal.

VI. IX. REFUSE/RECYCLE CANS: Refuse and recycle cans provided by the City of Phoenix shall be stored no closer to the street than the exterior walls of the home. Said cans should be placed at the curb the evening before collection day, and shall remain there no longer than 24 hours.

VII. X. CODE OF CONDUCT: It is the policy of the Association to create and maintain an environment free of harassment. The Association will not tolerate hostility or favoritism toward an individual based on race, color, creed, gender, sexual orientation, national origin or age. The Association will not condone such behavior by or from any Member, Resident, Guest, Invitee, or Board Member, or staff personnel including contractors. (Reinstated May, 2015) p3 PALM LAKES VILLAGE RULES AND REGS REVISED 9-7-17

VIII. XI. RENTING PROPERTY: No lot (including the living unit thereon) shall be rented or leased. See Article III, D of the CC&R's.

IX. XII. BADGES: Name badges are provided to each resident. In the event it is lost, an additional badge may be obtained for a nominal charge through the Clubhouse office. While not a specific requirement, it is strongly recommended that each resident wear their badge at all social functions, such as Clubhouse breakfasts and dinners and to all meetings. This will be especially helpful to newcomers to assist them to get acquainted with their Palm Lakes Village neighbors. Your cooperation is urged and appreciated.

X. XIII. ACCESS CARDS: New residents will receive (2) full access cards per lot at no charge, if they have not received cards from the previous owner. These full access cards are for the resident/owner use only. Use by non-residents will be subject to cancellation. Additional cards for gate access only may be purchased. The PLV Board of Directors reserves the right to refuse or grant additional cards according to individual circumstances. New residents/owners need to register cards received from the previous owner, or those cards will be cancelled.

XI. XII REPORTING VIOLATIONS: Any member of Palm Lakes Village may report any observed Violation of the CC&R's, or these Rules and

Regulations. Forms to report any violation are available in the Clubhouse.

XII. XIV. NUISANCE VIOLATION: To constitute a nuisance, the activity must be such that it causes an unreasonable disturbance or annoyance, is unreasonably injurious to health, be indecent, or be unreasonably detrimental to persons or property. If a nuisance is indicated, YOU MUST Call the police first; then fill out a complaint in the PLV office. No obnoxious or offensive activities shall be carried on/in any property in the Common area, Nor shall anything be done therein which may be or become an annoyance or nuisance to other owners. A public nuisance is a condition that interferes with the health or well-being of the community. The Board of Directors, in its sole discretion shall have the right to determine the existence of any nuisance. The Board of Directors may impose additional discretionary fines to enforce these regulations. BEHAVIOUR AND /OR ACTIVITIES ON THE PART OF RESIDENTS THAT REQUIRE THIR-PARTY INTERVENTION MAY RESULT IN ADDITIONAL FINES IMPOSED BY THE BOARD OF DIRECTORS.

***Resolution #1 to be added to The Rules and Regulations 3/22/18***

**Driveway definition:** A private vehicular access connecting a carport or garage with the street.

In order to encourage consistency within the community all driveways will be designed as one continuous surface and be constructed of concrete. In the case of lots with two driveways, both are subject to this standard.

***Resolution #2 to be added to The Rules and Regulations 3/22/18***

**Parking pad in side setback:** A small parking pad to be used for the parking of a lightweight vehicle (golf cart ONLY) may be installed within the interior side setback subject to the following conditions:

1. The applicant must obtain written approval from the owner of the affected, adjacent property stating that he/she has no objection to the proposed parking use. (on permit)
2. The proposed pad must abut the driveway and be no closer than 10 feet to the nearest street.
3. The proposed pad must be accessed via the driveway and be designed in such a way so as not to interfere with water meters, street lights, traffic signs or drainage.
4. Only one such parking pad is allowable per residential lot. It will not exceed 8ft x 4ft and pavers must be butted up to each other, and the pad be uncovered.

1. **Use of pavers:** Pavers shall NOT be used as a driveway surface or as an alternative to the required concrete slabs described in Article VI of Palm Lakes Village C, C & Rs. Pavers used as a surface for small parking pads as described above shall be installed according to current industry standards regarding type, thickness base materials and edge restraints, and installed by a experienced knowledgeable contractor.(Contractor definition: a person or company that undertakes a contract to provide materials or labor to perform a service or do a job).

Plans and specifications shall be subject to review by the architectural committee and approval by the board of directors.

### **Palm Lakes Village, Inc. Resolution #3 Perimeter Walls (6/28/18)**

The Association is subject to the Declaration of Covenants, Conditions and Restrictions (the "Declaration"). The Declaration obligates the Association to maintain the Common Area in good repair. That maintenance responsibility includes the maintenance, repair and replacement of all landscaping upon the Common areas. Whereas, a Lot Owner is responsible for maintenance of all structures, landscaping and improvements on the Lot. Under the Declaration, if a Lot Owner fails to maintain its property, the neighboring property, in this case the Association, does have the right to demand that the neighboring property be maintained, and if the Owner refuses, the Association has the right to cure the issue, with notice, and assess the costs back to the Owner, or fine the Owner for this violation.

Failure to remove these trees/bushes can result in fines and or an eventual lien placed against your property, should the HOA have to remove the offending foliage. Also, since the homeowner's have been notified of this problem, they are responsible for the cost to repair the wall that has been damaged or compromised.

### **Rules & Regulations addition Oct 25, 2018**

Resolution #4

#### ***Marijuana Use***

There shall be no marijuana use (medical or otherwise in any of the PLV common areas, which include, pool, clubhouse, tennis courts, shuffleboard, putt-putt, horseshoes, park area , lake, and our streets. Fines may be assessed to the lot owners if the lot owner, their relatives and or guests, do not adhere to this rule.

#### ***Firearms in PLV***

Firearms are not allowed in the clubhouse, pool, tennis courts, shuffleboard, putt-putt and horseshoe area. Fines may be assessed to the lot owners if the lot owner, their relatives and or guests, do not adhere to this rule

### **Resolution to Rules and Regulations: 7/25/19 Revised 5-23-2023**

When the CC&R Director or their assistant places 3 (three) of the “Friendly Reminders” on your mail box clippee (for the exact same violation) within 1 (one) year, the next continuing violation (4th notice) will then be considered as the final notice and will revert to our fine schedule. The fine will be According to existing fine schedule)and proceed upward from there. (Example: weeds and yard debris: cactus in house gutters: Dead or dying shrubs and etc).

### **Resolution 4/28/2022 Revised 5-23-2023**

Our streets are considered public, but privately owned. Children that are not of legal age and/or DO NOT have a valid driver’s license cannot drive on our streets. That means they cannot drive any motorized vehicle that includes, motorcycles, cars, golf carts, and off the road vehicles. ‘ Homeowners will be fined and the police will be notified. Fines. Will be assessed according to the current fee schedule considered Malicious Mischief

### **Resolution to Rules and Regulations Amended 11-17-2022**

“Garage Sales: Due to the fact that we are a senior community with no sidewalks, garage sale traffic poses a safety issue for our residents in Palm Lakes Village, Inc. Therefore, garage sales are limited to 2(two)per year (January-December) period and have a three-day limit (can only be Thursday, Friday, and Saturday). There will be no sales on Sunday. Sales MUST be on your property ONLY, you cannot use our streets or common areas (unless PLV is having a community sale then PLV parking lot use will be allowed. Estate sales are not counted as “garage sales.” To qualify for an estate sale, the homeowner must be in an assisted living/group home or deceased. All sales must have a permit from the PLV office. Failure to do so may constitute a fine (according to current fine schedule) for the first offense. Garage/Estate sale permits MUST be posted on the front of the property, driveway side, during the sale. In the event of a PLV Sanctioned “Community Sale”, your sale would not be counted against your 2 per year limit. Exceptions can be considered by the PLV Board on a case-by-case basis and a special permit granted.

### **Resolutions to Rules and Regulations 7/23/2020**

There is a safety and security issue and due to the proximity of our homes and the type of homes in Palm Lakes Village, there will be NO fireworks of ANY KIND allowed in the common areas or on private property ,throughout the year, NO EXCEPTIONS. A fine of up to \$250 may be assessed.

Resolution added to Rules and Regulations: May 27, 2021

That Palm Lakes Village, Inc. will not allow container homes (new or used) within the confines of PLV. All homes must abide by our CCRs, Article 1, sections H; I; and section #1 and 2.

## **Resolution 4/28/2022**

Our streets are considered public, but privately owned. Children that are not of legal age and/or DO NOT have a valid driver's license cannot drive on our streets. That means they cannot drive any motorized vehicle that includes, motorcycles, cars, golf carts, and off the road vehicles. Homeowners will be fined and the police will be notified. Fines could be up to \$700.00.

## **Resolution Rules and Regulations 4/28/2022**

When Applying for a Construction Permit to raise, lower, destroy an existing wall that may be shared between neighbors, you Must get permission from the neighbor to do the proposed work, unless you can prove that the wall belongs to the you, the property owner. (The owner needs to get the signature of the adjacent property owner. They need to sign the permit along with the resident).

Resolution Outdoor Plantings, Trees, shrubs, Bushes, Grass 7-28-2022

**An approved construction permit is required before any planting or irrigation is placed**

**Plants:** In accordance with the City of Phoenix and preservation societies, any landscaping must meet the requirements to be "indigenous" to the Phoenix area. Trees that are acceptable are : Emory Oak; Desert Willow; Az Cypress; Sweet Acacia; Desert Ironwood; Az Walnut; Greg Ash; Paulo Verde. (a good place to look for native plants is "The Arizona Native Plant Society" for information. (See attached information for plants that can be planted in utility easements)

**Fruit trees:** Acceptable are Orange; Peach; Fig; Pomegranate; Date; Lemon; Apricot; Grapefruit..

If you have Buffel grass, Fountain Grass or Stinknet on your property, please note that they are considered "Noxious Weeds" and were not allowed to be sold since 2020. When selling your property they MUST be removed before the sale is final. Pine Trees prohibited. No pollinating Olive or Mayberry Trees

**Perimeter walls:** If you live along Palm Lakes Village, Inc. perimeter wall, NOTHING can be planted against the wall. If you plant along perimeter walls and the wall gets degraded due to your plant, roots, watering and etc, you will be responsible for replacement of the wall. Any plantings MUST be five (5) feet back from the wall itself. Also, irrigation must be five (5) feet back from perimeter wall. (Prior plantings already approved at perimeter walls are considered to be ok, (per letter sent June 2018) but the degrading of the wall factor will still apply and you the homeowner will be responsible if wall is degraded)

**Grass:** No planting of Grass, but Artificial turf **properly** installed is allowed.

**Utility Easements:** Below is the link to see what is acceptable in a utility easement per the City of Phoenix;

[https://www.phoenix.gov/waterservicessite/Documents/d\\_038092.pdf](https://www.phoenix.gov/waterservicessite/Documents/d_038092.pdf)

## **Dumpsters/Pods/Moving Trucks/Vans (9-28-2023)**

### **Dumpsters/Pods/Moving Trucks/Vans (9-28-2023)**

Dumpsters and pod placement must be approved by the PLV CCR Director before placement. Dumpsters and Pods must be placed in the driveway ONLY, they cannot be left on our privately owned streets. Failure to abide by this rule will constitute a fine of \$700.00 (Malicious Mischief). No Moving trucks/vans can be left on our privately owned streets overnight. A permit can be obtained to park in the clubhouse parking lot for overnight parking.

### **Resolution 12/18/2025**

#### **New Rules for room rental/boarder/roommate:**

Homeowners are responsible for their "Boarder(s). Boarders MUST purchase card for ingress and egress ONLY for \$40.00 from the office. (1 (one) Cards per each individual), (\$20.00 may be returned to Boarder when they're no longer a resident of PLV. (Must contact the office within 5 days of termination to receive refund) There can be only two(2) Boarders per bedroom.

Boarders are NOT entitled to use any PLV carded amenity. (Amenities are paid for by the Homeowners for the homeowner and guests (guests stay for 7 days according to our governing documents) Boarders can come to events in the clubhouse, that are open to the public (like Bingo)

Homeowners must make sure that their Boarders follow all of our governing documents, especially our Rules and Regulations or face the possibility of the homeowner's access cards be blocked for entrance to amenities. AS per our Governing Documents, Guests, Boarders are the responsibility of the homeowner. A copy of our Rules and Regulations will be provided at time of registration at a nominal charge to the Boarder.

The above does NOT apply to full time caregivers living with the homeowner/resident. **Boarders shall be registered with the PLV office within 10 days of moving into the residence.**