

Welcome to Pecos Vistas. We hope your stay in Pecos Vistas is enjoyable. We have put together some information to help you settle in and feel comfortable in your new community and we want to share some of our Association's rules with you.

Management Company: The Pecos Vistas Homeowners Association is managed by Brown Community Management, Inc., 7255 E. Hampton Ave., Ste. 101, Mesa, Arizona 85209. Our community manager is Diana Ebertshauser. She can be reached at 480-539-1396.

Parking: Tenant vehicles are to be garaged or parked in the driveway. Visitors should park in the driveway whenever possible. Overnight parking on the street is prohibited. Recreational Vehicles / boats may be parked for loading and unloading only. No vehicle, as defined in Section 7.27 of the Covenants, Conditions & Restrictions, may be parked or stored where visible from adjacent lots. Arizona Revised Statute 28-873.1 prohibits parking on sidewalks.

Yard Maintenance: All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal of weeds and noxious grasses, and removal of trash. Changes to the front yard landscaping, such as benches / ornamental lights / basketball hoops, must be approved in advance by the Architectural Review Committee.

Garbage & Trash: Pick-ups are on Wednesdays for trash (black container) and Fridays for recyclables (blue container). Containers must not be visible, except on pick-up days.

Noise: Noise levels should be kept to a minimum. *Note: The City of Chandler has a noise ordinance, 30-5. CREATING, CAUSING OR MAINTAINING A PUBLIC NUISANCE.*

Pets: If the landlord allows dogs, dogs must be leashed at all times when leaving the rental property and you must pick up all droppings. Under no circumstances are dogs permitted to run at large; this includes our community park. Dogs prone to barking should be kept inside the rental home. No animal shall be allowed to make an unreasonable amount of noise, or to become a nuisance.

Driveways: All driveways must be kept clean and clear of debris, oil, rust and other stains. Vehicles may not be constructed or repaired upon any lot or street in Pecos Vistas, and no inoperable vehicle shall be stored or parked so as to be visible from neighboring property, common areas or streets.

Please be sure the homeowners association has a current/valid mailing address to contact your landlord. If we don't have a correct mailing address, attempts will be made to contact them through the property address.

Renters are responsible for following all the Association Rules and Regulations and the Covenants, Conditions, and Restrictions. We encourage you to visit the Pecos Vistas Web site at www.pecosvistas.com to access our governing documents and for other information relating to our community.

Thank you.

Pecos Vistas Homeowners Association Board of Directors