



Lake Park Village 1 Resident's Handbook

Revised November 2011

**Lake Park Village
2524 S El Paradiso
Mesa, AZ 85202**

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Welcome to Lake Park Village.

The Board of Directors hope you enjoy living here and that you enjoy the amenities of our condominium village as well as the advantages of living in the master-planned community of Dobson Ranch.

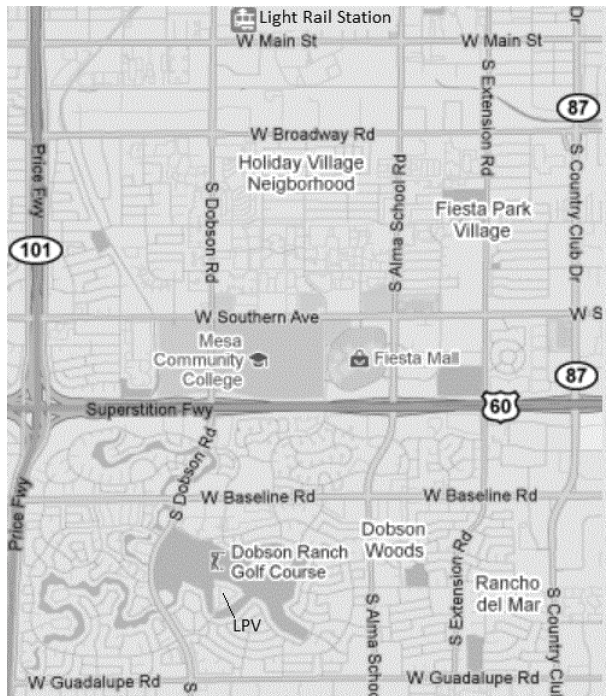
The Setting:

The community features four bodies of water: a central lake and 3 that form the perimeter moat. It was built in three phases between 1982 and 1986. It consists of 126 condominiums on 11.9 acres of ground, with amenities that include a swimming pool, clubhouse and gated access for all automobile and pedestrian traffic.

There are 32 one-bedroom loft units, 47 two-bedroom units and 47 three-bedroom units which vary in size from 1,556 to 1,987square feet. All units are built in a 3-story style with tiled mansard eaves and have two parking spaces in addition to a single car garage.

The units in the Village form two concentric triangles with each unit having a deck and a balcony overlooking either the lake or the moat. Units on the outer perimeter also overlook the Dobson Ranch Municipal Golf Course which borders the Village by the 11th, 16th and 17th fairways.

LPV is conveniently located to shopping, transportation & medical facilities as shown on the map.



Lake Park Village Homeowners Association

Homes within LPV have deed restrictions called Covenants, Conditions and Restrictions (CC&R's) which establish the LPV Homeowners Association. Each owner is automatically a member of this Association. The community is governed by these CC&R's as well as by the Bylaws and Rules & Regulations. These documents define the rights and responsibilities of each owner, renter and their guests. A summary of these rights and responsibilities is listed below.

- Each owner or renter automatically agrees to abide by these documents upon purchasing a unit or renting from a homeowner. The owner of the unit is ultimately responsible for compliance.
- Each owner owns and has the exclusive use of the interior of his unit and garage, including the wall coverings, floor coverings, windows, glass doors, appliances, built-in cabinets, bathroom fixtures and the heat pump on the roof.
- Each owner or renter has the exclusive use of the front courtyard, back patio and double driveway, but does not *own* these features.
- Each owner owns a 1/126th of the common areas which includes the pool, clubhouse, utility lines, exterior and roof of each building, the structural portions of unit interiors and the lake/moat.
- Each owner/renter must maintain the interior of his unit and garage, and must keep his exclusive-use and limited common areas neat and attractive. The landscaping within the patio and courtyard and wrought-iron fence, if applicable, is their responsibility
- The Association maintains the common areas including the islands adjacent to the unit's parking area.

- The Association insures the common areas and delivers water, sewer and trash services.
- The Association is governed by a Board of Directors consisting of five (5) owners who are elected at the March Annual Meeting for two year terms. The terms are staggered so that all five positions are not "open" at one time. Each owner in good standing may vote at the annual meeting. Cumulative voting is in effect so that each owner has as many votes as there are positions open.
- Dues are paid either monthly (due on the 1st of the month and late after the 25th) or in one payment in January.
- The monthly assessment (dues) includes water, sewer, trash collection, building insurance and all common area landscaping. As with all sub-associations, Lake Park Village residents also pay an assessment to the Dobson Ranch Homeowners Association.
- The Board contracts for the professional management of the community including a property manager, landscaping, pool service and repair or maintenance of the common areas.
- Per Arizona law (ARS 33-1255), common expenses which benefit fewer than all of the units are charged to the unit(s) benefitted.

Dobson Ranch Association (DRA)

The DRA maintains eight lakes and 3 recreation centers. All LPV homeowners are automatically members of the *DRA* and therefore agree to pay dues to help maintain the facilities.

In addition each owner agrees to abide by the rules regulations and assessments of the *DRA* and recognizes that non-payment of any dues or assessments levied by the *DRA* is a lien against their condominium, as provided in the Declaration of Covenants, Conditions and Restrictions of the Dobson Association.

Getting Acquainted With Lake Park Village

Property Manager

The property manager's name and contact information are available on the bulletin board, in the newsletter, monthly meeting minutes and on our web site under the About Us section.

Gates

Unit owners may purchase keys that unlock the pedestrian gate and the pool gate. Owners choose a code that will unlock the main gate. They can purchase an opener for the gate from the property management company or key in the code at the key pad entry gate.

Mailboxes

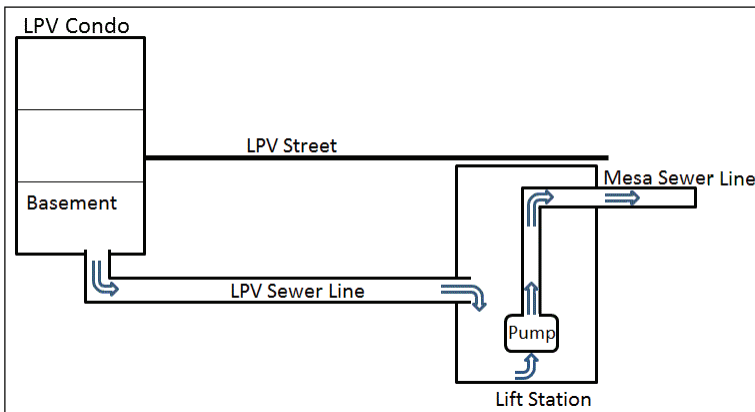
Are located on the Northeast side of the pool. New residents should obtain mailbox keys from the previous owner. You may change the lock and keys at any time by asking the Post Office for the change. The mailboxes are the property of the Post Office. The nearest U.S. Post Office is at on the Southwest corner of Roosevelt and Broadway.

Trash Pickup Times:

- Recycling (blue can) is picked up on Wednesdays.
- Trash (black can) is picked up on Saturdays.
- Trash cans and recycle containers may be set out for collection as early as dusk on the night prior to collection, and must be removed and hidden from view by midnight of the day of collection. Only the trash within the can is picked up. Items outside of the cans will not be picked up.
- Cans must be placed at the curb with the handle facing away from the street.
- The cans are the property of the City of Mesa. If you need a barrel replaced or repaired you may place a request on their web site at <https://secure.mesaaz.gov/custserv/solidwaste.aspx> or call 480-644-2221 or toll-free 1-866-406-9659

Utilities

- LPV purchases services from the city of Mesa including water, sewer and trash pickup. A portion of the monthly dues covers the cost of these three services
- Electrical service is provided directly from the Salt River Project (SRP) and owners must deal with SRP for deposits, startup and discontinuance of service.
- Sewage from each unit flows from that unit to our lift station (by the front gate) where it is pumped up to the Mesa sewer line. See diagram below:



- *Nothing* other than natural waste and toilet paper should be flushed. The biggest offenders we have seen are rags, towels, disposable diapers, baby or personal wipes & feminine products. We have also seen toys, a disposable razor, a wig, and other items that have no business in the sewer.
- Even products which are labeled as “flushable” or “safe for septic tanks” can clog the pump. We are concerned that a clogged pump could eventually back up the lines and cause the sewers to back up into the basements of units.
- When the pump is clogged by items such as those mentioned about, we incur costs from cranes (required to lift the pump out of the pit), pumper trucks, sewage line clean out services, hazardous waste disposal fees, and labor charges that literally run into the thousands of dollars each time.

Homeowner Meetings:

- General monthly meetings are held on the first Wednesday of the month. This may be changed in special circumstances. Meetings are posted on the bulletin board by the mail boxes and on the web site.
- The Annual Homeowner Meeting is held on the first Wednesday in March.

Web Site

The URL for the web site is www.LakeParkVillageAZ.com

It contains:

- Newsletters, meeting minutes and announcements.
- Documents such as the Rules & Regulations, Architectural Control Committee Submittal Form (ACC), Bylaws, Articles of Incorporation, Covenants, Conditions and Restrictions (CC&R's) , Clubhouse Rental agreement.
- Links to web sites: Dobson Ranch, City of Mesa, Tri-City Property Management (our property management company), Maricopa County, State of Arizona, Mesa Schools, ADOT.

Insurance

- The Association purchases a master policy that covers the Association's liability and common property risks.
- The master policy does not cover the interior of the units or garages, so owners should be sure that their coverage would pay for replacement of any upgrades since original construction.
- Unit owners should purchase a personal home insurance policy (type HO-6) and renters should purchase a renters insurance policy (type HO-4) to cover the personal belongings.

Alterations to Unit Exteriors

Any owner wishing to make a change such as erecting a wrought-iron patio fence, tiling his patio, landscaping his courtyard or patio, erecting a satellite dish or penetrating the exterior wall for plumbing, electrical wires or cable for TV must submit an ACC to the property manager and receive approval before proceeding with any alterations.

The ACC forms are available from our property manager as well as on our web site.

Use of the Clubhouse

- Each owner may contract to rent the clubhouse for any personal occasion through a request to the management company. This does not include a reservation for exclusive use of the pool area.
- Renters need to arrange for rental through the homeowner.
- The request to the management company should be accompanied by a \$250.00 security deposit and a \$25.00 per day rental fee.
- An inspection will be conducted and the clubhouse key returned prior to refund of the security deposit. Any damages in excess of the deposit will also be assessed to the homeowner.

Lake & Moat

- The lake and moats contain fish and waterfowl that are protected by the State Game & Fish Department. Since our streets drain into the moats it is absolutely imperative to not use the street drains as a place to pour solvents, motor oil and or other polluting chemicals.
- For health and liability reasons, there is no swimming or wading permitted in either the lake or moats.
- No boating is permitted on either the lake or moats.
- The water is recharged with water from the Dobson Ranch lakes.

Garage Sales

Garage/yard sales are only allowed as part of the Dobson Ranch Community Garage Sale.

Touch-up Paint

- A description of the approved colors is listed on the web site.
- Paint may be purchased Dunn-Edwards Paints at a 24% discount to Dobson Ranch residents. The nearest Dunn-Edwards stores are 1872 E. Broadway in Tempe and 2190 W. Chandler in Chandler.

Overview of Community Rules

The items listed below are the rules you that are most likely to affect you on a day-to-day basis. Basic information is listed below. The complete rules are listed in the Rules & Regulations document.

You should review the entire Rules & Regulations document which is available on the website as well as from our property manager.

Rentals

- A unit may be rented provided the occupancy is only by the lessee, his family and guests.
- The owner must notify the property manager *every time* that they change tenants giving the name, mailing address, and telephone number of the new occupants.

Noise

Residents shall not engage in any activity which produces noise levels considered offensive and undesirable by other residents. This includes barking dogs, loud motorcycles, TV or other sound equipment, and activity at the pool.

Parking

- There are 3 spots assigned to each resident. Two in front of the unit and one (1) in the garage. No double parking is allowed.
- Visitor Parking is for "*occasional*" visitors ONLY. If you have more vehicles than the assigned parking allows, you are not allowed to use Visitor Parking.
- If you have a legitimate visitor staying with you who will be parked in "Visitor Parking" for more than three days, you will be required to have a permit issued by the Lake Park Homeowners Association through the management company. This permit would be for a specific period of time (2 weeks or less). The permit will indicate the duration, the vehicle license number and the owner.
- Parking violations can be enforced with fines to the unit owner and/or towing of the vehicle.

Pets

- No more than 2 per unit.
- No breed commonly recognized as dangerous, including (but not limited to) pit bulls and canine breeds in excess of 67% wolf.
- No pets off leash even if someone is walking with the pet.
- Pet excrement must be picked up immediately by anyone walking the pet.

Fishing

- Residents may fish in the lake and moats — catch-and-release only.
- Fishing in the Dobson Ranch lakes requires a permit from the Dobson Ranch Association.

Swimming Pool

- Pool closing hours are:
 - Sunday through Thursday 11:00 pm to Dawn
 - Fridays and Saturdays 1:00 am to Dawn
- Our pool and recreation building are designed and maintained primarily for the exclusive use of the residents and their occasional guests. Repeated and/or excessive use by non-resident relatives, guests, etc. is not permitted.
- No swimming parties are allowed without prior approval.
- Children under the age of 14 must be accompanied by an adult at all times.
- No more than two (2) guests, per unit, are permitted without specific permission.
- Persons using pool or recreation area do so at their own risk. (There is no life guard on duty)
- The Association reserves right to deny use of pool and recreation area to anyone at any time.
- Check that the gate you use is shut when you leave the area. Do NOT prop the gate open, this violates Arizona Pool Barrier law (ARS 36-1681).
- Breakable items especially (but not limited to) beverage

bottles and glass containers, are prohibited in the pool and patio area.

Common Area

- Residents, owners and repairmen are permitted to walk on unit and garage roofs to install, maintain or repair the heat pump and/or television reception devices. However unnecessary foot traffic can result in eventual roof damage and is not allowed.
- Residents may not sunbathe on their unit or garage roofs.
- Recreational use of motorized vehicles or skate board riding is not permitted in common areas or walkways.
- Balconies, patios and yards must be maintained in a neat and clean manner. No clotheslines, furniture storage, etc.

Home Business

No business activities shall be conducted in any unit or on any portion of the Property with the exception of allowing a resident to:

- maintain his own personal professional library
- keep personal business or professional records or accounts within the unit
- handle his personal business calls or correspondence within the unit.

Emergency Repairs

When something within the common area breaks such as gates, sprinkler heads, water pipes, sewage lift station or pool equipment, residents should call the property manager so that repairs can be made as soon as possible. The property managers phone number may be found on the bulletin board or on the web site under About Us selection at the bottom of the page.

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