

# Riverwalk Tucson HOA Notification

RE: Guide to CC&Rs and Policies for Owners and Renters

Date: May 18, 2021

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This guide is provided for all Owners at Riverwalk Tucson who currently lease their Residence or who may lease their Residence in the future. The intent of this guide is to assist Owners in making sure their renters understand the Community's CC&Rs and Policies. Knowing this prior to signing your lease agreement will save all parties time and money.

Please note what follows is a partial list of CC&Rs and Policies – those most often the subject of violation. As both Owner and landlord, it is advisable for you to read these governing documents in their entirety as they are enforced strictly and reasonably by the Association.

Also, make note the summaries below are just that, merely summaries. They do not restate the cited provisions in full. Rather this guide is intended to highlight some provisions, or aspects of provisions, that are often violated in the Community. For the full text of the cited provisions, please review the Association's Governing Documents in their entirety. All are available at [www.RiverwalkTucson.com](http://www.RiverwalkTucson.com)<sup>1</sup>.

## CC&RS

### 2.1: Purpose and Binding Effect

The CC&Rs run with the land and are binding upon all Owners, Lessees and Residents in the Property.

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<sup>1</sup> NOTE: This Guide is intended for reference only and as a convenient guide for Lot Owners and tenants. It does not establish legal obligations and is not a legal document. It is not intended to and does not amend or otherwise alter the Association's governing documents. The Declaration of Covenants, Conditions and Restriction for Lots 1 Through 140 and Common Areas A Through F of Riverwalk, recorded at Sequence Number 20060040480 in the Office of the Pima County Recorder, State of Arizona, and all amendments to the same (collectively "the CC&Rs"), along with the rest of the Association's governing documents, are the legal contracts between the Association and the Owners. Also, note this Guide only refers to the obligations included in the Association's governing documents. There can be other legal reasons that would form a basis for the Association or an Owner to be held responsible for maintenance, repair, replacement, and/or reimbursement for the cost of same (e.g., by common law such as negligence), other than as set forth in the governing documents.

**Article 3.1: Approval Required**

No modifications/additions may be made to the Lot or exterior of a Residence without written approval from the Association’s Design Review Committee (DRC).

**Article 4.1: Residential Use**

No trade or business may be conducted on any Lot or from any Residence, *except* if the business activity a) is not apparent from outside the Residence, b) is legal, c) does not involve persons coming to the Lot to purchase goods or services or door-to-door solicitations of other residents, d) in no way compromises the residential character of the Community, e) does not involve delivery of goods or merchandise at the Residence, f) is conducted only by a Resident(s) with no employee working in or from the Residence, g) does not cause pedestrian or vehicular traffic congestion, h) does not utilize flammable liquids or hazardous materials in quantities not customary for residential use and i) does not violate any other provision of Community Documents.

**Article 4.5: Trash Containers and Collection**

Garbage and recycling containers must be kept out of sight – either behind the home’s fence or in the garage. Garbage is picked up by City of Tucson every Monday morning (other than holidays); recycling is picked up every other week. Containers placed at the curb prior to the evening before collection or left out more than 24 hours following collection are in violation of this provision and may be subject to enforcement proceedings by the Association.

**Article 4.12: Vehicles and Parking**

Motor vehicles owned, leased or used by an Owner, Lessee or Resident must be parked in the garage situated on the Lot. Motor vehicles of guests of an Owner, Lessee or other Resident must be parked in designated parking spaces on the Common Area. No inoperable or unregistered Motor Vehicle may be stored or parked on the Streets or any other part of the Common Area. Additionally, Community Streets serve as fire lanes; parking in the Street or on the apron perpendicular to a Residence is a violation of this provision and may be subject to enforcement proceedings by the Association.

**Article 4.14: Garages**

A garage may not be converted to living space or altered or used for storage or other purposes that would prevent parking the number of vehicles for which it was intended. Garage doors are to remain closed except for ingress or egress.

**Article 4.18: Rental of Lots**

No Owner may lease less than his/her entire Lot and Residence situated thereon.

**Article 8.3: Lot Owner’s Responsibility**

Each Owner of an Attached Residence (aka Townhome) is responsible for the landscaping inside the block walls enclosing the Lot’s courtyard. This includes routine removal of weeds.

## **POLICIES**

### **Cabana/Outdoor Deck Lighting**

No lights/lighting may be attached to and/or strung from one point to another on the rooftop cabana or outdoor deck of an Attached Residence (aka Townhome).

### **Townhomes Open Flame**

Any outdoor type firepits with an open flame, including Chimineas, are not permitted on the rooftop (Cabana), balcony or courtyard of an Attached Residence (aka Townhome).

### **Pool Gate Fob, Facility Key and Entry Gate Remote**

Only the Owner of a Lot will be issued a Pool Gate Fob and a Facility Key (to Fitness Room and Restrooms), also an Entry Gate Remote.

### **Bird Feeders and Housing**

All types of bird feeders and housing are prohibited on any Lot.

**Riverwalk Tucson HOA  
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