

Summary of Notable Vactor Ranch CC&R's



Vactor Ranch is governed by a Declaration of *Covenants, Conditions and Restrictions (CC&Rs)*, *Bylaws* and *Rules and Regulations*, all of which are available online at www.vactorranch.org, username **vactor** password **bigboot** (all lower case). Other provisions of the Vactor Ranch governing documents not summarized here, remain in full force. Since these are only summaries, the actual document language will continue to control.

Many of us moved here because of these covenants, which help maintain Vactor Ranch's beauty, quiet enjoyment, and property values. Please familiarize yourself with the **CC&Rs** and **Rules and Regulations** as they help make Vactor ranch such a desirable place to live. For your convenience, key rules and regulations have been summarized below.

Animals: Dogs are to be kept on a leash always (Pima County Code, section 6.04.030). Prolonged or Excessive noise from animals is a civil violation. There is a complaint process for noise through Pima Animal Care Enforcement at 520-243-5900. Pet waste is to be removed immediately by the pet owner. For more information visit: www.pimaanimalcare.org.

Architecture: Changes to the exterior of your home or from the original paint color must have the approval of the Architectural Review Committee. (**CC&R's** Section 3.05).

Estate Sales / Signs: Estate Sales, garage sales, and yard sales are not permitted. (Rules and Regulations Item 4). One for-sale or for-lease sign on the property frontage. No signs on Common areas. Political Signs as designated by **CC&R's** Section 2.05 & ARS 33-1808.

Garage Doors: Garage doors must be kept shut always, except when entering or exiting or working in the garage. (**CC&R's** 2:15, **Rules and Regulations** Item 6).

Parking: Overnight parking on the streets of Vactor Ranch is not allowed. Guests may park overnight in the street or pool parking lot by permit only. (**Rules and Regulations** Item 1).

Pool / Clubhouse: Please review and adhere to the rules posted on the Vactor Ranch website. The clubhouse and pool belong to each of us that live here and you should consider it part of your home and treat it as such.

Recreational Vehicles: Recreational Vehicles and trailered vehicles are prohibited except for the express purpose of loading and unloading by permit only. (**CC&R's** Section 2.15, **Rules and Regulations** Item 11).

Renting: Vactor Ranch has leasing restrictions for home owners when they rent their property. Rentals must be for a period of not less than 30 days (**CC&R's** Section 2:02). To comply with the Rules & Regulations and **ARS** § 33-1806.01, homeowners must complete and submit a Rental Information Form within ten days of signing a lease or lease renewal.

Speed Limit: The speed limit in Vactor ranch is **20 MPH**, and is strictly enforced.

Trash Cans: Trash and recycle containers must not be visible from adjacent lots or the street except on trash collection day. Cans should be placed on the curb, not the street. Cans should not be placed next to mail boxes or too close together to accommodate the mechanical arms of the truck. They should not be taken to the curb any earlier than the evening before pickup, and must be removed no later than the end of the day of the trash collection. (**CC&R's** 2.12).