

Common Rules & Regulations

Revised: 07/22/2026

Lot Restrictions are specified in Northtown's Covenants, Conditions & Restrictions ["CC&R's"] / Declaration of Restrictions - Articles II, V, VI and VII. These specify the conditions, rights, prohibitions and restrictions governing such issues as Common Walls, the Maintenance of the lots, Storage, Signs, Vehicles, the conducting of a home-based business within Northtown and more. All residents are urged to refer to our CC&R's directly for guidance regarding permitted use and care of Northtown's Lots and Homes. The Board of Directors may not adopt a rule which is more restrictive than the Covenants, Conditions and Restrictions / CC&R's. Residents are further advised that the Association will not be responsible for enforcing City of Phoenix nor Maricopa County ordinances.

The following Common Rules & Regulations are further established to provide for the continuing pleasure, comfort, and security of the members of the Northtown Homeowners Association and their family members, guests, tenants, licensees, and agents.

1. All requests and complaints regarding the Common Areas must be made in writing to any member of the Board of Directors or to a person or company designated by the Board. Members must give immediate written notice of any damage, accident, or injury that involves the Common Area.
2. No homeowner or tenant shall make any alteration, additions to, or changes in the external structure of individual units without first obtaining written approval from the Architectural Control Committee [Lot Restriction: CC&R Article V Section 1).
3. No person shall place or make any additions, deletions, nor any changes whatsoever to the Common Areas of the property without the written permission of the Board of Directors. This includes, but is not limited to, Streets, Sidewalks, Curbs, Sprinklers, Plants, Ground covers, Exterior Furniture, Structures and Lights.
4. Permission for owners to paint Curb Street numbers may be granted for one 20 inch wide x 8 inch high white background on the curb near the center of each lot, with horizontally oriented, centered black block stenciled, uniform street numbers. All numbers must be one-half to three quarter inch thick; from 4-and-a-half to 5 inches tall; and from 3 to 3-and-a-half inches wide.
5. Maintenance personnel employed by the Association shall not perform duties for any individual while on duty as an employee or independent contractor of the Association.
6. The Association permits two (2) annual garage sales in the community per year. No private auctions and/or garage sales of any nature are permitted unless previously approved by the Board of Directors.
7. City of Phoenix requires pets to be on a leash and under control at all times. The owner is responsible for immediate removal of pet waste from Common Areas and Private Lots. Owner is responsible for any damage caused by pet. Prolonged crying or barking of dogs is prohibited. [Refer to: City Ordinance Sec. 8-2).

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8. The destruction of any item in the Common Areas **will** be billed to the responsible individual at the Association's cost to repair or replace. This responsibility extends to individual's guests and pets. Common Area items may include, but are not limited to, trees, lawns, shrubs, flowers, sprinkler heads, pool, pool furniture, fixtures, and interior and/or exterior of Common Area buildings.
9. All vehicles must conform to City of Phoenix and State of Arizona regulations [CC&R Article 6, Section 38]. Refer to Northtown's Vehicle Parking Policy or storage and parking rules.
10. No person shall operate nor maneuver any wheeled vehicle on or across any portion of vacant unimproved Common Area. [Phoenix City Code 36-62]

Note: The Association may grant a temporary permit toward specific use of a specific common area, for a specific period of time. The "Common Area Use" FORM specifies the CC&R conditions, rules and terms the Association must apply if to grant an exception to Article VI, Section SA's Deed restriction in addition to possible fee and/or deposit; a "dustproof" surface of a minimum one-quarter (11 1/4) inch diameter gravel to a consistent depth of no less than two (2) inches may also be required prior to any vehicle use of areas that are not already compliant with this Phoenix City Code.

11. Leasing and Rental of Lots:

(A) Homeowners who rent loan or lease their units are responsible for delivering copies of the CC&R's plus Clubhouse, Pool and these Common Rules (all of which contain further restrictions and regulations pertaining to Northtown Homeowners Association) to their tenants. Owners are directly responsible for their tenants' compliance with all applicable regulations.

(B) Within thirty (30) days of tenant's occupancy, the lot's owner must deliver a completed copy of the "Affirmation of Residency and Age Compliance" for that tenant to the Board of Directors to insure the Association of compliance with the "55+" age restriction requirements of our Adult Community status [Lot Restriction: CC&R Article VI Section 8). Failure to comply with this regulation may result in a fine and/or legal action against the homeowner.

12. No weapons, firearms of any type, classification or caliber (including BB guns, pellet guns, or air rifles) bows and arrows, or crossbows shall be allowed on the Common Areas.
13. Any and all criminal activity within Northtown is prohibited. All owners, tenants, residents, agents and visitors must adhere to all applicable Association Documents and Governmental Laws.
14. The speed limit in the community is limited to 20 mph.

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15. Every lot owner is responsible for the upkeep of their lot. The exterior of each unit, including the grounds, is to be kept free of debris and weeds, and maintained in an orderly manner [Lot Restriction: CC&R Article VII]. Carport areas are not to be used for open storage of furniture, boxes, appliances, and/or other items. [Lot Restriction: CC&R Article V Section 3d].
16. A responsible adult must supervise Children under the age of 18 years at all times and in all locations while visiting in Northtown. Children are encouraged to play in the backyard of their host. Children are allowed in the Community Center and Pool Common area only with the attendance of direct adult supervision.
17. Residents may install hanging bird feed stations on their property. Grain, feed, bread, or other food left outdoors at ground level for wild birds or any other undomesticated animal also attracts pests, rodents or other unattended animals, becoming a nuisance or health hazard to neighboring lots or common areas. Controllable conditions that promote pigeons, rats or mosquitoes are specifically each lot owner's responsibility to prevent.
18. Noise levels must be reasonable and comply with Lot Restriction: CC&R Article VI Section 4B: No noise will be permitted that would unreasonably disturb the owner or residents of any Lot; this may include [but is not limited to]: construction, maintenance vehicle and/or party noises. Barking dogs shall be addressed as in Northtown's "Barking Dog Kit" – available to any resident either on our Website [Northtown85022.net] or in the Clubhouse "Forms" binder.
19. The operation of home based businesses may not produce any smell, be seen, be heard nor cause any increase in vehicle traffic related to conducting such business that is noticeable from any adjacent lot or common area. [Lot Restriction: CC&R Article VI Section 3].
20. The use of marijuana cigarettes, pipes and/or vaping is prohibited in the facilities and common areas. Marijuana smoke and/or odor on your residential property must not extend to your neighbors' property or the common areas. Marijuana use is also regulated by city, state and federal laws.

Any infraction of the above Rules & Regulations by an owner, their family members, guests, licensees, or tenant may result in fines and penalties as outlined in the Northtown Fines and Penalty Policy