

AMENDED AND RESTATED
BRIARWOOD VI AND BRIARWOOD VI PHASE 2 HOMEOWNERS' ASSOCIATION RULES AND
REGULATIONS
Effective JUNE 2026

Briarwood VI HOA is a self-managed association created for the betterment of our community. The Board of Directors has established these Rules and Regulations to supplement the Covenants, Conditions & Restrictions (CC&Rs) and Bylaws in the governance of the association.

I. General Rules and Regulations

1. All property owners are members of the Association and are subject to the Association's governing documents: the CC&Rs, Bylaws, and these Rules and Regulations.
2. The Board of Directors will hold monthly meetings, with the exception of July and August. Notices for meetings will be posted on the mailboxes and will include the agenda, time, date, and location. Notice will be provided at least 48 hours in advance of the meeting. Members are encouraged to attend.
3. The Annual Meeting of the Association will be held in the first two weeks of March at a location in Scottsdale to be determined by the Board. Prior to the meeting, a notice will be mailed to all homeowners that includes the agenda, minutes from the previous annual meeting, financial statements, the proposed budget, and a ballot for the election of directors.
4. The organizational meeting of the Board will be held within two weeks of the annual meeting. At this meeting, the Board will elect the President, Secretary, Treasurer, and Vice President. Committee chairpersons will be appointed by the Board.
5. The Association's mailing address is Briarwood VI HOA, 7218 E. Echo Lane, Scottsdale, AZ 85258. This address is a P.O. Box and not a residence.
6. The City of Scottsdale provides weekly trash and recycling services. Regular garbage: Picked up on Tuesday (black container). Recycling: Picked up on Thursday (pink container). Placement: Containers should be placed at the curb, not on the sidewalk, with the lid opening facing the street. Timing: Place containers out the night before pick-up and remove them after pick-up is complete. Storage: Store containers so they are not visible from the street or by neighbors. Bulk collection: Bulk collection is held monthly. The schedule is printed in the City utility bill. Place bulk material on the street next to the curb during the week of pick-up.
7. No signs are allowed in front yards, except for those permitted under state law and the community's CC&Rs.
8. Garage/moving sales are limited to **two per year per household**, and residents must notify the Outreach Committee Chairman in advance. Signage for the event may be posted two (2) days prior to the sale and must be removed within one day after it concludes.
9. Off-street parking of a motor home is only permitted for 24 hours for guests, and requires approval from the Board. No motor homes, boats, recreational vehicles, trailers, or campers may be occupied, stored, or maintained on the property or street.

10. Briarwood VI adheres to the [Scottsdale Revised Code/City of Scottsdale Parking Ordinances](#), which make it illegal to park on curbs or sidewalks or block any part of a driveway.
11. City code requires all dogs to be on a leash. Owners are responsible for picking up after their dogs and disposing of the waste in a trash container. Violators will be reported to the City.
12. Homeowners must backwash their pools onto their own property or into the sewer outlet in front of their home, as per City code. Backwashing is not permitted in common areas or streets. Violators will be reported to the City.
13. Garages must be used for parking vehicles and for storage purposes only. They cannot be converted into living quarters. Please keep garage doors closed when not in use to prevent loss of property.
14. Holiday lights may be installed and operated between November 15th and January 31st. Pool and patio lights must be positioned so they do not shine directly into a neighbor's windows or patio.
15. Outdoor recreational activities are limited to backyards. Hockey goals, basketball hoops, and soccer goals are not permitted in driveways.
16. The Association Directory will be distributed by the Outreach Committee members. All new residents will receive a copy when they move in. An updated roster of residents will be periodically sent to each homeowner when needed.

II. Assessments Procedures

1. The Treasurer is responsible for collecting the annual and/or special assessments each year. The Board approves the annual budget in November and sets the annual assessment for the following year.
2. The Treasurer sends an annual assessment notice in December for the coming year.
3. The annual assessment is due on January 1st. To assist owners, the Board of Directors has approved the option to pay the annual assessment in the following ways: Annually: Payment is due on January 1st. Semi-annually: Payments are due on January 1st and July 1st. Quarterly: Payments are due on January 1st, April 1st, July 1st, and September 1st. Monthly: Payments are due on the first of each month. Late Fees and Collection Policy
4. If an account is considered past due after 60 days, a late fee of \$15 will be assessed on any account with a past-due balance. An additional \$15 late fee will be assessed for every subsequent 30-day period that the overdue amount remains unpaid. The HOA has the right to place a lien on a property for delinquent, past-due assessments

III. Architectural Rules and Regulations

1. Architectural Committee consists of three regular members and one alternate, all appointed by the Board. The chairperson will be a Board member.
2. The committee is responsible for developing rules and regulations for the community, subject to the Board's approval.

3. The Architectural Committee is responsible for approving any exterior structural changes to homes, including design, materials, and lighting. This includes any portion of the home visible from the street or from neighboring or adjacent backyards. The committee must review all proposals to install or remove pools. The Architectural and Landscape Committees will coordinate on requests that involve proposed changes affecting both committees' responsibilities.
4. A homeowner must submit plans, specifications, drawings, and/or photos to the committee for approval, along with the "Proposed Change Plan" and a "Disclosure Verification" form. These forms are available on the Association's website at <http://www.briarwoodvi.com/>.
5. The homeowner must notify adjacent neighbors of the proposed change plan. This can be done by either obtaining the neighbors' signatures on the Disclosure Verification form or submitting a copy of letters or emails sent to them, ensuring all parties are aware of the project.
6. Upon receipt of the completed documentation, the Architectural Committee will review the change plan and provide a written reply within 30 days.
7. The Architectural Committee is responsible for approving all exterior paint colors, stone, roof tiles, and smooth stucco used within the community. The Committee Chair has samples of the approved colors and stone, and images of approved paint colors and stacked-stone options are also shown on the Association's website at www.briarwoodvi.com. Homeowners must submit a "Paint, Stone, and Stucco Agreement," also available on the HOA website, with their request. A written response will be made within 30 days.
8. The committee is responsible for overseeing the community paint project, under which all homes are painted every seven or eight years. All homeowners must pay their pro-rated share of the repainting cost, as referenced in Article 4, Section 1K of the adopted CC&Rs. A homeowner may, at their own cost, paint the exterior of an individual home at any time, using any of the approved paint and/or stone options shown on the website. Homeowners may repaint using their current color if it is an approved color as defined by the Architectural Committee. All homeowners are responsible for their equally prorated share of the cost of repainting the outside of the common area walls. All homeowners must make any necessary repairs, as determined by the Architectural Committee, to the outside of their property (e.g., repairing fascia boards, gates, garage doors, etc.) before the repainting begins.
9. Homeowners are responsible for trimming plants or shrubs in their backyards before their homes are painted.
10. Homeowners must request approval from the Architectural Chairperson for placing a trash dumpster on the property during a construction and/or remodeling project.

IV. Landscape Rules and Regulations

1. The Association is responsible for the maintenance of all front yards and common areas. This includes cutting the grass and trimming shrubs and bushes. The HOA's arborist will determine which trees need to be trimmed annually.
2. The Association will seed, fertilize and weed the front yard grass as needed.

3. The Association is responsible for the repair of the front yard sprinkler system. If you see a leak or problem, please contact **Horizon Landscape at (480) 941-8770** or horizonlandscape@msn.com, or notify any member of the Board.
4. The Association will replace any dead or dying tree with a new 15-gallon tree. We will contact the owner when it is necessary to replace a tree. The owner can request a larger tree but will be required to pay the difference in cost.
5. The HOA landscaper has an approved list of plants and trees to assist homeowners in selecting appropriate plantings.
6. A homeowner may change the landscaping in their front yard, but must first submit a request to the Landscape Committee for approval. The request must include plans and drawings describing the plants, materials, and lighting. A decision will be made and communicated in writing or by email within 30 days of receiving the complete application. The cost of re-landscaping is the responsibility of the homeowner.
7. The homeowner is responsible for all maintenance in their backyard. This includes trimming bushes and trees so they do not infringe on (or overhang) a neighbor's property. Palm trees bloom in late May and must be trimmed by the first week of June. Also, all citrus trees must be gleaned in February so we can control roof rats in our community.
8. All trash and debris must be placed in the City's trash containers and not dumped into neighbors' yards or the common areas. Homeowners must make sure their landscapers haul away all their trash and debris.
9. The homeowner must maintain water and electrical service to their home so the HOA can maintain their front yard.
10. The association will not pay for "Acts of God," but will pay for plants and shrubs lost due to frost damage. The HOA will clean up storm damage in the front yard and common areas.
11. The HOA will be responsible for the removal and repair of a common wall if a tree from the common area falls onto a homeowner's property
12. If the HOA must replace a tree on the property line between two homes, both homeowners will be advised.
13. The HOA is responsible for the removal of beehives from the outside common walls and any other places in the common areas.
14. All trees in the front yards are the owner's trees and responsibility. Damage done to driveways, sidewalks, or patios is the owner's responsibility to repair.
15. A homeowner is responsible for repairing the wall when it is damaged by a tree on their property.
16. The committee will use the lot number when referencing landscape issues for reporting purposes, if possible.

17. The Landscapers' Annual Holiday Fund consists of voluntary contributions by homeowners. These contributions are gathered in November and then presented to the landscapers in December. The annual contributor list is confidential and will not be published

V. Rental Property Rules and Regulations

1. The owner must complete the Briarwood VI HOA rental registration form and provide it to the association. The form must include current contact information for the rental property.
2. Prior to renting the home, the owner must provide the association with the following: The name(s) and contact information for each adult occupying the home, the beginning and ending dates of the rental period, a description and license plate number for all tenant vehicles. If a property agent is used, the owner is still responsible for ensuring this information is submitted. The association will charge a non-refundable \$25 fee for each rental registration. This fee is authorized under state law. A late fee of \$15 will be charged if the association does not receive the required information and payment within 15 days of the rental's commencement.
3. The owner is responsible for providing the tenants with current copies of the CC&Rs, By-laws, and Rules and Regulations. The association will notify the owner of any violations of these governing documents committed by a tenant. The owner is then responsible for correcting the violation.
4. The renter must be a single family as defined in the CC&R's and rent the entire property. The renter may not sub-rent the property to a third party.
5. No Owner of a Single Family Residence shall rent or lease any portion of his or her residence for a period of less than one hundred and eighty (180) days; provided, that any fully vested Owner, as of March 13, 2025, may rent or lease their residence for a period of less than one hundred and eighty (180) days. Any Owner, as of January 4, 2019, may rent or lease their residence for a period of less than sixty (60) days. However, such right to rent or lease the residence for less than sixty (60) or one hundred and eighty (180) days, whichever is applicable, shall terminate upon the transfer of title of the residence by the person(s) who are owners at the time of the adoption of this provision. No Owner may lease less than their entire residence.
6. The renter must agree not to conduct a business out of the property, except as authorized by the CC&Rs.
7. It is recommended that owners operate an external security monitoring system.

VI. Sales of Property

Pursuant to the authority granted in Article III, Section 1 and Article IV, Section 2 of the CC&Rs, the Board of Directors hereby adopts and ratifies a Transfer Fee to be charged on the sale of homes in the amount of \$300. The Board shall review the Transfer Fee amount annually as part of its regular budgeting process and may adjust it as deemed appropriate. The Transfer Fee shall not exceed the maximum amount permitted by applicable state statutes. The purpose of the Transfer Fee is to offset administrative costs incurred by the Association for the transfer of property ownership. The Transfer Fee shall be due and payable to the

Association upon the closing of the sale. Failure to pay the fee may result in enforcement action by the Association.