

## SCHOA'S CC&RS Conditions, Covenants and Restrictions

### Do you have the Clarifications?

The Sun City Conditions, Covenants, and Restrictions were developed by Del Webb when Sun City was developed over 55 years ago. Over the years, it is the CC&Rs that have continued to protect the community property values for all.

Some of the CC&Rs have been clarified with Board Resolutions. The original CC&Rs haven't changed, but the most recent clarifications were adopted by the Board of Directors in 2011. In a recent article, there was reference to vehicles being prohibited from parking "in excess of seventy-two (72) hours in any calendar month. This is an example of a CC&R that was amended in 2011.

SCHOA and the Compliance Department are committed to ensuring residents are informed of the CC&Rs that are attached to properties and not to a property owner. This is important to understand as the CC&Rs are mandatory and not voluntary.

During the past several years CC&R workshops have been held for the benefit of residents as well as realtors. These events provide an opportunity to bring questions to a panel of SCHOA, Registrar of Contractors, and Maricopa County representatives who are available to provide information with the goal of continuing to offer clarifications and education and are held on quarterly basis; the next CC&R workshop will be held in January, 2018.

If a resident has a copy of CC&Rs that do not include the most recent 2011 clarifications, they are available at the SCHOA office as well as on the SCHOA website home page at [www.suncityhoa.org](http://www.suncityhoa.org) There is a link to the most current CCRs that apply to all properties. Each year, SCHOA publishes an annual Community Information Guide which includes the CC&Rs as well.

Recently, the Compliance Department held a workshop for realtors to offer them an opportunity to bring their questions and to learn the value of the CC&Rs for their prospective buyers.

When violations occur on a property, most often it is due to a resident not having CC&R information. The Compliance Department officers are always available to answer any questions and to provide any clarification that may be needed.

The SCHOA office is opened Monday – Friday, 9:00 a.m. – 3:00 a.m. and the first Saturday of each month, 9:00 a.m. to 1:00 p.m. Contact 623 974 4718, or [www.suncityhoa.org](http://www.suncityhoa.org)

