

Key Questions and Answers: What Homeowners Need to Know

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ACCCA Website: www.OnlineAtAnthem.com/ACCCA

What is the policy governing Owner responsibility?

- Under the CC&Rs, each Owner is responsible for ensuring that all occupants of his or her Lot, invitees, guests and vendors, which he/she authorizes to enter the community, comply with the community rules and regulations. This means that the Owners are responsible for the payment of speeding and parking fines incurred by their authorized entrants. In 1999, Del Webb Corporation placed this provision into the CC&R document, which is in effect today.
- When an individual purchases a home in the Anthem Country Club community, the Owner agrees and becomes legally bound to follow all terms and conditions of the Governing Documents (i.e. CC&Rs) under AZ law.

What are the three most important rules for living in the Anthem Country Club community?

- **Get approval** from the ACCCA for any change or modification you would like to make to the exterior of your home or landscape, including things in the backyard BEFORE work begins.
- Abide by all posted traffic signs and no passing zones in the Anthem Country Club community.
- Understand you are responsible for your actions and those of your invitees, guests and vendors authorized to enter the community.

What do I need to do if I want to make changes to my home or front/backyard (Lot)?

- Get advance approval in writing through the ACCCA Compliance Department staff. Use the Exterior Change Application, available on our website under Resident Information and Documents/Forms. We encourage you to meet with the Compliance Staff in the planning stages of your home/yard improvement.
- Remember, you may not perform any maintenance on landscaping beyond your property lines. See the Desert Maintenance Policy posted on our website under Resident Information.

What do I need to do if I want to paint our home?

- Get advance approval in writing through the ACCCA Compliance Department staff. Use the Exterior Change Application, available on our website under Resident Information and Documents/Forms.
- We recommend you schedule an appointment with the Compliance staff at 623-742-4552 or 623-742-4555.

Who is responsible for the actions of my guests and vendors in the Country Club community?

- Owners are responsible for the actions of their guests/vendors.
- Owners are responsible for the payment of any guest/vendor's fines as the ACCCA has no contractual relationship with the guest/vendor.
- Owners should communicate the speed limit and parking regulations of the Anthem Country Club community to their guests and vendors. The Anthem Country Club community uses laser enforcement on our roadways.
- Owners should encourage their vendors to obtain a vendor transponder to eliminate Owner responsibility for violations. Go to Gate Entry on our website.

What do I need to do in order to permit my guests/vendors to enter the property?

- Enter the guest/vendor on your gateaccess.net account. Contact staff with questions on initiating your account.
- Encourage your vendors to obtain a vendor transponder to eliminate Owner responsibility for violations.
- Ensure all your vehicles have transponders to reduce visitor entrance gate traffic.

What do I need to do in order to be informed of ACCCA (HOA) news?

- Ensure that we have your current email address by registering for E-News on our website.
- Read all mailed information.
- Visit the ACCCA website regularly: www.OnlineAtAnthem.com/ACCCA.

What are the parking and traffic guidelines?

- Obey all posted signs and no passing zones.
- Park your vehicle in the garage, when possible. Parking overnight on the street without a permit is prohibited.
- Our gate staff patrols our streets and reports all violations. The ACCCA will notify homeowners of violations and applicable fines.

Does my pet need to be on a leash?

- Yes. Maricopa County requires that pets always be on a leash (maximum six feet length) when outside their yard.
- Residents are required to pick up their pet's waste when outside their yard and to properly dispose of all pet waste.

How am I billed?

- Your Anthem Community Council (ACC) and ACCCA dues are billed quarterly by the ACC.
- Your Anthem Golf & Country Club (AG&CC) dues are billed monthly by ClubCorp.

Remind me again - what am I supposed to do if I need to make a change anywhere on the exterior of my home or Lot?

- Get ACCCA approval in writing BEFORE beginning any project.