



## *Things that you Need to Know from the Anthem Parkside Community Association*

When you purchase property in Anthem Parkside, you automatically join the community's homeowners' association (Anthem Parkside Community Association - APCA) and pay monthly HOA fees for the upkeep of the common areas. In addition to maintaining the common areas, APCA also sets certain rules that all residents must follow called covenants, conditions and restrictions ([CC&Rs](#)). These regulations include what color you can paint your home, the exterior landscaping you can do, the types of vehicles you can park on the street or in your driveway (no RVs, for example), permissible type and height of fences. So, let's take a look at some of the frequently asked questions you need to know when you move to the Anthem Parkside community.

- **[Why do I have to submit planned changes to the exterior of my home or yard to the Architectural Review Committee?](#)** In establishing the Community, the Developer mandated that certain Covenants, Conditions, and Restrictions (CC&R's) be followed to maintain the character of the community. Included with these are the Design Guidelines, which they implemented in order to maintain a certain aesthetic and maintain the property values of the community.
- **[Does the Architectural Review Committee review every application?](#)** No, applications are first reviewed by the HOA staff and many are approved by them. Those applications for projects that are more complex or ones that the HOA staff may find questionable or in some way contrary to the Design Guidelines are then submitted to the Architectural Review Committee for review.
- **[Do I need to submit for approval to repaint my house?](#)** If you repaint your home the same colors that were applied by the original developer, no approval is required. If you change any of the colors of the home, the approved paint colors must be used and applied for prior to painting.
- **[What are the rules about street parking?](#)** Street parking is prohibited at any time in Anthem Parkside (exceptions for guest overflow are allowed in the Paseo overflow); and guest overflow is allowed for residents who have used up all available personal parking such as the garage and driveway.
- **[How high should I trim my tree?](#)** Large trees should be trimmed so that the bottom of the canopy is no lower than 8ft from the ground and so that it is clear of any property line walls or your house.
- **[Who repairs my property wall?](#)** Any wall that sits between two neighbors is jointly owned between the two of them, and they should share the cost of repairs. The APCA doesn't get involved in these repairs. Walls between the home and common area generally split between the owner and the Anthem Community Council. The ACC Parks and Facilities department can be contacted at 623-879-3035.

- **[When is bulk trash pick-up?](#)** The [City of Phoenix](#) provides bulk trash pick-up on the west side of Anthem and [Republic Services](#) provides this service on the east side of Anthem.
- **[Is there short-term parking for a recreational vehicle?](#)** For purposes of cleaning, loading, unloading, and short-term parking, recreational vehicles may be parked in the Anthem Parkside Community for 72 hours per calendar month. Parkside owners must obtain a permit from the APCA office.
- **[What do I do if I receive a fine?](#)** Please call the APCA to resolve the fine. Compliance managers will work with residents on the assessed violation. The following is the current fine policy. A courtesy notice informing the resident of the violation will be sent requesting compliance within 10 days. No fine is assessed. A second notice will be sent if the violation exists or reoccurs within three to six months requesting compliance within 10 days with a \$25 fine. A third notice will be sent if the violation exists or reoccurs again within three to six months requesting compliance within 10 days and a \$50 fine. Violations relating to failure to install front and rear yard landscaping, or relating to an exterior building issue, result in higher fines.
- **[Can I have a garage sale?](#)** Yes, however signs advertising the garage sale may only be placed in the homeowner's yard and must be removed at the end of the garage sale.
- **[Where are neighborhood parks located in Parkside?](#)** There are 31 neighborhood parks throughout the Parkside community.
- **[What type of plants can I plant in my yard?](#)** Only native and near-native Anthem approved plants are allowed on homeowner's property. Prior to selecting plants for your front and rear yard, please review the [Approved Plant List](#) for Anthem Parkside.
- **[How can I get involved on an APCA committee?](#)** Homeowners should contact the community manager to volunteer for the following committees:
  - ✓ Architectural Review Committee
  - ✓ Financial Advisory Committee
  - ✓ Neighborhood Parks Committee
- **[How can I receive updates, reminders, and timely information from APCA?](#)** Homeowners can receive updates the following ways:
  - ✓ [Website](#)
  - ✓ [eNews](#)
  - ✓ [Facebook](#)