Operating Documents

C.O.P. Condominium Association

(In descending order of importance)

1. Arizona Revised Statutes

2. Maricopa County Adopted Regulations and Ordinances

3. Declaration of Restrictions, Establishment of Board of Management, and Lien Rights dated October 30th, 1978 (as amended on March 2nd, 2001 by First Amendment to Declaration of Restrictions certified to on March 13th, 2001)

4. Articles of Incorporation of C.O.P. Condominium Association (dated October 23rd, 1996)

5. Amended and Restated Bylaws of C.O.P. Condominium Association (as adopted on March 5, 2016 and amended on February 24th, 2018)

6a. C.O.P. Condominium Association Rules and Regulations as approved at the Annual Board Meeting 6 March 2021.

6b. C.O.P. Condominium Association Maintenance and Common Area Rules and Regulations as approved at the Annual Board Meeting 6 March 2021.

Certain aspects of federal law may also apply (e.g., Americans with Disabilities Act), and when applicable, federal law supersedes all other laws, rules and regulations that may conflict. The application of Maricopa County ordinances and regulations is narrow but county law does govern certain matters (such as streets) and particularly those of health and safety, since Sun City West is unincorporated and accordingly has no municipal code.

Note: This listing was made prior to the annual meeting of C.O.P. Condominium to be held in March, 2020 and it accordingly would not reflect amendments to C.O.P. governing documents to the extent such amendments were made on or after March 14th, 2020.

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