C. **Signs**

"For Rent", "For Sale", "For Lease", "Beware of Dog" and alarm system warning signs are the ONLY signs permitted to be used in the Common Area by individual Owners. They may not be larger than (24" by 30") five square feet, and must be placed close to the front entrance and/or on the rear gate. Signs may not be attached to trees or building of placed in windows. Only two (2) exterior signs advertising a unit for sale or lease are permitted. Only one (1) "Beware of Dog" sign and/or alarm system warning sign are permitted on the rear gate. Signs and posts must be attractive and kept in good repair. The Board of Directors will remove all signs that do not conform to this rule.

D. **TV Antennas, Cable TV Connections and Satellite TV Dishes**

1. **TV Antennas and Cable TV Connections**

   Cable may be installed in your unit and the choice of providers is up to you. Cables must be placed to be as unobtrusive as possible, such as along the edge of a window. Wiring on the exterior should be encased in plastic wire ducting (and painted to match the building color) to protect from vandalism and preserve the building appearance. Workers on the roof must be cautioned about damage to the roof from fasteners and tools.

2. **Building Pre-wire**

   The buildings are also pre-wired with two telephone lines into each unit. In case the building pre-wire fails, wiring for new connections may be attached to the exterior building walls and laid loosely across the roof. Wiring on the exterior walls should be enclosed in plastic wire ducting (painted to match the building color) to protect the wiring from vandalism and to preserve building appearance. Workers on the roof must be cautioned about damage to the roof from fasteners and tools.

3. **Satellite TV Mini-dishes**

   The installation of a private 16" to 18" satellite television "Mini-dish" on the roof of a building is allowed, subject to the following conditions:
   
a. The dish is to be securely strapped to a plumbing riser vent pipe, located as far as possible from the walls of the building, in such a way as to not block the pipe.

   b. The video cable from the dish should connect to the video feeder connection coming through the roof from the Unit. If this connection proves to be unsuitable for the satellite signal, a new feeder should be installed as for the building pre-wire failure discussed above.

   c. Alternatively, especially if the building pre-wire has failed, the dish may be mounted on a stand in the patio area in such a way that it does not extend above the top of the fence and is not immediately apparent from outside the patio. If patio stand mounting is used, particular care must be paid to the cabling to assure that it is secure and does not present a hazard.
E. Windows

1. Window Treatment
   No metal foil, cardboard, plywood, bed linens, blankets or any other such material is permitted on windows except that plywood may be used as a temporary closure for a broken window until a repair can be made. Window treatments must consist of conventional types of curtains, drapes, shutters or blinds. Plastic "sun block" foil may not be used because it eventually bubbles and gets scratched and, after a few years, becomes impossible to remove.

2. Window Maintenance
   Owners are responsible for the repair and maintenance of windows and window screens. Window units may be replaced with similar window units (for example, thermal windows or glass block in the case of gun-slot windows) provided no significant changes are made to the window opening. No window air conditioning unit may be installed in any window of any unit. Interpretation of the Declaration notwithstanding, windows are deemed part of a Unit because of the Owners freedom to replace window units as discussed above. Association assumes no responsibility for any water damage if found to be caused by faulty windows as determined by a licensed contractor.
H. **Storage**  
No storage is permitted in any parking area, balcony or front porch. All garbage cans, boxes, bicycles, children’s toys, cleaning equipment, ladders, excess furniture or miscellaneous parts of any kind must be kept in the storeroom, patios or inside the unit. Additionally, no items shall be conspicuously stored in a manner that is obvious by a casual glance of all passersby in/on any patio. Storage on top of storerooms is not allowed. Storage of any form or explosives in not allowed on the Property.

I. **Trash**  
Dumpsters serve as garbage collection stations and are located in the carport area behind each building. Residents are responsible for cleaning up any spills when placing trash in the dumpster. All trash must be bagged and cardboard boxes must be broken down. Furniture or large items that do not fit in the dumpster are not permitted to be left near a dumpster. No tires or hazardous material is to be placed in the dumpsters. The dumpster lids are to be closed securely after each use. Only the Board may authorize changes in dumpster locations. Dumpsters are emptied twice weekly.

J. **Tennis Court Rules**  
1. The tennis court is not reserved for any one person. It is on a first come basis. One match is allowed and the person waiting will be next person waiting will be next to use the court for their match. If practicing, 1 hour or less is allowed.  
2. The tennis court is for playing tennis only. No basketball, skating or skate boarding is allowed.  
3. Throwing trash on the court surface is littering. Please remove when finished.  
4. Playing is restricted to Residents and their Guests only. The common Area keys open up the gate. Make sure the gate is locked when leaving.  
5. No pets are allowed on the tennis court.

K. **Vandalism**  
Any person observed damaging property including trees or landscaping, will be billed to recover the costs of repairs or replacements. All Residents are encouraged to report vandalism to the Board promptly. Damage and destruction of property will be handled as prescribed in Article 11 of the Declaration.

L. **Vehicles / Parking**  
A 10-mile per hour maximum speed limit shall be observed on all paved areas within the complex.

Residents must park in the assigned parking spaces only. Parking in driveways is not permitted. Residents may not park in the Guest spaces; these spaces are to be used only by visitors and Guests. Residents with excess vehicles are expected to seek out and make parking arrangements with other Residents who have spare parking spaces. Delivery trucks, moving vans, etc. may park as required, but must be moved upon request if blocking traffic.

The south and west perimeter walls are not to be used for regular parking or vehicle storage. The south perimeter wall may be used for short term parking by Clubhouse Guests and by Residents when their regular assigned spaces need to be vacated for sweeping or other asphalt work.

Vehicles that are not drivable or that are not registered or that have not been moved for fifteen (15) days will be considered abandoned and will be subject to towing at the Owner’s expense.
No mechanical repair to overhaul of vehicles will be commenced in any parking space unless minor in nature and completed in 48 hours. The surface of the carport will be kept clean and free from grease and oil. Owners will be charged for any cleaning or repairs to pavement.

Motorcycles may be parked in an assigned parking area or in the Resident's patio area, but no bicycle or motorcycles shall be parked on sidewalks, carport walkways, front porches or any other Common Area. Motorcycles may be parked in front of another vehicle in a parking space only if the other vehicle does not obstruct the driveway.

Towing of vehicles will be used as a remedy in non-emergency situations after third notice (see paragraph III.L.).

M. **Water**

All water used on the Property passes through common meters and is billed to the Association. This cost is in turn distributed to the Owners as part of the maintenance fee. Hot water is heated at the central plant and this cost is also distributed through the maintenance fee.

It is the responsibility of every Resident to help in conserving this precious resource. Owners are responsible for all repairs to plumbing within their units. If you have a leaky faucet, have it repaired as soon as possible. The cold water to a unit may be shut off by a valve at the front of the unit (one bedroom units share a shut-off valve between them) but there is no individual shut-off for the hot water to a unit unless installed by homeowner inside unit. This is strongly recommended to allow repairs on your schedule and not require a complete complex shutdown.

Extreme care must be observed when working on any hot water line within a unit. Make sure that there is no pressure to the faucet you intend to work on by shutting off the angle cock valve where the water supply comes through the wall. The Board strongly urges you to test all your angle cock valves twice a year and to lubricate them with WD-40 or a similar product. If it is necessary to work on a hot water line or angle cock, notify the Board and a shutdown will be scheduled as soon as possible. Shutting down the complex water is costly and hard on the whole water system and emergency shut downs will be billed to the homeowner. We do not like to shut down any more than absolutely necessary as it places stress on the entire system.

Watering of the lawns and shrubs is done by the maintenance personnel, so leave it to them. They will, from time to time, have to hook up to the hose bib in front of your unit to accomplish their watering task. Most plants and shrubs that thrived in our desert climate are easily killed by over watering. Owners must obtain Board permission before planting in the common area. All plants are common area property and will be trimmed and cared for by landscapers as deemed necessary, even if planted by a homeowner.
vandalism. Laundry rooms are thoroughly cleaned two times a week and may also be locked during cleaning activity. Those using these facilities should keep them neat and clean - out of respect for fellow residents. Anyone observed leaving a mess of their making in a laundry room will be cited for Littering under these Rules.

E. **Pets**

1. Residents are permitted to keep only two animals from among those species and breeds commonly recognized by City or County authority as household pets. Pets are limited to no more than 25 pounds.
2. If any animal creates a noise problem to others Owners by barking, howling, whining, whimpering, yowling or otherwise, for extended periods, this shall constitute an abatable nuisance under the Rules and the final remedy shall be a demand from the Board to remove the animal from the Property.
3. All Owners, tenants and guests shall indemnify the Association and Board and hold them harmless from and against any and all claims for damages of any kind or character whatsoever arising from or growing out of, having any animals on the Property.
4. Geese, ducks, chickens, pigeons, doves or other poultry are not allowed to be kept on the Property.
5. Predatory carnivores including, but not limited to, wolves, coyotes, bears, cougars, jaguars, bobcats, lynxes and wolverines are not allowed to be kept on the Property.
6. No exotic pets, including, but not limited to, Vietnamese Pot-Bellied pigs and monkeys, are allowed to be kept on the Property.
7. The Board specifically prohibits the keeping of any canine commonly recognized by City or County Authorities as dangerous, including, but not limited to, Pit bulls, Rottweiler's, Chow-Chows. The Board reserves the right to determine whether the aggressive behavior of any dog, regardless or breed, is such as to pose a threat or menace to other Residents, and to demand that such an animal be removed from the Property.
8. No pets shall be permitted to run free at any time, and no animal may be tied up in front of Unit (whether or not in the company of an Owner or Handler).
9. Maricopa County Rabies/Animal Control has permission to enter the Property to pick up strays. All animals, dogs, cats or other animals that run loose can and will be picked up.
10. Owners are responsible for cleaning up immediately, all pet "deposits" at the time of occurrence. Note that the City can fine you up to $250 per occurrence if your dog, cat or other animal defecates in a public or semi-public place.

F. **Play and Wheeled Toys**

Only inoffensive play typical of children is allowed on the Common Area lawns. Play must be limited to those activities not likely to cause damage to the Property, and to maintain the quiet expected by other Residents is restricted to the hours of 8:00AM to 10:00PM. Playing in the parking lots or street areas is prohibited.
No organized team activity, such as baseball, football, soccer, dodge ball and equipment relating to the above sports (i.e.) soccer ball, football, baseball. No item that could cause liability to break windows, damage plants or damage private property allowed. No Golf practice using golf balls or any other ball. No cleats or spiked shoes are allowed. No knife throwing, bow and arrow shooting or any type of guns, including air guns are allowed and no fireworks of any type.

In view of the danger of “Wheeled Toys” such as (but not limited to) skateboards, bicycles, roller skates, roller blades and scooters to Residents and Guests, such toys may not be used or left unattended on sidewalks and the pool and tennis court areas. In the interest of promoting and encouraging safety within the Property, the Board will maintain a very broad interpretation of the expression “Wheeled Toys”. 