

THE ENCLAVE IN FLAGSTAFF HOMEOWNER'S ASSOCIATION RULES AND REGULATIONS

Adopted by the Board of Directors on 11.06.15

The Board of Directors has adopted the following Rules and Regulations. In the event of a conflict between a provision hereof and a provision of the Amended and Restated Declaration (the "CC&Rs"), the provision of the CC&Rs shall prevail. Nothing contained herein shall be deemed to limit the applicability of the provisions of the CC&Rs. Pursuant to Section 2.3 of the CC&Rs, the Board may from time to time in its sole discretion amend, repeal, or augment these Rules and Regulations as it deems appropriate, subject, of course, to the terms of the CC&Rs and applicable law. It is the responsibility of each Owner to obtain and adhere to the stipulations of the most recent copy of these Rules and Regulations. The Board retains the right to grant variances from these Rules and Regulations as determined appropriate in its sole discretion. The capitalized terms used herein shall have the meanings as set forth in the CC&Rs.

1. Each Lot is restricted to use as a dwelling for residential use by one family only. (CC&Rs 4.1).
2. No part of any Lot shall be used or caused to be used or allowed or authorized in any way for any business or commercial activity whatsoever.
3. No air conditioning units, solar panels, heating units, compressors, evaporative coolers, or similar equipment may be installed without prior written approval of the Architectural Committee.
4. Except for landscaping and plants originally installed, no alterations to the front yard and side yard of any Lot shall be permitted without prior written approval from the Architectural Committee.
5. Any installed vegetation in the front and rear yards must be kept trimmed back from all dwelling units. Any trees in the rear yard must be kept pruned back from the dwelling units.
6. No walls, fences, hedges or screens shall be installed without prior written approval of the Architectural Committee. Approved fencing shall not restrict or affect drainage in any manner.
7. No animals of any kind are to be kept in the Common Area; this includes kennels, runs, or chains. All pets authorized by the CC&Rs will be kept on leashes at all times when outside with the exception of being in the fenced back yard. Please refer to City of Flagstaff leash laws, and remember to immediately clean up after your pet. Please also be aware of the City Ordinances regarding barking dogs. Assistance animals are permitted as per law (CC&Rs 4.2).
8. No Dwelling Unit occupant shall play their stereo, TV, or any other electronic appliance loud enough to disturb the residents of the adjoining and other townhomes at any time. Verbal communication inside and outside must be in normal speaking voice to avoid disturbing the community. Please be a considerate neighbor. Lot Owners please inform your tenants, guests and invitees (s) of the City of Flagstaff ordinances regarding noise control, barking dogs and party restrictions.
9. Parking is limited to garages and residential driveways. Camelot Drive is a Fire Lane and parking is not allowed thereon.
10. Vehicles or equipment shall not be parked, kept, placed, maintained, constructed, reconstructed, serviced or repaired on any street (public or private), Lot, Common Area or other property without the prior written approval of the Architectural Committee (CC&R4.6)
11. No personal items of any kind that the Board deems unsightly shall be left or stored in the front or side yard area on any Lot. All items placed or stored in the front or side yards on any Lot shall be disposed of by the Association. The Lot Owner will be charged for the disposal of such items.

12. Screens, screen doors and windows are to be maintained at all times by the Lot Owner. Window coverings may be drapes, curtain, or blinds. Posters, display signs, murals, bed sheets or bedspreads and makeshift coverings are not allowed. During the holidays, traditional decorative items may be placed in windows or on the exterior of the Dwelling Unit until two weeks after the holiday. Decorative awnings and screening devices must be approved in writing by the Architectural Committee. Door decorations, wind chimes, (etc.) and any other exterior decorations must be approved by the Architectural Committee.
13. Front and back yards, decks, and patios shall be kept clean and free of trash. Open fires are not permitted on any Lot or Common Area whatsoever. Only proper and legal barbecues used for the exclusive preparation of food are permitted. Not Lot Owner or resident shall maintain or permit flammable materials on the Owner's Lot or otherwise use the Lot in a manner that might create a fire danger.
14. Signage is permitted per Section 4.15 of the CC&Rs.
15. No planting or gardening shall be permitted in the Common Areas. No alteration of the established drainage patterns shall be permitted.
16. The Association carries common area liability, Directors and Officers and master property insurance coverage only. Each Lot owner is encouraged to review the insurance maintained by the Association and to consult their personal insurance agents to ensure they have proper coverage.
17. Each Lot Owner shall be responsible for ice and snow removal on their walkway and driveway. It is recommended that ice melting products are not used as the use thereof may damage the concrete. The Association shall be responsible for snow removal from the Common Area walks and from Camelot Drive.
18. No Improvements may be constructed or installed on any Real Property within the Project and no construction, alterations, repairs, excavations, grading, landscaping or other work which in any way alters the exterior appearance of any Real Property within the Project, a Dwelling Unit or other Improvements located thereon from the state existing on the date such property was first conveyed in fee by the Declarant to a Lot Owner shall be made or done without prior written approval of the Architectural Committee.
19. Trash and recycle containers are to be maintained so they are not Visible from Neighboring Property except to make the same available for collection and then only for the shortest time reasonably necessary to effect such collection. Bulk trash may only be place curbside beginning on the Sunday evening before the scheduled bulk trash pickup week.
20. Garage sales other than those coordinated with the Master Association (WVROA) must be approved by the Board of Directors.

The above Rules and Regulations are intended to benefit the common good and as a result maintain property values and encourage neighborly cooperation. It is the responsibility of each Lot Owner to be familiar with the Covenants, Conditions and Restrictions (CC&Rs) and to inform all occupants, residents, tenants in the Dwelling Unit and their respective guests and invitee(s) the requirements for living at The Enclave in Flagstaff. All notices of violations of these Rules and Regulations or of the CC&Rs will be addressed to the Lot Owners and any resulting fines will be levied against the Lot Owner rather than the tenant or occupant, as prescribed in the CC&Rs of the Association and Arizona Revised Statute. LOT OWNERS ARE ADVISED TO MAKE THE RULES AND REGULATIONS PART OF THEIR LEASE AND/OR RENTAL AGREEMENTS.

Thank you for your cooperation. Please call if you have any questions:
Sterling Real Estate Management
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THE ENCLAVE IN FLAGSTAFF HOA BOARD OF DIRECTORS