

# **PONDEROSA TRAILS HOMEOWNERS ASSOCIATION**

## **RULES AND REGULATIONS GOVERNING THE COMMON AREAS OF THE ASSOCIATION**

Based on excerpts from the CC&Rs and By-laws of the Association

Adopted 08.30.17

The following Rules and Regulations are intended to benefit the common good and as a result to maintain property values and encourage neighborly cooperation. These Rules apply to all Association Common Areas as identified on the Final Plats of the subdivision. It should be noted that the High Country Trail walking path is on Association Common area and is owned by the HOA, not the City of Flagstaff. Please make these Rules and Regulations available to your guests, invitees and tenants. Your Board of Directors wishes to thank you for your cooperation. Please call the Association's Community Manager if you have any questions.

1. Permitted pets activity (Reference CC&R Section 8.7)
  - A. Permitted pets shall not move about unrestrained in any Common Area, or any public or private street with in Ponderosa Trails.
  - B. Owners are responsible for the immediate removal and disposal of the waste or excrement of all the Owner's pets from Common Areas, or public or private streets.
  - C. The Board will be the sole judge for determining whether a pet is an annoyance or nuisance.
2. Owners, residents and guests may not drive on or across any common area walking trails with motorized vehicles of any kind, this includes paved and not-paved walking paths. The land adjacent to High Country Trail is HOA Common Area and is not owned by the City of Flagstaff.
3. No improvements may be made, by any homeowner, to the common areas, without written approval of the Architectural Committee.

In the event of a conflict between a provision hereof and a provision of 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. 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.

**RESOLUTION NO. 2017-04**

**A resolution of the Board of Directors of the Ponderosa Trails Homeowners Association adopting Rules and Regulations Governing the Common Area.**

**WHEREAS**, Section 3.10 of the Ponderosa Trails HOA Bylaws allows the Board to have all of the powers and duties necessary for the administration of the affairs of the Association; and,

**WHEREAS**, the Board of Directors has the duty to manage and maintain the Association Common Areas; and,

**WHEREAS** Section 6.5 of the Ponderosa Trails Declaration of Covenants, Conditions and Restrictions authorizes, by a majority vote of the Board of Directors, the Association from time to time, and subject to the provisions of the Declaration, adopt amend, and repeal rules and regulations; and,

**WHEREAS**, in order to preserve and maintain the Association's open space, the Board of Directors has identified the need to adopt rules and regulations governing the Common Areas; and,

**NOW THEREFORE BE IT RESOLVED**, that the Board of Directors of the Ponderosa Trails Homeowner's Association, adopts the attached Rules and Regulations Governing the Common Areas of the Association.

DATED this 30<sup>th</sup> day of August 2017.

**THE PONDEROSA TRAILS HOA  
BOARD OF DIRECOTRS**

  
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Bryan Burton, President

ATTEST:

  
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