

OWNERS ASSOCIATION OF BOULDERS SCOTTSDALE ASSOCIATION RULES

Under Sections 1.5, 4.8, and 12.22 of the Master Declaration Of Covenants, Conditions and Restrictions (CC&Rs), the Association Board of Directors may adopt Association Rules that are binding upon all persons subject to the restrictions of the CC&Rs. The Board may adopt Rules where federal or state law has superseded the initial CC&Rs, or where additions or clarifications are needed. Please note that these Rules are meant to address the most relevant issues for most homeowners and supersede restrictions covering the same subjects in Section 12 (Use and Occupancy Restrictions) of the CC&Rs. However, there are additional restrictions in Sections 12 that still apply. These Rules are binding upon all OABS members, including members of the sub-associations, the Boulders Casitas, the Fifth Green, and Pueblo en las Rocas, unless specifically exempted within the rule.

PARKING—All vehicles must be parked in garages or carports whenever such facilities are sufficient to accommodate the number of vehicles owned by the resident. In the Fifth Green, where houses are in close proximity, all vehicles must be parked in garages. Street parking is not permitted except by visitors making short visits or attending social affairs. Garage doors should remain closed except for ingress and egress—for both aesthetic and security reasons. **No boats, trailers, buses, motor homes, campers, oversized trucks or other such vehicles may be parked or stored on residential lots,** unless within an enclosed garage approved by the Design Review Committee.

CONSTRUCTION, LANDSCAPING AND PAINTING—Any exterior modification or addition to a home, including changes to patios, patio covers, exterior walls, fences, outdoor fireplaces, swimming pools, statuary and the like, must be approved by the Design Review Committee prior to starting construction or remodeling. Major landscaping and exterior lighting changes must also be submitted for approval. Any exterior painting, other than in the existing color of paint, must be submitted to and approved by the Design Review Committee, unless the sub-association (such as the Boulders Casitas, Fifth Green or the Pueblos) has specified a color or colors for all exterior paint.

ANTENNAS AND SATELLITE DISHES—Devices to receive video programming or data transmission—including direct-to-home satellite dishes that are less than one meter (39.37 inches) in diameter, TV antennas and wireless cable antennas—are permitted, but **must be placed in the least conspicuous location relative to the street or neighboring properties which still allows reception of a quality signal.** Such devices **must be painted the same color as the house** to reduce their intrusiveness on the landscape. Specifically, when contracting for any service that requires an antenna/dish, first **consider locating the device on the ground near pool equipment or HVAC units.** **If roof mounting is necessary, please make sure the technician does not locate the device at the top of a chimney or in an open area. It should be located at the base of the chimney or the base of a second story wall.**

FLAGPOLES AND OTHER ORNAMENTATION—All flagpoles proposed for new or existing homes **must be submitted to the Design Review Committee for approval.** Said flagpoles should be **attached to the house and not exceed the height of the mast to which they**

_____ . All poles should be **painted the color of the house** and are not allowed to be lighted. There can be only **one flagpole per house**. Flags, as **specified by state law**, may be flown and these **flags must be maintained in good condition**. Torn, frayed, faded or damaged flags must be replaced immediately.

PARTY AND COMMON WALLS—Most landscape walls within the Boulders are contained within individual property lines. The exception is a party or common wall located mid-property line and shared by two property owners (e.g., the Fifth Green and the Pueblos). **Upkeep and painting of such walls is the responsibility of each homeowner for his/her side of the wall**. All **walls along the golf course in the Fifth Green** are located within each property and **maintenance of both sides of these walls is the responsibility of the homeowner**.

TRASH PICK-UP—Trash and recycling containers are provided by the city of Scottsdale. They should be stored so they are not visible from the street or neighboring properties when not in use. **These containers should be placed at curbside no earlier than the evening prior to scheduled pick-up and should be returned to their regular storage area within 24 hours after pick-up**. **If you will be out of town**, please **arrange with a neighbor, your house cleaning staff or your security company to put containers away in a timely manner**. If you need assistance in storing your receptacles, you can contact Safeguard Security to arrange for such a service for a nominal fee.

SIGNS—In addition to address identification, a temporary construction sign approved by the Design Review Committee, a sign provided by a home security company, and **one “For Sale” sign, no larger than 18” x 24”**, may be posted on each Lot, in accordance with Arizona state law. **Color and other specifications are available from the management office**.

PROPERTY RENTAL—Rental of your entire property to a third party is permitted. However, **owners are not permitted to occupy a portion of the property and rent out another portion such as a casita**. **Renters are subject to the same rules and regulations as owners** and it is the owner’s responsibility to inform the renter of these rules. **A copy of the lease must be provided to the on-site manager**.

ANIMALS—A reasonable number of household pets are permitted, but you may not keep or use them for breeding or commercial purposes. **Pets must be leashed at all times when they are off your own property** and you may not allow your pet(s) to create a nuisance. Outdoor dog runs are not permitted. **All pet droppings in the common areas, (including the street and desert), a neighbor’s lot, or the golf course, must be removed by the pet’s owner**.