

RULES AND REGULATIONS  
FLAGSTAFF MEADOWS PROPERTY OWNERS ASSOCIATION  
Effective April 15, 2023

These Rules and Regulations will remain in effect until amended by the Board of Directors of the Flagstaff Meadows Property Owners Association (the "Association"). These Rules and Regulations are binding upon and must be complied with by all owners, renters, guests and users of the property within the Flagstaff Meadows development. The adoption and enforcement of these Rules and Regulations are authorized by Arizona law.

1. Holiday Decorations - Any and all Christmas and other December holiday decorations must be removed from the Lot no later than February 1 of the following year. The Board may extend this deadline as it determines appropriate in the event of extended inclement weather.
2. Parking – Except for the parking of family vehicles on a Lot Owner's driveway or in a Lot Owner's garage and the parking of a commercial or recreational vehicle in a Lot Owner's garage, in each case in compliance with the provisions of the Declaration,
  - a. No Owner nor any Owner's guest or tenant shall park or store a family vehicle or a commercial or recreational vehicle on such Owner's Lot except on an additional vehicle parking area that has been approved by the Architectural Control Committee (the "ACC") and installed in accordance with such approval. As used herein, "additional vehicle parking areas" means those areas on the Lot other than the driveway located on the Lot. Additional vehicle parking areas must be of paver construction;
  - b. No vehicle having (i) three or more axles, (ii) a gross weight of 7500 pounds or more, or (iii) a cargo rating of more than one ton, shall be parked or stored on any Lot or on any Common Area; and
  - c. A commercial vehicle having (i) fewer than three axles, (ii) a gross weight of less than 7500 pounds and (iii) a cargo rating of less than one ton which is driven by the Owner, guest or tenant on a regular basis for commercial purposes may be parked on the driveway of the Lot.
3. The Association's common area parking lot at the playground and mailbox area may be used by residents only while picking up or dropping off their mail or while using the adjacent playground and surrounding common area. Residents may not use the area for other parking or for storage of their vehicles. Guests of residents may use the parking lot for parking their vehicles for a maximum of three (3) consecutive days. Vehicles parked in violation of these rules are subject to towing and the owners of such vehicles may be fined for such parking violations. The Board reserves the right to grant limited exceptions to these parking rules for good cause shown.
4. Unleashed Dogs - Dogs must be leashed at all times while in the common areas and must be under the immediate control of the person walking the dog. A person walking an unleashed dog violates Coconino County Ordinance # 2007-03 and such a violation is punishable with a monetary fine and a misdemeanor charge. Please see Coconino County Ordinances for additional information.

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5. Barking Dogs – Allowing a dog to bark excessively violates Coconino County Ordinance #2011-01 and such a violation is punishable with a monetary fine and a misdemeanor charge. Please see Coconino County Ordinances for additional information.
6. Pet Waste - Pet waste must be picked up by the person walking the dog. Dogi-pot stations have been installed in the common areas to help make it easy to clean up after pets. Not picking up pet waste violates these Rules and Regulations and Coconino County Ordinances and is a health hazard for all people in the Flagstaff Meadows development.
7. Vacant Lot Upkeep – The Owners of vacant Lots are subject to the same requirements as the Owners of developed Lots in regards to weed control and storage of personal property.
8. Fence Maintenance - Any fence, gate, or block wall on a Lot that is damaged or in disrepair, must be repaired by the Owner of such Lot within the time and in the manner determined by the ACC. Examples of damaged or fences in disrepair includes: broken/missing slats, leaning or missing sections of fence, leaning gates, and faded/discolored paint and stain.
9. Exterior Lighting – All exterior lighting should be installed and used in a manner that minimizes outdoor lighting in order to maintain dark skies and prevent light pollution and light trespass. Lighting shall not be offensive to the Owner of any other Lot. In addition to CC&Rs Article II, Section 2.4Z, please see Coconino County Zoning Ordinance Section 27.
10. Structure Changes – No alteration of any Lot or of any structure thereon shall be commenced without the prior written approval of the ACC of the plans and locations thereof. Such alterations include, for example, additions of patios, sheds, playground equipment and significant landscaping changes. Any such alterations that occur prior to obtaining ACC approval may be subject to a \$1,000.00 fine. In the event that the ACC fails to approve or disapprove, in writing, an application for approval within thirty (30) days after receipt of the application and any supporting information, plans and specifications requested by the ACC (the application shall not be deemed received until all supporting information, plans and specifications have been received), approval will not be required and Section 2.2(B) of the CC&Rs will be deemed to have been complied with by the Owner who requested approval of such plans; provided that such deemed ACC approval shall not entitle the applicant to make any alterations or improvements to the Lot or to the buildings or structures thereon which would constitute a violation of the provisions of the CC&Rs.
11. Exterior Painting – Each Owner shall keep the exterior of all structures on their Lot in a neat and clean condition in a manner satisfactory to the Association. This includes maintaining the painted surfaces thereof to prevent and repair paint peeling, fading and cracking.

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12. Outbuilding Installation - No outbuildings of any type or materials may be constructed, erected, or otherwise placed on a Lot without the prior written approval of the ACC in accordance with Section 2.4 of the CC&Rs;
- a. When making its decision whether to approve a proposed outbuilding, the ACC may take into consideration several factors including, without limitation, the suitability of the proposed outbuilding for the community, the types and colors of the materials to be used to construct it, the proposed site of the outbuilding - particularly compliance with the applicable Building Envelope and setback requirements, and the harmony of the proposed outbuilding with the surrounding properties and the community.
  - b. For aesthetic reasons and because they are not in keeping with the overall theme of the community, tent/tarp siding and roof materials may not be used in the community and metal shipping containers are not allowed in the community.

In the event of a conflict between a provision hereof and a provision of the CC&Rs, the provision of the CC&Rs will 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.

Any violation of these Rules and Regulations or of the CC&Rs may result in a fine being assessed against the Lot Owner. Arizona law provides the Lot Owner the opportunity to correct the violation and for a hearing with the Board of Directors prior to the Board assessing a fine.

The Association provides an insurance policy that covers only the common areas. Lot Owners are solely responsible for obtaining at their own expense insurance to cover their Lot, the improvements thereto and their personal property as well as personal liability insurance.

These Rules and Regulations are intended to benefit the common good and as a result thereof to maintain property values and encourage neighborly cooperation. It is the responsibility of each Lot Owner to be familiar with the CC&Rs and to inform all occupants, residents, tenants, guests and invitees of the requirements for living within Flagstaff Meadows development. All notices of violations of the governing documents of the Association will be addressed to the Lot Owners and any fines levied will be levied against the Lot Owner rather than against the tenant or occupant. You are reminded an Owner is responsible for the acts of their tenants and guests and for all other occupants of their residence. Lot Owners are therefore advised to make compliance with these Rules and Regulations and the other governing documents a requirement under the terms of their leases and rental agreements.