

The Summit at Ponderosa Trails
Rules and Regulations
Adopted 4-1-13 Based on the CC&Rs and By-laws of the Association
Revised 01.14.15

- 1) Garbage Cans and Recycle Cans are to be properly stored away, not visible from street and pedestrian view, and put away after pick-up on that same day. (Sec. 4.5/CC&Rs)
- 2) Buses, commercial trucks, boats, recreational vehicles, travel trailers, tent trailers, camper shell, boat trailer, snow mobile, or any other trailer may not be kept or stored within visibility from street and pedestrian view on any Lot without written approval of the architectural committee. Any of the listed items may be immobile or parked visible from street and pedestrian view for no more than 48 hours.
- 3) Advertising signs (excluding "Garage Sale" signs that have been placed the day of), billboards or other unsightly objects shall not be erected, placed or permitted to remain on any Lot except for one residence "For Sale/Lease" sign sized not to exceed twenty-four (24) inches by thirty-six (36) inches (Sec. 4.10/CC&Rs).
- 4) Vehicles shall not be fully or partially parked on landscaping, sidewalks, city curbs or parkways.
- 5) Vehicles shall not be parked within public view on car jacks, car ramps or any similar devices.
- 6) Residents and guests may not go onto common areas with vehicles of any kind at any time.
- 7) Each property may fly no more than two flags at one time.
- 8) Yard equipment, wood piles or storage areas are not to be maintained so as to be Visible from Neighboring Property or streets.
- 9) All dogs, cats or other pets permitted under Section 4.8 shall be confined to an Owner's lot, except that a dog may be permitted to leave an Owner's Lot if such dog is at all times kept on a leash and physically controlled by an owner not to exceed six feet (6') in length and is not permitted to enter upon any other Lot. All cats are not allowed to roam freely. (Sec. 4.8/CC&Rs and City of Flagstaff Ordinance).
- 10) Per City of Flagstaff ordinance all Lot owners are required to maintain their sidewalks. Sidewalks must be kept clean, weed free, and clear of snow, cinders and rocks. Snow removal from sidewalks should be in accordance with City of Flagstaff ordinance 8-03-001-0004.

The above Rules and Regulations are intended to benefit the common good and as result maintain property values and encourage neighborly cooperation. Please make these Rules and Regulations available to your guests, invitees and tenants. All infractions of the Rules and Regulations and the CC&Rs will be addressed to the Lot Owner and any fines levied will be against the Lot Owner of record rather than the tenant or occupant, as prescribed in the CC&Rs of the Association and Arizona Revised Statute. Please refer to the Violation Fine Schedule.

Your Board of Directors and the Architectural Committee wish to thank you for your neighborly cooperation. Please call if you have any questions 928-773-0690.

Sincerely,

Board of Directors/Architectural Review Committee
The Summit at Ponderosa Trails HOA