

Sands McCormick Townhomes Association (SMTA)

General Rules & Regulations

EFFECTIVE JUNE 12, 2023, AMENDED NOVEMBER 15, 2023 & April 16, 2024

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SMTA GENERAL RULES & REGULATIONS (Cont'd.)

Sands McCormick Townhomes Association (SMTA)

GENERAL RULES & REGULATIONS

EFFECTIVE JUNE 12, 2023, AMENDED NOVEMBER 15, 2023 & April 16 2024

These Rules & Regulations recap some of the compliance guidelines found in SMTA's CC&Rs which were adopted by 75% of the homeowners in December of 2013. They are also in line with the Rules & Regulations of McCormick Ranch Property Owners Association (MRPOA).

The intent of these Rules & Regulations is to ensure that the community upholds the design and maintenance standards that have attracted homeowners here over the years and to maintain and enhance property values.

NOTE: These are the General Rules & Regulations of the Association. Other important documents can be found on the Documents page at the SMTA Website—including architectural rules & regulations—www.sandsmccormick.com,

Reference should also be made to the McCormick Ranch Property Owners Association—www.mrpoa.com.

Homeowner Information:

1. Homeowners must provide their phone and email contact information to the Board of Directors. If they do not reside in the home year around, a secondary address must be provided so that they are always reachable.
2. Minutes, newsletters, and other bulletins will be distributed to homeowners rather than tenants.

Rentals

1. Homeowners must notify the Board when their unit becomes available for rent. Prior to the move-in by a tenant, the owner must furnish the Board within ten (10) days of the commencement of the lease term with the tenant's name, contact information for adult tenants, duration of the lease, vehicle(s) description and license(s) plate numbers. The Landlord Rental Registration Form is provided on the Documents page of the SMTA website to assist the homeowner in furnishing the required information.
2. All leases must be 30 days minimum.

SMTA GENERAL RULES & REGULATIONS (Cont'd.)

3. Homeowners are responsible for compliance of their tenants with the SMTA's CC&Rs, together with General Rules & Regulations, RV Lot, and Architectural & Landscaping Rules & Regulations.

SEE SMTA FORMS AVAILABLE FOR DOWNLOAD "RENTAL FORM" AT THE DOCUMENTS PAGE AT WWW.SANDSMCCORMICK.COM.

NOTE: Failure to comply with the notification and rental information requirements will result in fines being assessed against the homeowner by SMTA. **A \$250 fine will be assessed with each failure to notify the Board of an intent to rent a unit.**

In addition, if the aforementioned \$250 fine is not paid within 10 days, then on day 11, the homeowner will start to be assessed a \$25 per day penalty for the next 20 days.

If the homeowner does not pay the fine and penalty before the end of the first 30-day period, the penalty amount increases to \$50 per day for the second 30-day period.

If the homeowner does not pay the fine and penalty before day 60, the penalty amount increases to \$100 per day. The \$100 per day penalty will continue until all fines and penalties are satisfied.

Failure to cure this or any non-compliance may result in the Board seeking legal remedies against the homeowner.

Animals

1. Homeowners must keep dogs on leashes when they are outside of their home. It is a violation of county ordinance for any dog to be off leash. **If a violation has occurred, residents can report the incident to Maricopa Animal Care and Control at 602-506-7387 or by e mailing the agency at www.maricopa.gov/formcenter/animal-care-control-4/leash-law-violation-124.**

Cats must be kept indoors and not allowed to run free in the neighborhood.

2. Animal fecal matter deposited on private yards or in the common areas must be picked up immediately by the animal owner and deposited in their own trash container.
3. Excessive barking is a violation of the City ordinance. Violators should be reported directly to the City by calling the Scottsdale Police at (480) 312-5000.

SMTA GENERAL RULES & REGULATIONS (Cont'd.)

Parking

1. Residents of the Sands McCormick (SMTA) are not permitted to park overnight on the street from 12 midnight to 6:00 A.M. Guests may park overnight on the street in SMTA for no more than three nights. The Board strongly urges, however, that all guests park behind the community center. Contact information must be left on the dashboard for vehicles parked behind the community center.
 - A. Vehicles can never block a homeowner's driveway or block trash/recycle containers.
2. If residents and/or their guests anticipate using their parking privilege for more than five days, then the vehicles must be parked in the RV lot and properly registered according to the RV Rules and Regulations. For more information on these rules and regulations, please see SMTA RV Lot Rules & Regulations on the Documents page at www.sandmccormick.com.

Trash Containers

1. When stored, trash containers must not be visible from the street or neighboring properties.
2. Trash containers may not be left on the curb except on the evening before pickup days and must be put away the evening of trash pickup days (Tuesday is pickup day for trash and Thursday for recyclables).
3. Brush and bulk collection items should be placed on the curb bordering your property line (not in common areas) no sooner than 9 days before the scheduled collection week. Place all pickup items curbside in front of your property. For the City's schedule, visit www.scottsdaleaz.gov/solid-waste/brush-bulk-collection. If there is a residual mess after pickup, it is the homeowner's responsibility to clean it.

Swimming Pool Guidelines

The swimming pool is open from daybreak to 10:00 pm. Guests and children must be accompanied by residents. Running and glass containers are prohibited.

- Kindly observe "quiet hours" before 8:00 a.m. and after 8:00 p.m.
- Kindly use the parking lot behind the pool.
- Avoid sun tan oils and kindly rinse off suntan lotions/oils prior to entering the pool or spa.

SMTA GENERAL RULES & REGULATIONS (Cont'd.)

- Remember to observe the rules posted in the pool area.

Protect Your Skin and Hair from the Harmful Effects of Chlorinated Pools.

Swimming is a relaxing full-body exercise that also helps to rejuvenate the mind. However, swimming in pools can take a toll on hair and skin. It is important to protect your skin from becoming dry and itchy and hair from becoming dull and damaged. Protect your skin and hair from the harmful effects of chlorinated pools.

Dermatologist Top Tip:

The best way to protect your skin and hair is to shower just *before* and right *after* swimming. Entering a pool with dry skin and hair allows chlorinated water to absorb into the pores of your skin and hair follicles, drying and damaging them. Showering right before swimming will absorb fresh water into the skin and hair giving you a protective barrier against the harmful effects of the chlorinated water. Rinse off again right after swimming. Showering right after swimming rinses off the chlorinated water so it does not dry on your skin and hair. We have two beautiful showers here at Sands McCormick for your use. Many SMTA owners know how to leave one door to the showers open while swimming to make it easier to step back in after swimming to rinse off again without having to bother with their key.

Keep Sands McCormick Pool Clean!

Another great bonus from showering before swimming is that it rinses off the sweat, bacteria, skin cells, microbes, and oils before entering the pool, helping to keep our beautiful Sands McCormick pool cleaner. That is why health clubs, public pools and spas have mandatory shower rules in place. Chlorine is an effective disinfectant but not on everything. The more popular our pool gets, the more diligent we need to be at keeping the water clean. The best way to do this is to encourage everyone to shower before entering the water. A post swim shower makes sure you do not take any harmful bacteria home with you and removes the chlorine from your hair and skin.. A warm shower with mild soap rinses off any bacteria.

REMEMBER:

Showering before and after swimming is a good practice whether you are using a private pool, public pool, rivers, streams, lakes, or oceans.

SMTA GENERAL RULES & REGULATIONS (Cont'd.)

Community Center

Homeowners may use the Community Center and its amenities. See SMTA Forms Available for Download "CC Reservation Form" at the Documents page at www.sandmccormick.com.

NOTE: Failure to comply with the foregoing General Rules & Regulations may result in fines being assessed against homeowners by both the SMTA & MRPOA as outlined above for Rentals and for all other violations, in the Architectural & Landscaping Rules & Regulations.

Questions: Contact us at: sandmccormickboard@gmail.com

Adopted by the SMTA Board of Directors on June 12, 2023 & Amended November 15, 2023

ACKNOWLEDGEMENT & RECEIPT ADDEDNUM:

By signing below, I hereby acknowledge receipt of these Rules & Regulations together with other governing documents for SMTA and further acknowledge I am ultimately responsible for any violations and potential fines that may transpire during ownership of my property.

Signature of Owner(s) _____ Date _____

_____ Date _____

Address of Property _____