

UNIVERSITY MEADOWS HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

Revised November 12, 2025

These Rules and Regulations are binding upon and must be complied with by all owners, occupants, tenants, guests, invitees and other users of the property within the University Meadows Homeowners Association (the “Association”). They are intended to benefit the common good and as a result, maintain property values and encourage neighborly cooperation. It is the responsibility of each Unit Owner to be familiar with the requirements of the CC&Rs and the most recent copy of these Rules and Regulations and to inform all occupants, tenants, guests and invitees of the requirements for living at the University Meadows Condominiums. **UNIT OWNERS ARE ADVISED TO MAKE THE RULES AND REGULATIONS PART OF THEIR LEASE AND/OR RENTAL AGREEMENTS.**

TRASH

1. Refuse and bagged garbage shall be deposited only in the dumpsters provided. Nothing shall be placed outside the dumpsters.

PATIOS/BALCONIES

2. Except for a reasonable number of pieces of customary deck/patio furniture, bicycles, plants and sunscreens of the types and colors approved by the Board, **nothing** shall be stored, placed, or erected on any balconies or patios of the Buildings and only free-standing, approved items shall be placed in these areas. If it looks like it belongs in your living room, it does not belong on your patio or balcony. Nothing shall be attached to or hung from the Buildings or walls in these areas. Customary patio/deck furniture does not include portable, temporary items such as camp chairs and tables and similar items. The Board has the right to determine from time to time what constitutes customary deck/patio furniture and its decision is final. Prohibited items on balconies, patios and entrance areas include, but are not limited to, garbage, trash cans, clothes lines and bird feeders, including hummingbird feeders. The “temporary” placement of items on the patios or balconies will be considered a violation of this rule, if in doubt don’t leave it out.
3. No one shall place anything which might fall from the windows, rails of decks, balconies or entry way doors. No one shall sweep or throw any dirt, cigarettes or other substances from their Units or the patios, balconies or entry ways thereto.

PETS AND ANIMALS

4. No animals, birds, fowl, poultry, or livestock, other than a maximum of three (3) cats and a reasonable number of other generally recognized house pets, other than dogs, shall be maintained in or on the Association and then only if such approved house pets are kept or raised solely as domestic pets (and not for commercial purposes) within an Owner’s Unit and the patio or balcony allocated thereto. No dogs shall be maintained in or on the Association. No pet or other animal shall be allowed to make an unreasonable amount of noise, cause an odor, or to become a nuisance. No Unit Owner or any other occupant, tenant, guest, invitee and other user of the Unit Owner’s Unit shall permit any pet being kept in the Unit or the Limited Common Elements allocated to the Unit or any other animal to relieve itself on the Limited Common Elements balcony or patio allocated to the Owner’s Unit or on any other portion of the Buildings. It is the responsibility of such person to immediately remove any droppings of pets deposited in such areas or on any other areas of the University Meadows Condominium project. No structure for the care, housing, confinement, or training of any animal or pet shall be maintained on any portion of the Common Elements (including Limited Common Elements) or in any Unit so as to be visible from the exterior of the Building in which the Unit is located.

Disability assistance animals will be permitted as required by applicable Fair Housing and other statutes. Any such disability assistance animals must be registered with the Property Management Company. All cats must be on a leash when outside of the Unit.

BICYCLES

5. Bicycles may be stored along the railings of the upper breezeways of the Buildings and in approved bike racks under the stairwells of the Buildings.
6. Bicycle owners that wish to store their bicycles on the Common Elements must call FPD at (928) 774-1414 to arrange a bicycle registration appointment. Flagstaff Police Department charges a fee and requires bicycle owners to submit the bicycle serial number and a picture ID. A registration sticker will be issued for the bicycle and the owner is required to adhere the sticker in an appropriate location on the bicycle at all times it is stored on the Common Elements. At any given time, at the Board's sole discretion, upon not less than fifteen days' notice, the Association can require that all bicycles stored in the Common Elements must be removed by the owners prior to a specific date set forth in the notice. Any bicycles not removed from the Common Elements prior to that specified date will be tagged by the Association for removal. If a tagged bicycle is not removed from the Common Elements within thirty days after the date the bicycle has been tagged, the Association will remove the bicycle and store the bicycle for another thirty days after the removal date. The owner of the bicycle will be responsible for all of the storage costs incurred by the Association for storing his or her bicycle. The Association shall not be liable for any damages to or loss of any bicycle stored by the Association. If the bicycle is not claimed within thirty days after it is removed, the Association will contact Flagstaff Police Department, treating the bicycle as abandoned property. The bicycle will thereafter be disposed of in the manner provided by State law.

EXTERIOR OF BUILDING AND UNITS

7. No awning, canopy, shutter, screen door or other projections shall be attached to or placed upon the outside walls, doors or roof of a Unit without the prior written consent of the Board. No wood burning stove, fireplace, coal stove, portable cooking grill or stove, kerosene or other heater or any other device which has an open flame (other than a customary range and oven) may be installed or maintained in or on any Unit or Common Element. No barbecue grills of any kind, charcoal, gas, or electric, or any fire pits of any kind may be stored or used on the decks, patios, balconies or landings. This also includes any type of open flame such as torches. There are charcoal grills placed around the grounds for resident use. No flammable, combustible, explosive fluid or chemical substance shall be kept in any unit or on the decks and balconies at any time.
8. Window air conditioning/cooling units are not allowed to hang outside the exterior wall and window plane.
9. No plantings or gardening on the Common Elements shall be done by an Owner or resident and no fences, hedges or walls shall be erected or maintained upon the Common Elements, including the Limited Common Elements.
10. No sidewalks, walkways, breezeways or stairways in the University Meadows Condominium project may be obstructed in any manner. Nothing may be stored, placed, or erected on or in the areas of the Buildings located adjacent to the primary entrances to the Units. Bicycles may be stored along the railings of the upper breezeways of the Buildings and in approved bike racks under the stairwells of the Buildings; provided the storage thereof in such areas may not unreasonably interfere with access by residents or by emergency personnel to any of the Units or to the Common Elements and may not in the opinion of the Board create a hazardous condition. No other items may be stored along the railings in the upper breezeways of the Buildings or under the stairwells of the Buildings.

11. Without the prior written approval of the Board, no satellite dish or television or radio antennas of any sort shall be placed, allowed or maintained upon any portions of the Common Elements. Please contact property management for further explanation.
12. No one is allowed on the roofs of Buildings at any time. This includes that no sunbathing or any other activity or furnishing is allowed on roof tops of the Buildings. Owners will be responsible for any damages caused by a violation of this rule.
13. No emblem, poster, advertisement, logo, sign or billboard of any kind, including, but not limited to, "For Sale" or "For Rent" signs, shall be displayed on any Unit without the prior written approval of the Board; except for the following signs: (i) one "for sale" sign and one "for lease" sign may be posted on the Unit, which conforms with industry standards: not to exceed 18" x 24" plus a "rider" not to exceed 6" x 24". No flyer boxes, information tubes, or other types of attachments containing property information are permitted. All "for sale" signs and "for lease" signs must be commercially produced; (ii) temporary open house signs may be displayed on a unit as permitted by A.R.S. §33-1261(C), as amended, and by any successor statute thereto, provided, however, open houses shall not be held before 8:00 a.m. or after 6:00 p.m.; (iii) any signs as may be required by legal proceedings; (iv) such signs as are approved by the Board; (v) any signs specifically permitted pursuant to these Rules & Regulations and (vi) political signs may be displayed on a Unit, including the Limited Common Elements of the Unit that are doors, walls, patios or other Limited Common Elements that touch the Unit, subject to the following: Political signs may be displayed not more than seventy-one (71) days prior to any election. Political signs must be removed within fifteen (15) days after an election day (or within fifteen days after the primary election if the candidate loses in such primary election). The total political sign area cannot exceed the maximum size limit established from time to time by applicable City of Flagstaff ordinances and, in any event, may not exceed nine square feet. All political signs must be commercially produced. Except as permitted hereby, no signs may be displayed on the Common Elements.

WINDOWS & DOORS

14. No reflective materials, including, without limitation, aluminum foil, reflective screens or glass, mirrors or similar items, shall be installed or placed upon the outside or inside of any windows of a Unit without the prior written approval of the Board. No enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of a Unit or any Limited Common Elements allocated to a Unit shall be constructed or installed in any Unit or Limited Common Element without the prior written approval of the Board, unless the items so installed are substantially identical in color, texture and size to the window coverings being replaced.
15. Any window replacement must be pre-approved by the Association, requests can be made by emailing umhoa@sterlingrem.com. Window submissions must meet the following requirements: (1) must open and close the same direction as original windows (2) frame material can be the owner's preferred material (3) frame color must be aluminum color or dark brown color (4) window grids are not allowed.
16. Security screen doors are permissible on the front door and either security screen or regular screen doors are permissible on the back door. In all cases the doors must be black and pre-approved by the Association, requests can be made by emailing umhoa@sterlingrem.com.

VEHICLES AND PARKING AREAS

17. Parking in the Common Element parking areas at the Association is limited to Unit Owners, occupants, tenants, invitees and their guests only. Downstairs Units have one and only one designated parking spot. Upstairs Units have two (2) and only two (2) designated parking spots. Guest parking is for guest only on a "first come, first serve" basis. Please call the towing company designated on the "No Parking" signs located by the guest parking spots if someone is parking in your designated parking spot. For more details, please see the Community Parking Regulations.

18. No truck (other than a Family Vehicle Truck described below), mobile home, mini or standard size motor home, travel trailer, tent trailer, trailer, all-terrain vehicle, bus, camper shell, detached camper, recreational vehicle, boat, boat trailer, or other similar equipment or vehicle (each, a "Vehicle") may be parked, kept, or maintained on any part of the Association. A "Family Vehicle Truck" is a pick-up truck of less than 3/4 ton capacity with camper shells not exceeding eight (8) feet in height measured from ground level which is used by the Unit Owner or any other occupant, tenant, guest, invitee or other user of the Owner's Unit for family and domestic purposes and which are used on a regular and recurring basis for basic transportation. No Vehicle or Vehicles may be parked on any part of the Association (whether in a parking space or otherwise) in such a manner so as to interfere with the use by any Owner or any other person of such Owner's parking space or of the driveways or parking areas or so as to create a hazardous condition on the driveways or parking areas.
19. There shall be no parking of Vehicles in the fire lanes, on sidewalks, lawn areas and blocking of dumpsters. Abandonment of Vehicles or Vehicles parked in the posted fire lanes will result in tow-away at the Vehicle owner's expense.
20. Other than temporary emergency repairs, no Vehicle shall be constructed, reconstructed, serviced or repaired, and no inoperable Vehicle may be stored, on any portion of the Association.
21. No parking space in the Association may be used for storage or for any purpose other than the parking of Vehicles permitted under the CC&Rs.
22. No one shall live in or store boats, trailers, mobile homes, recreational vehicles or commercial vehicles in the parking areas or in any other portion of the Common Elements.
23. The unit owner will be charged the cost incurred from the towing vendor to relocate any vehicle as part of the preparation for regular parking lot maintenance,
24. The Board of Directors shall have the right to have any Vehicle that is parked, kept, maintained, constructed, reconstructed or repaired in violation of the CC&Rs, these Rules and Regulations or any statute or ordinance towed away at the sole cost and expense of the owner of the Vehicle or equipment. Any expense incurred by the Association in connection with the towing of any Vehicle or equipment shall be paid to the Association upon demand by the owner of the Vehicle or equipment. If the Vehicle or equipment is owned by an Owner, any amounts payable to the Association shall be secured by the Assessment Lien, and the Association may enforce collection of such amounts in the same manner provided for in this Declaration for the collection of Assessments.

LAUNDRY ROOM

25. The rules for use of the Laundry Room are posted inside that building. Please forward all related problems to the property manager.

GENERAL RULES / COURTESY RULES TO HELP BENEFIT THE MUTUAL ENJOYMENT OF ALL RESIDENTS

26. No Unit Owner shall permit any thing or condition to exist within the Association which could induce, breed or harbor infectious plant or animal diseases or noxious insects, such as bedbugs.
27. No immoral, improper, offensive, or unlawful use shall be made of any part of the Association including any Unit.
28. No Unit Owner or any other occupant, tenant, guest, invitee and other user of the Unit Owner's Unit shall make any noises in or about the Unit that unreasonably disturbs the peace and quiet and the use of another Unit by the Owner thereof or by any other occupant, tenant, guest, invitee or other user thereof. No Unit Owner or any other occupant, tenant, guest, invitee or other user of the Owner's Unit shall play any musical instrument, CD/cassette, television, radio, sound amplifier or any other sound-emitting device in or around

such Unit so that the sounds emitted thereby unreasonably disturb peace and quiet and the use of another Unit by the Owner thereof or by any other occupant, tenant, guest, invitee or other user thereof. All Unit Owners and any other occupant, tenant, guest, invitee and other user of the Owner's Unit shall lower the volume of any such devices between the hours of 10:00PM and 7:00AM of the following day to an appropriate level such that the sound thereof does not cause an unreasonable annoyance or interfere with the peace and quiet of an Owner or any other occupant, tenant, guest, invitee and other user of a Unit located adjacent to or above or below the person's Unit. Additionally, no loudspeakers shall be affixed to any wall, ceiling, shelving or cabinets so as to cause vibrations discernible between Units. The use of stereo equipment, televisions and musical instruments shall be subject to and must be used in accordance with the Rules.

29. For each upstairs Unit (an even numbered Unit) there is a limit of 12 persons per Unit limit that may be present at any time in the Unit. Owners and other residents must also take into account the weight of heavy furniture, personal items and appliances that increase the load on the floors and/or balconies of their Units when determining how many persons may be present at one time in their Units. Any damage and/or personal injury resulting from overloading the floors and balconies of the upstairs Units shall be the responsibility of the Owner of such Unit.
30. No business, professional or commercial activities of any kind shall be conducted from the Units except that a Unit Owner or other resident may conduct a business activity within a Unit so long as: (i) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Unit; (ii) the business activity conforms to all applicable zoning ordinances or requirements for the University Meadows Condominium project; (iii) the business activity does not involve persons coming to the Unit or the door-to-door solicitation of Unit Owners or other residents in the University Meadows Condominium project; (iv) the trade or business conducted by the Unit Owner or resident shall not require more than one (1) employee working in or from such Unit who is not a lawful resident thereof; (v) the volume of the vehicular or pedestrian traffic or parking generated by such trade or business does not result in congestion or parking violations; (vi) the trade or business does not use flammable liquids or hazardous materials in quantities not customary for residential use; and (vii) the business activity is consistent with the residential character of the University Meadows Condominium project and does not constitute a nuisance or a hazardous or offensive use or threaten security or safety of Unit Owners or other residents in the University Meadows Condominium project, as may be determined from time to time in the sole discretion of the Board of Directors.

Cable Communication Line Installation Guidelines

31. The Unit Owner must obtain written approval from the Association to install a RG6 communication line on the exterior of the Building(s). The written request for such approval must include a diagram showing the proposed locations of the wiring on the Building(s). The Unit Owner is responsible for the cost of repairing any damage done to the exteriors of the Building(s) in connection with the installation and removal of the wiring whether such damage occurs in connection with the installation or removal at the request of the Owner or of any other resident of the Owner's Unit. Email: umhoa@sterlingrem.com
32. Black-sheathed wiring must be utilized. The Association does not allow white-sheathed cable to be installed on the outside of the buildings.
33. The installed wiring must stay as unobtrusive as possible. Every effort must be made to hide the new wiring behind or next to building trim and to attach the wire securely following the contours of the building structure.
34. The Association allows one (1) penetration into each Unit from the exterior which penetration shall be sealed appropriately by the installer to help ensure no exterior moisture or bug damage. The Unit Owner is responsible for maintaining the seal of this penetration. If the Owner desires additional, physical connections within their Unit, these connections must be made within the Unit and the wires can be hidden under the Unit's baseboards, etc.

35. If the Association installs any wiring raceways in the future, Unit Owners will be required to re-locate the communication wires serving their Units into the approved raceways.

These Rules and Regulations will remain in effect until amended by the Board of Directors of the Association. The adoption and enforcement of these Rules and Regulations are authorized by Arizona law and the Amended and Restated Condominium Declaration for the Association (the "CC&Rs"). In the event of a conflict between a provision hereof and a provision of the Amended and Restated Declaration (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. Pursuant to Section 6.2 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. The Board retains the right to grant variances from these Rules and Regulations as determined appropriate in its sole discretion. The waiver by the Association of, or the failure of the Association to take action with respect to any breach of any term, provision, covenant or condition of these Rules & Regulations, CC&R's or Bylaws, shall not be deemed to be a waiver of such term, provision, covenant or condition or any subsequent breach of the same or any other term, provision, covenant or condition contained in said documents. No past lack of enforcement of any of the items covered by these Rules & Regulations or the CC&Rs shall be deemed a waiver of the Association's right to enforce these Rules & Regulations or the underlying CC&Rs from and after the effective date hereof.

Each Unit Owner is responsible for the acts of the any occupant, tenant, guest, invitee or other user of the Owner's Unit. *All communications regarding infractions of these Rules and Regulations and the CC&Rs will be addressed to the Unit Owners and any fines levied will be against the Unit Owner rather than the tenant or occupant, as prescribed in the CC&Rs and Arizona Revised Statutes. Violations of these Rules and Regulations may result in fines being assessed against the Unit Owner and in the Association pursuing its other remedies for such violations. Pursuant to the CC&Rs, the Owner responsible for any violation of these Rules and Regulations shall be obligated to reimburse the Association for all its enforcement costs, including its attorneys' fees incurred in any such enforcement actions.*