

LEGEND VILLAS WEST TOWNHOUSE ASSOCIATION

RULES & REGULATIONS

REVISED JUNE 12, 2000

This manual contains the rules and regulations established by the Board of Directors. Additional or revised rules and regulations may be enacted in the future and will be distributed to the members of the Association.

This manual is intended to be of benefit to homeowners and tenants alike. Though these policies may seem restrictive in nature, they are designed as guidelines for good community relations. This manual incorporates by reference herein the Declaration of Covenants, Conditions, and Restrictions (CC&R's). Each member subscribes to the aforementioned document by virtue of the member's ownership of a unit or valid rental agreement.

Changes to these rules and regulations may be made by Board action or through a meeting of the membership of the Association. Violations of these rules and regulations may result in unnecessary expense to the homeowner or tenant, and/or the suspension of common area privileges.

Your Board of Directors hopes these policies will facilitate a better understanding of each member's obligations and make your residential community an area to be proud of as an owner.

Respectfully submitted,

Board of Directors
Legend Villas West Townhouse Association

These rules and regulations are in addition to and supplemental to the Regulations outlined in the CC&R's and the Association by-law's. All homeowners are obligated and ultimately responsible for ensuring their renter's compliance with the CC&R's and the Rules and Regulations set forth by the Board of Directors.

RULES AND REGULATIONS VIOLATION STRUCTURE

At time of initial violation:

FIRST NOTICE

NO FINE

Unless otherwise noted in contents
of Rules & Regulations

After 14 days from the date of the first notice

SECOND NOTICE

\$25.00 FINE

After 14 days from the date of the second notice:

THIRD NOTICE

\$50.00 FINE

After 14 days from the date of the third notice:

FOURTH NOTICE

\$100.00 FINE

**AFTER THE FOURTH NOTICE, FINES WILL
CONTINUE TO ACCUMULATE AT A RATE
OF \$100.00 PER NOTICE.**

If the fine is not paid separately, it will be deducted from the monthly Association Assessment Fees thereafter until the fine is paid in full. If balance is not paid in full monthly, you will receive a \$10.00 late fee. If Association fees are not paid and become delinquent, your water will be turned off and/or a judgement will be filed with the court, followed by garnishments.

ASSOCIATION ASSESSMENTS: Monthly Assessment fees are due and payable on the first (1st) day of the month. A late charge of ten (\$10.00) dollars will be added if payment is not received by the fifteenth (15th) day of the month. Delinquent assessments will require a judgment to be filed with the Court followed by garnishments. If judgement is not satisfied all unpaid assessments along with late penalties, interest, costs, and reasonable attorney fees will result in a lien against the property.

According to CC&R's, Article IV, Section 8; No owner may waive or otherwise escape liability for the assessments provided by non-use of the common area or abandonment of his lot. (Section 9). The lien of the assessments provided shall be subordinate to the lien of any first mortgage.

ABANDONED VEHICLES: Definition of inoperable or abandoned vehicle includes, but is not limited to, having expired license plates. Any vehicle that is obviously inoperable, in a state of disrepair, has flat tires, cob webs beneath, or not moved regularly, etc., will be considered abandoned. Abandoned or inoperable vehicles will be towed after 48-hour notice at owners expense.

ANIMALS: Each unit is limited to two (2) pets (cats/dogs). Those of you have three (3) at this time are not being asked to remove them, but are asked not to replace them should anything happen, so as to keep the count at two (2). Anyone having more than three at this time must remove them from the complex. **Violators will be fined as per the violation structure.**

NO FREE ROAMING OR UNATTENDED PETS ARE ALLOWED ON THE GROUNDS!!! YOU WILL BE FINED. All dogs must be on a leash or tether and under immediate control of their owners. Any unleashed dog will be picked up by Animal Control.

Pet owners are responsible for cleaning up **IMMEDIATELY** after their pets and must carry a suitable instrument for picking up animal waste (feces). Patio areas are to be kept clean and free of pet odors.

No dog will be chained outside of patios, front entrances, or anyplace on common ground.

The animal laws of the county must be observed at all times. Never allow your pet to be a nuisance to your neighbor. Homeowners are encouraged to call Animal Control when pets or strays are roaming freely.

ANTENNAS: No antennas or satellite dishes may be erected, on the outside of any building or anyplace within the common area of the complex.

BUSINESS ON PREMISES: The visible operation of a business from a UNIT is prohibited, whether or not the UNIT is used also as a residence.

CLOTHES DRYING: No outside clothes lines will be placed on any property as to be seen visible from neighboring property. No clothes drying is allowed on fences surrounding patio or entrance areas.

DISEASE AND INSECTS: No OWNER/TENANT shall permit anything or any condition to exist upon any property which shall induce, breed, or harbor infectious plant diseases or noxious insects.

DOORS: Front doors are to blend with the color scheme established by the Association. The Board approved BLACK SECURITY DOORS to be attached, if attached properly and with integrity.

Those of you who have attached different colors are not being requested to change them, but those of you who may add them in the future are requested to purchase BLACK.

DUMPSTERS: Dumpsters serve as garbage collection containers. Residents are responsible for placing trash **INSIDE THE DUMPSTER** serving your respective homes. You are asked to bag and tie your trash and break down boxes. Trash not placed in dumpsters will be examined to identify violators and fines will be issued. **PARENTS, SEE TO IT THAT YOUR CHILDREN GET THE TRASH IN THE DUMPSTER, OR YOU WILL BE FINED. DOORS MUST BE KEPT CLOSED OR YOU WILL BE FINED.**

DUMPSTERS are for garbage, not **FURNITURE, MATTRESSES, APPLIANCES, ETC.** You must remove them from the property at your expense. Dead animals are not to be placed in the dumpsters. Please call Animal Control. **VIOLATORS WILL BE FINED.**

IMPROVEMENTS OR ALTERATIONS: All improvements or alterations to any portion of the exterior structure or the common area must be approved by the Association. Rules of the CC&R's will be followed.

KEYS: MAILBOX KEYS are available only from the Maryvale Post Office, located at 4415 N. Maryvale Pkwy., Phoenix AZ.

POOL KEYS may be obtained from _____ MANAGEMENT CO. There will be a \$25.00 fee for the first key, and a \$75.00 fee for any replacement key. These keys cannot be duplicated. (Note: OWNERS must have no delinquencies on their accounts and if rented, must have a Landlord/Tenant agreement on file with the Management Company, to be able to obtain keys for themselves or tenants.)

MONTHLY MEETINGS: Meetings will still be held on the second Monday of the month at 6:00 p.m. They will be held at the Christ Presbyterian Church at 6440 W. Indian School Road. You will be notified of any change.

MINOR CHILDREN: Children are subject to the same Rules and Regulations as their parents or guardians, who will be held totally responsible for any damages, either directly or indirectly caused by children (and/or friends/guests). Curfew for children under 16 is 10:00 p.m.

MISCHIEVOUS ACTS: Mischievous act and vandalism costs each resident. Repairs for damage must come from the Association funds. Any person observed damaging property of the Association will be billed for expenses to cover repair or replacement. Adult residents are responsible for damage incurred because of your guests, children for children's guests. Owners will be held responsible for damage incurred by tenants or tenant's guests. Association property belongs to you. Please treat it as such. All residents are responsible to discourage and/or report mischievous acts to the Management Company or to the Police as circumstances necessitate.

A \$250.00 REWARD WILL BE PAID TO ANY PERSON OR PERSONS PROVIDING INFORMATION LEADING TO THE ARREST AND CONVICTION OF THE OFFENDER.

NOISE AND NUISANCE: Noise in excess is prohibited. Try not to place stereos, TV's, radios, pianos, or organs on common wall inside homes. Do not place stereos, radios, TV's, etc., in common area so as to be annoying to neighbors. Please keep volume of such devices at a moderate level at all times. Noise from these devices as well as parties, conversation, horn honking, car stereos, etc., must not impose on other residents. Community living requires each homeowner/tenant to be considerate of their neighbors.

DO NOT CLIMB WALLS! DO NOT CLIMB TREES! This is not only damaging to the walls and trees, but also dangerous because of the possibility of falling. **PARENTS, ADVISE YOUR CHILDREN ABOUT THESE RULES!!!**

PARKING: Each unit is assigned two (2) parking stalls. Owners/tenants will be issued two vehicle stickers per unit, identifying your vehicle as one belonging to an owner/tenant. Parking will be permitted in designated parking areas only. **NO PARKING ON STREETS!!!** Owners will not be allowed to park in VISITORS parking spaces. Parking spaces in front of pool are for VISITORS ONLY. Guests of any resident should be instructed to park only in the designated area for visitors. No parking will be allowed on grass, common areas, or on sidewalks. Those vehicles parked on streets, blocking or using another person's designated space will be towed away at the owner's expense.

No boats, trailers, campers, camper shells, trucks, RV's, commercial vehicles or equipment over 1 ton to be parked on Assoc. property.

Bicycles or motorbikes may be parked in the designated unit's parking, but bicycles or motorbikes parked on the sidewalks or common area are subject to removal at owner's expense. Bicycles and motorbikes may be parked within enclosed patio/entrance areas, but please take care when walking them to enclosed area, not to destroy sprinkler heads. You will be held responsible for any damage. Riding of any motorized vehicle or bicycle is restricted to asphalt area. Riding on grass or any common area is strictly prohibited.

PATIOS/ENTRANCES: Patios/Entrances must be kept in reasonable order. No storage or unsightly condition can be visible from neighboring property. All entrances that are visible from neighboring property are to be kept free from clutter, debris, storage, freezers, refrigerators, etc. Only attractive potted plants may be kept on those entrances visible to neighboring property.

Sunshades may be hung, but must be white or natural color, and of plastic or natural materials.

PLAY: There will be no playing in the streets. The common area is for the use of all residents. Parents advise your children about the destruction of sprinkler heads while at play. You will be held responsible. Because of the danger to persons and property, the following will not be allowed at any time outside the owner's unit.

1. Slingshots, BB Guns, Knives, Bow & Arrows, Guns (**CHILDREN AND ADULTS**).
No gunshots allowed on holidays, celebrations, etc.
2. Throwing of bark, stones, bottles, cans or any other such missiles that could injure or endanger other individuals or their property.
3. Other dangerous or improper items determined by the Board of Directors.

Skateboards, Roller Skates/Blades users are required to give the right of way to pedestrians.

RENTALS: All owners who lease/rent their unit(s) must provide the Association with a completed and signed Landlord/Tenant Agreement within ten (10) days of occupancy. Any owner who has not complied with this rule and presently has tenants in a unit within the complex, must provide the Association with a completed Landlord/Tenant Agreement immediately.

Owners must furnish copies of all Association Rules and Regulations to present tenants, and to future tenants prior to occupancy. Owners are advised to have tenants sign a Crime Free Lease Addendum.

There is no charge for Landlord/Tenant Agreement. A nominal charge is made for copies of the Association documents. All are available from MANAGEMENT COMPANY.

Owners renting their units must notify Management Company of new address and phone number. Tenants must notify them of telephone number.

ROOFS: No one is allowed to walk on any roof within the complex, with the exception of a maintenance man, roofers contracted by Legend Villas West Townhouse Association, emergency personnel (fire and police), and licensed air conditioner repairmen. A/C repairmen are not to use the flat story roof as access to the upper roof where A/C equipment is located.

SIGNS: Signs are not permitted on the property with the exception of those identifying the property, those posted for security alert, Blockwatch, and standard sized For Sale or For Rent signs. For Sale or For Rent signs cannot be placed in the ground, they must be placed in a window or on the gate. No signs (including but not limited to yard sale signs) are to be posted to trees with nails, staples, etc. This will kill the trees.

VEHICLE REPAIR: Emergency repairs, such as flat tires and battery jumps are permitted. NO MAJOR REPAIRS WILL BE ALLOWED. Any repair involving Petrochemical based fuels and fluids (gasoline, diesel fuel, oil, grease, transmission fluid, antifreeze, etc..) are detrimental to the integrity of the streets, driveways, and parking areas within the complex, and are **STRICTLY PROHIBITED**. The OWNER(S) of any vehicle, and/or units associated with any vehicle which is determined to be dripping or otherwise depositing such fluids, or any other detrimental materials (e.g. battery acid) upon the asphalt area, or any person(s) observed pouring or otherwise causing any detrimental material to be placed upon any asphalt area shall be responsible for the cleanup and, if necessary, the repair/replacement of the affected area. Parking areas are to be kept clean. Carpeting, cardboard, or other paper cloth material to soak up excess oil is prohibited. Non-flammable granular material, such as kitty litter, may be used, if cleaned periodically. **NO OIL CHANGES!!!!**

VIOLATIONS OF THE LAW: Please report all suspicious or criminal activity, that you directly observe, to the Phoenix Police Department.

EMERGENCY NUMBERS

9-1-1	Emergencies Only!!! Fire and Police
602-262-6151	Crime Stop: To report suspicious activity or non-emergency information
602-495-5008	Phoenix PD: Maryvale Precinct
602-261-8600	Silent Witness: Allows you to remain anonymous
602-	Arizona HOA Management Company
602-275-5886	Narcotics Complaint Hotline

WASHING OF VEHICLES IS NOT PERMITTED: We must keep costs to a minimum so the assessment fees can be utilized for the improvement of our property for EVERYONE. It is not fair for EVERYONE to pay for the water for a FEW to wash their cars. Our grounds need that water so much more!!! Violators will be fined!!!

WATERING: Watering will be done and controlled by the Association, as weather conditions require. The cost cannot be controlled if everyone is watering. Please conserve water wherever possible, so we can keep the cost at a minimum, and not have to increase Association Fees in order to pay the bill. Remember to especially keep water usage to a minimum in January,

February, and March every year. This will keep the sewer cost percentage low, and result in the same lower sewer bill every month from July to July. **PLEASE DO NOT WATER THE COMMON GROUNDS..... VIOLATORS WILL BE FINED!!!**

WINDOW COVERINGS: Interior window covering, curtains, draperies, and shades that are visible to the exterior of the buildings must be maintained in good condition. Sheets, unsightly, ragged or torn window coverings are not allowed.

No aluminum foil (day sleepers need to get shade that repel light), cardboard, or other paper, cloth or plastic material is allowed to be applied directly to the interior or exterior glass surface, or placed in such manner that is visible to the exterior.

Addition or modification of all exterior window screening or the addition of security bars and grates are subject to review and approval of the Board of Directors.

YARD SALES: Yard sales are not allowed, with the exception of two sales per year by everyone in the complex at the same time. They will be held in the spring and fall. A sign will be posted at both entrances; but no signs will be posted on the complex. We will also advertise in the Arizona Republic.

SUGGESTIONS AND COMPLAINTS: All correspondence should be written and addressed to:

Legend Villas West Townhouse Association

THE OSSELAER CO.
532 E. MARYLAND AV #F
PHOENIX, AZ 85012

These Rules and Regulations were adopted by the Board of Directors at a meeting held June 12, 2000. They are intended to promote peace, safety, health, and general welfare of the complex. It is every resident's responsibility to immediately report any infractions of these rules by any person(s) to Management Company.

The Association may pass new Rules, and/or make changes to existing Rules from time to time. OWNERS/TENANTS will be notified of any new RULES or changes to RULES as they occur. Your adherence to the provisions of the CC&R's, By-Laws, and Rules and Regulations of the Association is appreciated by all residents of LEGEND VILLAS WEST TOWNHOUSE ASSOCIATION.

Thank you for your cooperation,

Board of Directors