

**SABINO VISTA HILLS
HOMEOWNER ASSOCIATION**

**Community Rules and Regulations
Reference Guide**

May, 2018

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Rules and Regulations – Purpose of Document

Adopted February 20, 2018, the Board of Directors created Rules and Regulations by resolution. It was mutually agreed by members of the Board at that time that the impact of the Rules and Regulations would be monitored on an ongoing basis with the intent to consider amendments. In addition, the purpose of this document is to make it easier for Owners to obtain the information as it relates to certain aspects of their property, the Sabino Vista Hills (SVH) HOA community and requirements for all. All rules have been cross referenced to the CC&Rs; a legally binding agreement all Owners agreed to upon purchase of their home within Sabino Vista Hills.

Amendments, clarifications or changes may be made on various items of concern brought before the Board of Directors for consideration during their regularly scheduled business meetings. The purpose of this Rules and Regulations document is to give property owners a reference guide of the CC&Rs. These rules & regulations were prepared by the adopted CC&Rs and to provide the homeowners with a single document reference source of SVH compliance requirements and to avoid unwelcome compliance letters and possible fines.

Any provision contained herein that conflicts with any provision of Federal or State Covenants, Conditions and Restrictions (CC&R), Articles, or Bylaws is superseded by the provision contained in those documents. The hierarchy of documents is as follows: Federal Law, State Law, CC&Rs, Articles, Bylaws, Rules and Regulations.

Preamble: Any violation of the following rules is enforceable by fines and/or assessments, to the extent allowable by law and the CC&Rs. Please read the CC&Rs for details – this document is a reference summary only.

Thank you.

Sabino Vista Hills Homeowners Association

AIR CONDITIONING AND SOLAR EQUIPMENT (PAGE 8, Para 17, CRE CC&Rs)

All cooling and heating equipment shall be completely concealed from view without the residential site or lot if installed at ground level. No air-conditioning equipment, heating equipment, cooling or heating ducts, or other equipment shall be placed, installed, or maintained on the roof or wall of any building or structure except that certain solar heating and solar cooling devices may be placed on roof which completely conceal the same from horizontal view. No new roof top HVAC equipment will be allowed. Any replacement of current equipment needs approval of the Architectural Review Committee (ARC) prior to installation. All roof top equipment must be painted the same color as the body of house.

ANIMALS (PAGE 2, Para 3, SVH CC&Rs and PAGE 4, Para 2.04, CRE CC&Rs)

ANTENNAS (PAGE 4, Para 2.01, CRE CC&Rs & Page 8, para 16, SVH CC&Rs.)

No radio or television antenna or aerial shall be constructed or installed which shall extend beyond five (5) feet in height when same has been installed over the highest point of the roof upon in which same is installed without prior approval of the ARC.

BOATS & RVs (PAGE 7, Para 2.10, CRE CC&Rs & Page 2, Para 3, SVH CC&Rs)

Boats, campers, gliders, airplanes, mobile homes, trailers, motor coaches, house trailers or other trailers, recreational and similar vehicles or equipment shall not be placed upon any property (stored outside) unless stored within an enclosed structure approved by HOA. RVs may be placed outside for a period of time not to exceed 24 hours for the express purpose of loading prior to travel or for unloading after returning from travel.

BERMUDA GRASS (PAGE 8, Para 15 SVH CC&Rs)

No Bermuda Grass or other lawn, the pollen of which is considered to be an allergy stimulant, shall be grown on any lot in the community.

CARPORTS & GARAGES (PAGE 10, Para 2.13, CRE CC&Rs)

Carports are not permitted. Garages must accommodate no less than two cars – vehicles must be parked in the garage and concealed from view from dedicated roads and streets. A minimum of a two car garage is required.

COMMERCIAL VEHICLES (PAGE 7, Para 2.10, CRE CC&Rs)

No commercial vehicles shall be stored on the property unless stored within a closed structure.

COMMON AREA DAMAGES (PAGE 21, Para 5.05, CRE CC&Rs)

Each owner shall be liable to the Association for any damage to the Common Property.

CONSTRUCTION PROJECTS – ADDITIONS (see Design Guidelines)

Please review the Design Guidelines for Sabino Vista Hills – all additions require ARC approval.

DOGS/PETS (PAGE 4, PARA 2.04, CRE CC&Rs)

All dogs must be kept under leash and controlled at all times so that they will not interfere with a member's use and enjoyment of the respective dwelling units. Every pet owner must pick up after their dogs – per the Arizona Lease and Pet waste ordinance.

EVAPORATIVE COOLERS – HEATING AND COOLING (PAGE 8, Para 17, CRE CC&Rs and PAGE 11, para 2.21 SVH CC&Rs)

No evaporative coolers may be placed or installed or maintained except upon a flat parapet roof and when concealed from horizontal view. All reasonable measures must be taken to conceal such devices, and to minimize the alteration of the design or profile of any building or structure. See HVAC section above.

EXTERIOR LIGHTING (PAGE 5, Para 2.05 CRE CC&Rs)

All exterior lights must be so located as not to be directed toward surrounding properties or public right-of-ways causing a nuisance. Lighting must conform to Pima County Dark Sky ordinance.

GARAGES (PAGE 10, Para 2.13, CRE CC&Rs)

A fully enclosed garage to be not less than to accommodate two automobiles shall be constructed on every lot and to be maintained as such.

HEATING AND COOLING EQUIPMENT - see Evaporative Coolers – Heating and Cooling

HOME BUSINESSES (PAGE 11, Para 3.01, CRE CC&Rs)

No business of any nature or any so-called home occupations shall be conducted that may be discerned, viewed or otherwise detected by persons situated without owner's residential building site.

HOTEL DUPLEX OR APARTMENT HOUSE (PAGE 11, Para 3.01, CRE CC&Rs)

No hospital, sanitarium, hotel, duplex or apartment house of any kind or nature shall be constructed, permitted or maintained on any of said premises, nor shall any building on any of said premises be used without prior approval of ARC.

INSURANCE (PAGE 17, Para 4.05, CRE CC&Rs)

Each Owner shall obtain insurance against loss or damage by fire or other hazards in the amount sufficient to cover full replacement value. Also to provide owner's liability insurance for theft or other insurance to cover personal property.

LANDSCAPING (PAGE 10, Para 2.16, CRE CC&Rs and PAGE 3, Para 5, SVH CC&Rs)

All lots must have landscaping which shall be approved by the ARC prior to installation thereof. Owners are responsible for maintaining landscape.

LIGHTING – EXTERIOR

See Exterior lighting.

LOT/PROPERTY MAINTENANCE – DRIVEWAYS, ETC. (PAGE 17, Para 4.04, CRE CC&Rs)

All front yard landscaping, driveways, side yards, exterior surfaces, garages, yard perimeter, walls, fences, mailboxes, and exterior painting shall be the sole responsibility of each owner. In the event the owner fails to maintain his lot or improvements, the Board of Directors shall have the right upon ten (10) days written notice to enter the property and repair, maintain and restore the lot, and the improvement. The cost of such maintenance shall be added to and become part of the assessment to which such lot is subject.

MAIL BOXES (PAGE 9, Para 2.14, CRE CC&Rs)

The Board (ARC) shall determine the location, color, size, design and standards. Owner shall at all times be responsible for maintaining mail boxes.

NATURAL LANDSCAPE (PAGE 5, Para 2.06, CRE CC&Rs)

The native growth of said property, including without limitation, cacti, mesquite and Palo Verde trees, shall not be destroyed or removed from any lot by owner, except such native growth may be removed for construction and maintenance of roads, driveways, detached single-family dwellings and necessary garages and other outbuildings related to property/residence and walled-in service yards and patios without approval from ARC. Removal of native vegetation will require revegetation with native plants – an ARC approval is required.

NUISANCES, ODORS, NOISE, LOUD SOUNDS (PAGE 5, Para 2.05, CRE CC&Rs)

No odors shall be permitted to arise therefrom so as to render any such property unsanitary; no exterior speakers, horns, whistles, bells or other loud sound devices (except for security) without prior Board approval.

PAINTING (PAGE 17, Para 4.04, CRE CC&Rs)

All exterior painting and trim painting of home requires ARC approval – prior to any work commencement. See painting schemes requirement on SVH website.

PATIO WALLS (PAGE 3, Para 5.0, SVH CC&Rs and PAGE 10, PARA, 2.17, CRE CC&R S)

All patio walls facing the street must be constructed of the same material as the house located upon such lot and plans for such patio wall must be approved by the ARC prior to construction.

PETS AND ANIMALS (PAGE 4/5, Para 2.04, CRE CC&Rs)

No animals of any kind shall be raised, bred, or kept, except that a reasonable number of general recognized house or yard pets may be kept, provided that they are not kept for commercial purpose. To have no more than two (2) pets per household; provided, however, the Board may determine that a reasonable number in any instance may be more or less.

REMODELING EXTERIOR (PAGE 13, Para 3.06, CRE CC&Rs)

For any exterior remodeling, changes or additions to property must have ARC approval prior to commencement of work. Plans must be submitted including color schemes, lot plans, plot plans for approval by the ARC committee.

ROOFS & PARAPETS (PAGE 17, Para 4.04, CRE CC&Rs)

No changes, modifications to exteriors or roofs permitted - ARC approval is required prior to commencement of work.

RENTALS & LEASES (PAGE 12, para 3.03, CRE CC&Rs)

Owner shall have the right to rent or lease dwelling. Tenants must abide by the CC&Rs

RUBBISH, TRASH, DEBRIS ON LOT (PAGE 7, Para 2.10, CRE CC&Rs & PAGE 2, Para 4.0, SVH CC&Rs)

No rubbish or debris of any kind shall be dumped, placed, stored or accumulated on any property or portion of any property that will cause such lot to appear in an unclean or untidy condition. No odors may be emitted or loud noise will be permitted on any property that will or might unreasonably disturb the peace, quiet, comfort or serenity of the occupants of surrounding property. Trash cans shall be kept screened to conceal them after pick up day.

SIGNS (PAGE 4, Para 2.03, CRE CC&Rs)

No signs of any kind shall be displayed on the Property except, such signs as may be required by legal proceedings, real estate for sale, and alarm company signs.

SOLAR PANELS

Require ARC approval for location.

SWIMMING POOLS (PAGE 13, Para 3.06, CRE CC&Rs)

No swimming pools will be constructed without prior approval by the ARC. Swimming pool must be maintained to meet safety requirements required by law and cannot be unattended whereby causing bodily danger or breeding area for insects.

TOWERS AND ANTENNAS (see Antennas)

VEHICLE REPAIR - OUTSIDE STORAGE (PAGE 7, Para 2.10, CRE CC&Rs)

At no time will there be any outside storage of motor vehicles in stages of construction reconstruction, modification or rebuilding of parts of motor vehicles such as frames, bodies, engines, or other parts.

VEHICLES (PAGE 7, Para 2.10, CRE CC&Rs & Page 2, Para 3, SVH CC&Rs)

No unlicensed wheeled vehicles (except bicycles), including, but not limited to motorcycles, motor bicycles, mopeds, or minibikes shall be operated upon any part of said property except for the purpose of access to the garage. No licensed or unlicensed vehicles shall be permitted on said property if such vehicles are a disturbance to adjacent property owners because of noise or method of operation.

WATER TANKS (PAGE 7, Para 13.0, SVH CC&Rs)

No structure including elevated tanks of any kind shall (including water catchment systems) be erected, placed or permitted upon any part of said property. Placing of tanks and other water system apparatus on property must be approved by ARC.

WOOD AND STORAGE PILES (PAGE 3, Para 4.0, SVH CC&Rs)

Wood piles and storage piles will be walled in and shall be concealed at all times so that they are not viewable by any neighbor or from any street.

SABINO VISTA HILLS NEIGHBORHOOD ASSOCIATION

RESOLUTION

Rules and Regulations

May 15, 2018

WHEREAS, THE Arizona Revised Statutes (ARS chapter 16, Article 1, 33-1802), and the Sabino Vista Hills Neighborhood Association (the 'Association') Declaration of Covenants, Conditions and Restrictions as well as Bylaws ("Governing Documents") empower the Board of Directors (the "Board") to adopt and publish rules and regulations and policies that govern the conduct and actions on lots and common areas of owners, tenants, visitors, contractors and guests.

WHEREAS, for the benefit and protection of all Members, the Board deems it desirable to adopt a resolution to establish a Rules and Regulations for Sabino Vista Hills Neighborhood Association:

WHEREAS, the purpose of the Rules and Regulations document is to clarify the rules and regulations written in the CC&Rs for Sabino Vista Hills and Canyon Ranch Estates:

This guide will assist homeowners to find specific rules and regulations as a quick reference to the CC&Rs for a better understanding of said rules and regulations noted in the CC&Rs:

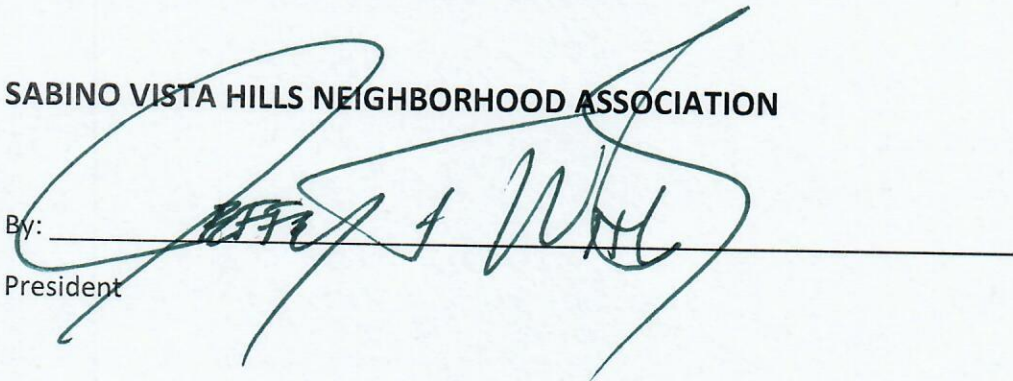
WHEREAS, the scope and intent of this document is for the use of homeowners, their guests, tenants, visitors and contractors and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the board of directors:

NOW, THEREFORE, BE RESOLVED THAT the following Rules and Regulations are hereby adopted by the Board of Directors, May 15, 2018.

SABINO VISTA HILLS NEIGHBORHOOD ASSOCIATION

By: _____

President

A large, stylized handwritten signature in blue ink is written over a horizontal line. The signature is highly cursive and appears to be the name of the President.