



RULES & REGULATIONS

Revised April 11, 2018

STATEMENT OF GENERAL POLICY

The Exeter Place Rules and Regulations document is intended to simplify and clarify the Covenants, Conditions, and Restrictions (CC&R's) and By-laws of the Association. Please refer to the Exeter Place CC&R's Understanding document on which these Rules and Regulation guidelines are based. The Board of Directors may amend these guidelines from time-to-time as deemed necessary.

Each homeowner of a lot within Exeter Place is responsible to become acquainted with the CC&R's and with these Rules and Regulation guidelines.

Our HOA Management team is responsible for determining any violations that may be observed. Proper notices and procedures will be followed to resolve violations.

Please ensure you provide your residents with a copy of these Rules & Regulations.

This revised Rules and Regulations document supersedes and replaces all prior issued by the Board.

Thank you,
Exeter Place Association, Board of Directors

GENERAL

All HOA documents, forms, and notices are located on our community web portal.

Homeowners are required to submit an Architecture Change Request form and obtain approval from the Board **PRIOR TO** making any changes to the exterior appearance of your home or lot (typically, a front yard or open side yard of a lot), including landscaping changes, carriage lights on the garage, concrete pads and sidewalks, etc.)

The lot, unit, and all landscaping located on the lot must be maintained at all times in a clean, safe, neat and attractive condition. No ancillary unit, such as storage sheds, shacks, guest houses, barns, armadas, cabanas, gazebos, covered patios, or any structures or items of any similar type may be constructed or maintained on a lot higher than the fence line until all plans and specifications are submitted to the Architectural Committee and approved in writing by the Board.

Each homeowner is responsible for carrying adequate insurance coverage for their lot and unit. The HOA master insurance policy only covers common areas and HOA business activities.

Homeowners are held accountable for their own, their tenant's, and guest's actions. Violations resulting in damages to Association facilities and/or Common Areas will result in charges being levied to the homeowner for all repairs of damages.

RESIDENT CONDUCT

No unit shall be used in such a manner as to interfere with the enjoyment of other residents; nor shall any nuisance be permitted to occur in any lot. Loud noise, stereo or television sound shall not be allowed to reach a level that is objectionable to other residents. Littering of lawns or other common areas with beverage cans, bottles or debris is strictly prohibited.

COMMON AREAS

The cleanup and repair of any damage caused to the Common Areas due to willful or negligent acts by a homeowner, their residents, or guests, will be assessed against the homeowners account.

RENTAL PROPERTY

No portion of the premises but for an entire lot, together with the improvements thereon, may be rented. All occupancy is strictly to be 'residential' in nature.

It is the owner's responsibility to supply their tenants with a copy of the Rules and Regulations which are available on our community web portal. Homeowners are fully responsible to the Association for the conduct of their tenants, guests, and pets thereof. Any costs incurred by the Association in enforcing any of its Rules and Regulations, or the Covenants, Conditions and Restrictions (CC&R's) will be assessed to the owner of the lot involved.

ANIMALS

1. No animals of any kind shall be raised, bred, or kept on any lot, or in any common area, except that dogs, cats or other household pets subject to approval of the Association, provided that no animal shall be kept, bred, or maintained for any commercial purpose.
2. All animals shall be kept under reasonable control at all times and in accordance with applicable laws. Reasonable control requires that dogs shall be on a leash when not confined entirely to an owner's lot. Animals which become a nuisance or a threat to other residents or guests will be reported to the City of Mesa Animal Control.
3. Exeter Place HOA follows City and County Trap-Neuter-Return (TNR) procedures for stray cats.
4. Owners, in accordance with applicable City or County regulations, must immediately dispose of all animal wastes.
5. Pet owners shall not allow unreasonable noise or other acts by pets which interfere with the rights of other.

LANDSCAPING

The Lot owner is responsible for the area behind the courtyard (pony) wall and for keeping their yard, trees and bushes neatly trimmed, properly cultivated, and free of trash, weeds, and other unsightly material. This also includes removal of dead trees and trimming trees that extend onto other's lots. All debris and trash must be disposed of properly.

****Please Note:** When preparing to close your home for an extended period away, each homeowner is required to leave the main water source (valve) to your home ON, so the association can continue to maintain the landscaping.

NUISANCES, GARBAGE, AND RUBBISH

1. No noxious, illegal, or offensive activity may be carried on or permitted on any part of the properties, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
2. Each Lot shall be maintained free from rubbish, trash, garbage or other unsightly items which must be promptly removed from each Lot and not allowed to accumulate. No garbage, trash, or other waste materials shall be burned on any Lot.
3. Woodpiles and areas for the storage of equipment and unsightly items shall be kept screened by adequate fencing or other aesthetically pleasing materials acceptable to the Board to conceal the items from the view of adjacent Lots and streets.
4. Garbage cans (trash and recycle) may be placed on the street on collection days, and thereafter must be stored inside the carport or garage. Garbage cans may not be stored inside or outside of the front patio area, or in any area visible from the street with the exception of open carports. Garbage cans may be placed out on the street for collection after 5 pm the preceding day and must be removed by noon the following day.
5. Under the compliance of the City of Mesa, no hazardous materials, i.e., paint, solvents, thinner, etc., will be picked up by the City of Mesa.
6. Any special garbage pickups required (old water heaters, large items not normally picked up on trash day, etc) will require a call from the Association to the City of Mesa requesting the special pick-up (because the Association pays the garbage bill). The actual charges from the City of Mesa to the Association will be billed back to the owner's account. Please contact the Management company to make these arrangements.

PARKING, GARAGES, AND CARPORTS

1. Owners shall keep their garages/carports neat, clean, and free from clutter, debris, hazardous materials, or unsightly objects.
2. All vehicles owned by a resident of a Lot must be parked in the garage or carport. Owners and tenants are not allowed to park in visitor parking.
3. No visible storage is permitted in the carport and no storage which limits or restricts parking resident's vehicles in the garage is permitted.
4. No boat, trailer, camper, bus, or similar vehicle shall be stored or parked on any lot, common area, or driveway, except in accordance with rules and regulations of the Association. No vehicle may be kept on blocks or jacks at any time.
5. Parking in fire lanes or in front of access gates is prohibited, and are subject to fines by the City of Mesa.
6. Parking by guests and visitors in designated areas is limited to 48 hours unless the Board approves an exception.
7. Parking on streets which in any way restricts the free entrance or exit of residents from their property is strictly prohibited.
8. Overnight parking in streets is strictly prohibited from sunset to sunrise, to ensure that emergency vehicles have full access.
9. No parking on gravel or grassy areas.
10. No vehicles (registered or unregistered) are permitted that pose a noise nuisance per the nature of their operation.

COMMERCIAL VEHICLES

Commercial vehicles belonging to service providers doing work on the premises are permitted on the property during daylight hours (or at other times during emergencies).

POOL RULES

1. Use of the pool facility is limited to owners, tenants, family members and guests.
2. All property owners are individually responsible for the actions and safety of all persons whom they have delegated their right of use.
3. Property owners will be assessed for damage to the pool, pool equipment or furniture done by persons using pool areas under the owner's authority.
4. No glass of any kind is allowed inside the pool area.
5. Pool keys are required to be under the control of residents of Exeter Place. Homeowners will be assessed \$25.00 for replacement of lost or additional keys, and are prohibited from giving keys to people "outside" of Exeter Place.
6. The right of any owner or delegate to use the pool area may be suspended for violation of pool rules.
7. No minors may use the pool without adult supervision.
8. No furniture of any kind is permitted in the pool, except for standard pool floats.
9. No barbeques of any kind are permitted in the pool area.
10. All persons must enter the pool/spa area through keyed gates during posted access hours.
11. Pool gates must be closed at all times per County ordinance.

SIGNS

No sign of any kind except for one "For Rent" or one "For Sale" sign, or other sign permitted per legal statute, are permitted. Signs must be removed within 5 days after sale or rental is accomplished.

All care must be taken not to disturb the grass or to dig holes which would affect safety or would interfere with sprinkler or other improvements operation. Any damage to grass sprinklers, electrical wiring, etc., shall be repaired by homeowner at homeowner expense.

MAILBOX POSTINGS PROHIBITED

Only HOA Management or the Board may put postings on the community mailboxes.

GARAGE SALES PROHIBITED

Garage sales and signage promoting a sale are prohibited at all times for the safety of the community.

SPEED LIMIT

To provide for the safety of residents, the speed of all vehicles within Exeter Place is limited to 10 miles per hour (maximum).

RIDESHARE / RENTAL BIKES

Rideshare (rental) bikes may not be left outside a unit, on a street or on common areas within the community walls, which are deemed to be private property areas.

While rented and not being ridden, bikes are to be placed safely inside the garage or carport, behind the pony wall, or in the back area of the unit.

When rental is completed, bikes are to be placed safely outside the community walls away from the entrance area. Renters assume all liabilities related to the bike rental, parking, and pickup.

HOA Management has the authority to contact the bike rental company to request pickup for any reason.

Homeowners may be fined for violations as determined by HOA Management to these rules incurred by persons associated with their unit.