

Diamond Ridge I

Rules and Regulations

Revised December 2021

Management Information
Rules and Regulations
Exterior Paint Guidelines
Architectural Review Forms

RULES & REGULATIONS

DIAMOND RIDGE I HOME OWNER'S ASSOCIATION

c/o Vision Community Management
16625 S. Desert Foothills Pkwy, Phoenix, AZ 85048
Office: (480) 759-4945 Fax: (480) 759-8683
E-Mail: DiamondRidge@WeAreVision.com

RULES AND REGULATIONS

Revised December 2021

The Board of Directors in accordance with the Covenants, Conditions & Restrictions (CC&R's) and the By-Laws of Diamond Ridge I have developed the following Rules and Regulations. Included are various city codes, which have been emphasized.

The Board's Mission is:

1. Ensure Enjoyable Living Conditions for Our Community.
2. Maintain an Aesthetically Pleasing Environment for Our Community.
3. Maintain a Safe Environment for All Residents, Their Children and Guests.
4. Create an Environment that Enhances the Property Values of Our Community.

The Board of Directors has the responsibility to see that the Rules and Regulations listed within this booklet, as well as those detailed in our CC&Rs, are clearly communicated and followed.

It is the responsibility of each homeowner to personally understand and cooperate in the adherence of these Rules and Regulations as well as to ensure that any guests, renters or others visiting or occupying their property understand and adhere to these Rules and Regulations. All questions with regards to the Rules and Regulations should be directed to the Property Management Company.

If a conflict exists between a provision in these Rules and Regulations and the CC&R's, the provision in the CC&R's shall apply.

These Rules and Regulations shall be effective October 23, 2020. Thank you for your cooperation,

Diamond Ridge I HOA
Board of Directors

Diamond Ridge I

RULES AND REGULATIONS

Table of Contents

SECTION 1. NUISANCES: 5

SECTION 2. UNSIGHTLY OBJECTS:..... 5

SECTION 3. SATELLITE DISHES: 5

SECTION 4. EXTERIOR MAINTENANCE:..... 6

SECTION 5. EXTERIOR LANDSCAPE: 6

SECTION 6. GARAGE SALES/YARD SALES: 7

SECTION 7. GATE CODES: 7

SECTION 8. PETS: 7

SECTION 9. CHILDREN/GUESTS: 8

SECTION 10. VEHICLES:..... 8

SECTION 11. PARKING: 8

SECTION 12. MODIFICATIONS & RENOVATIONS 9

SECTION 13. RENTAL UNITS:..... 9

SECTION 14. VIOLATIONS: 9

SECTION 15. POOL DRAIN AND BACKWASH..... 9

SECTION 16. HEALTH, SAFETY AND WELFARE: 9

SECTION 17. EXTERIOR GUIDELINES..... 10

Appendix: Architectural Review Forms 12

SECTION 1. NUISANCES:

- A. The following items and activities are considered to be nuisances:
 - a. Continuously barking dogs, allowing dogs and cats to use other homeowner's yards to relieve themselves
 - b. Loud car or home stereos, loud parties, revving/racing engines, spinning of tires, excessive honking of horns, unattended vehicle alarms
 - c. Parking, blocking other homeowner's drives, speeding and/or racing through our Community

- B. Home Based Business:

Pursuant to Article 5, Section 5.1 of the CC&R's, no gainful occupation, profession, trade or other nonresidential use shall be conducted on any Lot. There are several manners in which operation of a business in a home may be detected. Such businesses are detectible in the following manners and:

- Must not cause excessive traffic in and out of the home or Community
- Must not result in the storage of large equipment or excessive quantities of equipment on the lot or in the Community
- Must not result in the use, storage or disposal of toxic materials and/or chemicals on lot or in any portion of the lot or in the home
- Must not cause loud or excessive noise
- Must not result in storage of unsightly objects that are visible from the street, common area or neighboring property

SECTION 2. UNSIGHTLY OBJECTS:

- A. Garbage cans are to be stored out of sight in an inconspicuous place.
- B. Garbage cans shall be placed out on the curb not earlier than the night before pick-up and shall not be left out on the curb more than 24 hours after pick-up.
- C. Bulk trash shall only be permitted 1 week prior to City of Phoenix posted bulk trash collection days for our Community (City Code ARS13-1603).
- D. Storing of unsightly objects that are visible from the street or common area is strictly prohibited. This includes, but is not limited to, play equipment, trash cans, satellite dishes exceeding 1 meter in diameter, rubbish, home improvement discards, etc.
- E. All antennas and satellite dishes exceeding 1 meter in diameter are prohibited from being mounted on the front area of the home or in the front yard as to be seen from the street and are subject to prior architectural approval (See Section 12 Modifications & Renovations).
- F. Driveways are to be kept clean of major oil leaks from vehicles.
- G. Vehicles visible from neighboring property or common areas must not be unsightly or a visual detriment to the appearance of the Community.
- H. Patio furniture and patio furniture covers in poor condition. Items used as patio furniture covers must be intended and used for that specific purpose.
- I. Pool service companies/homeowners are not permitted to clean swimming pool filters out in such a manner that the DE/sand residue is left visible on street. This behavior is subject to a fine. See Section 15 Pool Drain and Backwash.

SECTION 3. SATELLITE DISHES:

Satellite dishes subject to FCC guidelines that are less than 1 meter in diameter:

- An attempt should first be made to ground mount a Direct Broadcast Satellite dish in the rear yard.
- If installation of a Direct Broadcast Satellite dish on the ground does not provide an acceptable quality signal, the Direct Broadcast Satellite dish can be placed on the home.

- In placing the Direct Broadcast Satellite dish, the placement is required to be the least visible from the front of the home as possible.

SECTION 4. EXTERIOR MAINTENANCE:

- Driveways, sidewalks and entrances are to be kept free of obstructing plants, trees, shrubs, containers and/or unsightly objects.
- Homes are to be kept in good repair and painted in accordance with approved colors. Prior to any renovation(s) and/or modifications(s) written approval must be received from the Architectural Committee and/or the Board of Directors as stated in Section 12 Modifications & Renovations.
- Window screens, doors and gates are to be kept in good condition. If deteriorated or in disrepair, they must be repaired or replaced. Front doors and screen replacements are subject to Architectural review.
- Wooden front entry doors are to be Stained or Painted in approved community paint colors only and are subject to design approval by the Architectural Chair/Committee. No front entrance door screens are allowed however, the existing wood front entry door may be replaced with a new wood door, wood and glass door, or iron and glass entry door, subject to design approval by the Architectural Chair/Committee. Both door and sidelights must be similarly framed, i.e., if a homeowner chooses to replace the existing wood door with an iron and glass door, the sidelights and transom (if any) must also be framed in iron. Required options on such doors shall include but not be limited to vertical door handle rather than horizontal lever. Other options available and permitted subject to Architectural approval include hinged glass frames for air flow, glass options for privacy, faux finishes. As with all exterior changes, an Architectural Review form must be submitted and approved prior to proceeding with any changes, including front door replacement.
- House numbers must be clearly visible on all homes. This assists emergency personnel.
- Holiday, seasonal and special event decorations are to be kept neat and not interfere with others or create a nuisance. All decorations shall be displayed no more than 30 days prior to or 30 days past such holiday, season or event.
- Only one (1) For Sale or Rental sign is permitted for each home. The sign shall be a standard professional real estate sign measuring no more than five (5) square feet in size and will be mounted on a standard post and cross arm not taller than 67" high with not more than a 36" cross arm. The sign is limited to an area on the lot in close proximity to the home (not posted on the home, in any window of the home or over a wall/fence).

SECTION 5. EXTERIOR LANDSCAPE:

Front landscape is to be rock ground cover or grass or a combination. Rock ground cover must be decomposed granite. Decomposed granite must be either Madison Gold ½" screened or Palomino Gold ¾" screened. Granite should be spread at a minimum of 2 inches deep. Pre-emergent weed control should be applied to subgrade. No plastic is to be used under decomposed granite. Rock is to be maintained at a 2-inch minimum to ensure coverage in areas that diminish over time. Grass landscape is to be watered, trimmed and mowed regularly. All sections of grass landscape are to be over-seeded each winter. This must be done between the months of September and the first of November to maintain a green lawn year-round. Gravel is to be neat, free of weeds, grass and debris at all times.

- All dead or dying trees and shrubs must be removed/replaced immediately; stumps must be removed or cut and/or ground down to below top of gravel/rock, so no evidence of stump remains. An Architectural Review form must be submitted and approved for all tree removals, even if the dead tree has already been removed. Architectural Review form must be submitted and approved for any changes or replacement of the dead plant material with a different plant material.
- Front landscape is to be kept free of yard clippings, trash and other unsightly objects. Bulk trash shall only be permitted 1 week prior to City of Phoenix posted Bulk Trash Collection days for our Community.

Streets may not be used to store debris from yard work or remodel other than previously mentioned bulk trash City of Phoenix guidelines. Homeowner or contractor must store and remove yard/ remodel debris in a manner not to be unsightly from the curb. Homeowner must receive written approval to place contractor dumpster upon property.

- C. Homeowner(s) is required to obtain written approval from the Architectural Committee and/or Board of Directors prior to ALL exterior modifications and renovations to exterior landscape as stated in Section 12 Modifications & Renovations.
- D. Trees and shrubs in the common area are considered common property and are maintained at the direction of the Board of Directors.

SECTION 6. GARAGE SALES/YARD SALES:

No private auctions, flea markets, estate sales, yard sales or garage sales of any nature are allowed in the Community except for the annual Community sales sponsored by the Association. This will typically be held on the first Saturday of April. Extenuating circumstances may cause this date to change at the discretion of the HOA Board, however the Community sale may only occur one time per year. The Association may supply signage advertising the multi-homeowner garage sale and place an advertisement in the local paper or online media announcing the sales date. No private garage sale signs are allowed.

SECTION 7. GATE CODES:

- A. The gates at Diamond Ridge I are to be kept closed at all times except for entrance and exits.
- B. Each homeowner has access to gate entry codes via the QuickPass website www.quickpass.us, by phone at 888-444-6343, or email support at support@quickpass.us.
 - a. Homeowners have the ability to program their own codes into the system instantly, with the option to assign a permanent code, temporary code or duration code. Homeowners also have the ability to assign Friends and Family or Vendor status. The HOA highly recommends that homeowners contact QuickPass for instructions or any questions concerning access codes.
 - b. RFID Transponders- Gate access openers are available to all homeowners through QuickPass for an additional fee.
- C. Open House/ Real-Estate Procedures. Diamond Ridge I access is by invitation only. Every attempt to limit unauthorized public access should be made. Agents and Sell-by-Owner must post professional signs in a non-intrusive manner. A QuickPass **duration** special access code for use only during the time of the open house is encouraged (www.quickpass.us). The Association reserves the right and may limit the number of Open House Days requested if deemed excessive.
- D. No unauthorized posting or publication of permanent or temporary access codes is permitted.
- E. No vehicle may enter through exit gates. Damage caused by such illegal entry will be charged to violator for full restitution. Homeowners are required to notify all vendors and maintenance companies of code procedures.

SECTION 8. PETS:

- A. Pets are to be kept on a leash at all times when not in the fenced area of your yard (City Code: Article III, Sec. 8-14).
- B. Owners are responsible for keeping their pets out of other homeowner's property.
- C. Pet owners must pick up after their animals (City Code: Article II, Sec. 27-12).
- D. Dogs and cats are the responsibility of their owners and shall not be allowed to be a nuisance or danger to others. Owners must control dogs from excessive barking.
- E. No animals shall be kept within our community for commercial purposes or breeding.

SECTION 9. CHILDREN/GUESTS:

- A. Homeowners are responsible for the cost of any repairs for damage caused by their children and or guests to any part of the common area (streets, walls, lights, lawn, etc.) or to other homeowner's property.
- B. Homeowners are responsible for their children's behavior and they shall not be allowed to be a nuisance to others in the community. When playing in the neighborhood, on the sidewalks or streets, it is the homeowner's responsibility to ensure their children's safety. Children's play should not impede traffic.

SECTION 10. VEHICLES:

- A. The speed limit within Diamond Ridge is 15 miles per hour. For the safety of others, speeding will not be tolerated and violators will be fined and reports made to the appropriate law enforcement agencies.
- B. All boats, watercraft, RVs, camper trailers, large campers mounted on trucks, and utility trailers are specifically prohibited from being parked on driveways or streets in the community. Such vehicles may not be parked except for a short period of time, not to exceed 24 hours, for the purposes of loading and unloading only. If you or your guests require on-street parking for these or any similar vehicles for more than 24 hours, you must notify the Management Company of the vehicle license number, make of vehicle and length of stay. The vehicle may not be parked in a location that impedes the flow of traffic or hinders the passage of service vehicles such as trash collection trucks. The maximum permissible on-street parking is 72 hours.
- C. No automobile, motorcycle, motorbike or other motor vehicle shall be repaired on any lot other than minor repair work, i.e. flat tires, battery changes, etc. Owners are responsible for keeping their driveways free of oil stains.
- D. All vehicles, other than those addressed in 10B, are to be parked in garages or in the homeowner's driveway (See section 11 Parking).
- E. Vehicles that are inoperable from either a physical or legal perspective or those that are considered unsightly and a visual detriment to the appearance of the community, are not allowed to be parked anywhere in Diamond Ridge that is visible from a neighboring property or common area. Note that "inoperable" vehicles shall include, but not be limited to, wrecked vehicles, vehicles with significant or unsafe body damage, vehicles that are in a state of disrepair, vehicles up on blocks and vehicles that lack license plates or exhibit expired plates or tags. All vehicles visible from neighboring property, the street or common area must be free of cobwebs, debris, flat tires, broken windows or extensive damage, in good operating condition and appearance, licensed/ registered and not under repair.
- F. Only street-legal automobiles, motorcycles, motorbikes, electric bicycles, electric miniature scooters, electric standup scooters, or other motor vehicles may be driven on streets. No dirt bikes or other off-road vehicle may be driven on streets. All vehicles must be deemed street-legal as defined by Arizona State Law.
- G. All pedestrians always have the right of way over vehicles. Vehicles should use caution in such a manner to ensure the safety of all pedestrians.

SECTION 11. PARKING:

- A. As per the section (v) of Mountain Park Ranch Master Rules and Regulations: It is the intent of the Declarant to restrict On-Street parking as much as possible. Vehicles of all Owners and Residents, and of their employees, guests and invites, are to be kept in garages, carports, residential driveways of the Owner, and other designated parking areas.
- B. No vehicles may be parked on the street between the hours of 10PM and 6AM. If you require temporary on-street parking, please follow the same process outlined in Section 10B, i.e., notify the Management Company with the vehicle license number, make and model of vehicle and length of stay.

SECTION 12. MODIFICATIONS & RENOVATIONS:

- A. In accordance with the CC&Rs, the Homeowner(s) is required to obtain written approval from the Architectural Committee and/or Board of Directors prior to ALL exterior modifications and/or renovations except satellite dishes less than 1 meter in diameter. This includes, but is not limited to, improvements, replacements, additions, removals, alterations or repainting of any home, roof, fence, wall, gate, patio cover, driveway, walkway, lighting or front yard landscaping.
- B. Original Architectural Approval Form must be submitted in writing or online via the online submission form located at <https://www.visioncommunitymanagement.com/custom-lib/arc-form1.1/frontend.php?cid=DMR> to the Board of Directors with homeowner(s) signature(s) for approval to be valid. No photocopies, faxes or other forms of submission are permitted.
- C. Copies of the Architectural Approval Form may be obtained from the Property Management Company, in the Appendix of this document or on the Community website.
- D. In accordance with the CC&Rs, the Architectural Committee will approve or disapprove an application within sixty (60) days after the submission of the application.

SECTION 13. RENTAL UNITS:

- A. Homeowners renting their units are required to provide a copy of the Rental Agreement to the Property Management Company. The agreement must contain a list of all residents of the unit, type of vehicle(s) and license plate number(s). It must also acknowledge that the renter is aware of the Rules and Regulations.
- B. Homeowner(s) is liable for all violation assessments incurred for Rules and Regulations, the CC&Rs or the By-Laws violations including the cost to repair damage caused by their tenants or their guests, and all legal costs.
- C. The rental agreement must be submitted to the Property Management Company within 10 days of the rental of the unit. Failure to provide a copy of the Rental Agreement will result in a fine of \$100.00 to the owner.
- D. Short-term rentals of less than six (6) months days are prohibited.

SECTION 14. VIOLATIONS:

Please refer to the Violation Enforcement Policy, adopted by the Board of Directors at a duly called open meeting held on Monday, February 12, 2018.

SECTION 15. POOL DRAIN AND BACKWASH

When you need to backwash your pool filter or drain the pool, try to use the water to irrigate landscaping. Do not drain water into the street, alleyway or other city of Phoenix right of way. City Code, Section 31-8 and Section 23-33 prohibits discharging or allowing water to escape into a city street, other right of way, or other city property. A violation of either of these sections constitutes a class 1 misdemeanor and may result in a fine of up to \$2,500, imprisonment of up to six months, probation not to exceed three years, or a combination of all three. Each incident or day of violation constitutes a separate offense. The City of Phoenix published article on how to drain and backwash pools legally can be found online at <https://www.phoenix.gov/waterservices/customerservices/generalinfo/poolinfo>.

SECTION 16. HEALTH, SAFETY AND WELFARE:

In the event additional uses, activities and facilities are deemed by the Board to be a nuisance or to adversely affect the health, safety or welfare of the owners and residents, the Board may make the rules restricting or

regulating their presence in Diamond Ridge I or may direct the Architectural Review Committee to make rules governing their presence within Diamond Ridge I as part of the Architectural guidelines.

SECTION 17. EXTERIOR GUIDELINES

Diamond Ridge has chosen a subset of the Mountain Park Ranch HOAs approved color palette for our community. All paint color names refer to Dunn Edwards paints and all color choices are on display online at the Dunn Edwards Perfect Palette for Diamond Ridge at https://www.dunnedwards.com/colors/archive/color-ark_pro/diamond-ridge/diamond-ridge.

We have updated some of our guidelines:

1. The garage door color can now match the color of your trim
2. The front entry door may now be painted a solid color within the approved color schemes
3. Some Pop Outs and Pop Ins are allowed depending on the color scheme you choose for your home.
4. Stone Accents are now allowed.
5. No house should have the same color scheme as the house on either side of it. Approvals are at the Architectural Committee's discretion and applications to paint house the same colors as others in the near vicinity may still be denied due to concerns of colors becoming too dominant amongst a cluster of homes in the community.

Any proposed modification must be compatible with the design characteristics of the property itself, adjoining properties, and the neighboring setting. Compatibility is defined as harmony in style, scale, material, color, and construction details.

Note: Pop In is defined as recessed areas in the body of your home including Garage Doors. Pop Out is defined as areas in the body of your home that protrude from the stucco and are found around windows.

The colors listed below include a body color paired with two trim colors. Per the guidelines above, the body color is to be used on the house. You may choose ONLY one of the listed trim colors. These colors are the only colors to be used going forward in Diamond Ridge. All previous Frazee colors are no longer approved for use. This means that homes in Diamond Ridge cannot be repainted their current Frazee color – body or trim.

Please remember that repainting your home requires approval from the Architecture Committee via submittal of an Architectural Review Form.

Diamond Ridge Approved Paint Colors:

Scheme #1

Body & Garage: DEC759 Hickory RL#694
Trim Option: DEC765 Bone RL#625
Trim Option: DE6062 Tea Bag RL#548

Scheme #3

Body & Garage: DEC718 Mesa Tan RL#687
Trim Option: DE6143 Almond Latte RL#504
Trim Option: DE6109 Kraft Paper RL#555

Scheme #5

Body & Garage: DE6117 Colorado Trail RL#556
Trim Option: DEC765 Bone RL#625
Trim Option: DEC743 High Noon RL#614

Scheme #7

Body & Garage: DE6150 Gourmet Honey RL#505
Trim Option: DEC718 Mesa Tan RL#687
Trim Option: DEC759 Hickory RL#694

Scheme #9

Body & Garage: DEC726 Adobe RL#628
Trim Option: DE6125 Carved Wood RL#557
Trim Option: DEC765 Bone RL#625

Scheme #11

Body & Garage: DE6110 Warm Hearth RL#555
Trim Option: DE6129 Rustic Taupe RL#502
Trim Option: DEC745 Chaparral RL#624

Scheme #13

Body & Garage: DEC765 Bone RL#625
Trim Option: DE6062 Tea Bag RL#548
Trim Option: DE6143 Almond Latte RL#504

Scheme #15

Body & Garage: DEW344 Frosting Cream RL#023
Trim Option: DET621 Palomino Pony RL#918
Trim Option: DEA184 Parisian Night RL#473

Scheme #17

Body & Garage: DEW344 Frosting Cream RL#023
Trim Option: DET631 Cocoa Powder RL#928

Scheme #2

Body & Garage: DEC717 Baked Potato RL#682
Trim Option: DEC747 Sahara RL#634
Trim Option: DE6125 Carved Wood RL#557

Scheme #4

Body & Garage: DE6137 Tan Plan RL#559
Trim Option: DE6136 Terracotta Sand RL#503
Trim Option: DEC745 Chaparral RL#624

Scheme #6

Body & Garage: DEC716 Stonish Beige RL#677
Trim Option: DEC765 Bone RL#625
Trim Option: DE6110 Warm Hearth RL#555

Scheme #8

Body & Garage: DEC739 Golden Gate RL#693
Trim Option: DEC711 Cliff Brown RL#652
Trim Option: DE6060 Twilight Taupe RL#548

Scheme #10

Body & Garage: DE6109 Kraft Paper RL#555
Trim Option: DE6150 Gourmet Honey RL#505
Trim Option: DEC718 Mesa Tan RL#687

Scheme #12

Body & Garage: DEC711 Cliff Brown RL#652
Trim Option: DE6062 Tea Bag RL#548
Trim Option: DEC720 Cliff's View RL#598

Scheme #14

Body & Garage: DEC745 Chaparral RL#624
Trim Option: DE6125 Carved Wood RL#557
Trim Option: DE6110 Warm Hearth RL#555

Scheme #16

Body & Garage: DE6117 Colorado Trail RL#556
Trim Option: DEC720 Cliff's View RL#598
Trim Option: DEW328 Pearl White RL#042

Scheme #18

Body & Garage: DEC738 Travertine RL#688
Trim Option: DE6117 Colorado Trail RL#556

Appendix: Architectural Review Forms

The following forms may be used to submit requests to the Architectural Committee. An electronic copy available upon request from the Management Company. Forms should be submitted prior to any modifications as per Section 12 of Rules and Regulations.

DIAMOND RIDGE OWNERS ASSOCIATION APPLICATION FOR DESIGN REVIEW

All applications for changes to the exterior of your residence must be submitted to the Diamond Ridge Owners Association's Architectural Design Review Committee/Board of Directors. The Association's Covenants, Conditions and Restrictions (CC&Rs) require that a homeowner obtain the prior written approval for any structural change, alteration or addition to a property within the community.

Please note that approved applications must be completed in a timely manner. A project completion date is required on the Application. If additional time is required for you to finish your project, an extension request is listed on the second page of these forms.

To comply with the CC&Rs, please submit this application with all the required attachments to:

Diamond Ridge Owners Association c/o Vision Community Management
16625 S Desert Foothills Pkwy • Phoenix, AZ 85048
Phone: (480) 759-4945 • Fax: (480) 759-8683
Email: DiamondRidge@WeAreVision.com • Website: www.wearevision.com

If you have not received any form of communication from the Committee or the Association after (30) days, please call Vision Community Management for a status update.

Homeowner's Name: _____

Homeowner's Mailing Address: _____

City: _____ State: _____ Zip: _____ Lot #: _____

Property Address: _____

Phone: _____ Email: _____

The undersigned hereby submits its Application for Design Review to the Architectural Committee or the Board of Directors of Diamond Ridge Owners Association for review and approval of the following item(s):

___ Painting of Residence - Scheme # _____

Body: _____ Trim: _____ Accents: _____

Pop-Outs: _____ Garage: _____ Front Door: _____

Other: _____

_____ Installation of Landscaping _____ Revamping of landscaping

_____ Addition of: _____ to/on the residence (building)

_____ Addition of: _____ to/on the lot (property/land)

_____ Installation of a pool/spa

_____ Other (please specify): _____

