

COMMUNITY RULES AND REGULATIONS

THESE RULES AND REGULATIONS HAVE BEEN AMENDED AND APPROVED BY THE MEMBERS OF MONACO CONDOMINIUM OWNERS' ASSOCIATION, INC. THESE RULES AND REGULATIONS SUPERCEDE AND REPLACE ALL RULES AND REGULATIONS ISSUED BEFORE MARCH 23, 2004.

DEFINITIONS: RESIDENT: ANYONE WHO OCCUPIES ANY UNIT IN MONACO CONDOMINIUMS
PET: ANY DOG OR CAT
MANAGING AGENT: THE BUSINESS MANAGER AND EMERGENCY TELEPHONE NUMBERS FOR MONACO CONDOMINIUMS CAN BE FOUND POSTED IN THE LAUNDRY ROOM AND CLUBHOUSE WINDOWS
UNIT: ANY INDIVIDUAL CONDOMINIUM RESIDENCE
VISITOR: ANY NON-RESIDENT WHO COMES ONTO THE PROPERTY FOR LESS THAN SEVEN DAYS AS A GUEST OR TO CONDUCT THE LEGITIMATE BUSINESS OF A RESIDENT, UNIT OWNER, OR THE BOARD OF DIRECTORS.

RULE ENFORCEMENT: RESIDENTS WHO VIOLATE THESE RULES AND REGULATIONS, THE POOL RULES AND REGULATIONS, AND/OR THE VEHICLE RESTRICTIONS AND PARKING REGULATIONS ARE RESPONSIBLE AND/OR MAY BE CRIMINALLY OR CIVILLY LIABLE.

A SET OF THESE RULES AND REGULATIONS WILL BE MAILED TO EACH HOMEOWNER. LANDLORDS ARE RESPONSIBLE FOR INFORMING THEIR TENANTS OF THESE RULES AND REGULATIONS. ADDITIONAL SETS ARE AVAILBLE FROM THE MANAGING AGENT FOR A NOMINAL FEE.

1 PETS NO MORE THAN TWO HOUSEHOLD PETS OF 20 LBS. EACH ARE ALLOWED WITHIN A UNIT. LEASH LAWS REQUIRE THAT ALL DOGS BE CONFINED PHYSICALLY AT ALL TIMES WHETHER ON PUBLIC OR PRIVATE PROPERTY. (T.C.C. 4-97) DOG OWNERS MUST ALSO CLEAN UP AFTER THEIR PETS (T.C.C. 4-102) SWEEPING OR HOSING ANIMAL FECES OFF BALCONIES OR PATIOS ONTO COMMON OR PRIVATE AREAS IS A VIOLATION. OWNERS WILL NOT ALLOW THEIR PETS TO ROAM IN ANY LANDSCAPING OR BE TIED TO ANY TREES, FENCES, ETC. CATS SHALL NOT ROAM. CAT OWNERS SHOULD ENSURE THAT THEIR PETS WEAR A COLLAR IDENTIFYING THE OWNER. CATS NOT DISPLAYING A COLLAR MAY BE TRAPPED AND DISPOSED OF AS STRAYS. CAT LITTER SHALL BE PLACED IN PLASTIC BAGS AND DEPOSITED IN THE DUMPSTER. PETS SHALL NOT CREATE A NUISANCE; EXCESSIVE BARKING IS A VIOLATION. FOR BITES, COMPLAINTS AND LEASH LAW VIOLATIONS CALL PIMA COUNTY ANIMAL CONTROL.

DANGEROUS AND/OR VICIOUS BREEDS ARE NOT ALLOWED WITHIN THE MONACO CONDOMINIUMS. THE ASSOCIATION SHALL HAVE THE FINAL SAY IN DETERMINING AN ANIMAL AS DANGEROUS OR VICIOUS AND IF IT MAY BE KEPT ON THE PROPERTY, PROVIDING THAT SUCH DECISIONS ARE NOT MADE CAPRICIOUSLY AND ARE IN GENERAL CONCURRENCE WITH PIMA COUNTY ANIMAL CONTROL GUIDELINES. NOTIFICATION OF THE NEED TO REMOVE AN ANIMAL WILL BE BY RETURN RECEIPT REQUESTED MAIL WITH DELIVERY ASSUMED AFTER 72 HOURS. FURTHER, ANY ANIMAL THAT ATTACKS AND BITES A PERSON OR ANOTHER ANIMAL WITHOUT PROVOCATION UPON INCIDENT VERIFICATION WILL BE IMMEDIATELY REMOVED FROM MONACO CONDOMINIUMS BY THE ANIMAL OWNER OR PIMA COUNTY ANIMAL CONTROL AND MAY NOT RETURN. THE OWNER OF ANY UNIT WHICH HARBORS SAID DANGEROUS ANIMAL MAY BE FINED \$25.00 PER WEEK FOR EVERY WEEK OR PART OF A WEEK THAT THE UNIT REMAINS IN VIOLATION.

2 NOISE DRINKING OF ALCOHOLIC BEVERAGES OR INTOXICATION IN THE PARKING LOT OR COMMON AREAS IS PROHIBITED AT ANY HOUR. LOUD GATHERING OR LOUD PLAYING OF STEREOs, RADIOS, MUSICAL INSTRUMENTS OR TELEVISIONS IS NOT PERMITTED AT ANY HOUR. ANY BOISTEROUS CONDUCT, WHICH DISTURBS OTHER RESIDENTS IS PROHIBITED. SEE SECTION 15

3 SWIMMING POOLS ALL POOLS MAY BE USED BY ALL RESIDENTS. REGULATIONS REGARDING THE USE OF POOLS ARE REQUIRED BY ARIZONA STATUES AND ENFORCED BY THE PIMA COUNTY HEALTH DEPARTMENT.

4 WATER WATER LEAKS ARE A HIGH-COST ITEM, WHICH AFFECTS ALL RESIDENTS. UNIT OWNERS SHALL PROMPTLY REPAIR ALL WATER LEAKS WITHIN THEIR UNITS. RENTERS ARE REQUESTED TO NOTIFY THE MANAGING AGENT IF THEIR LANDLORD FAILS TO MAKE PROMPT REPAIRS. THE ASSOCIATION WILL THEN MAKE THE NECESSARY REPAIRS AND BILL THE OWNER. CAR WASHING AND EVAPORATIVE COOLERS ARE PROHIBITED. WATER CONSERVATION KITS ARE AVAILABLE AT NO CHARGE FROM THE CITY OF TUCSON WATER DEPARTMENT.

5 ELECTRICITY TAPPING INTO THE COMMON AREAS ELECTRIC POWER IS STEALING AND A FELONY. IN ADDITION TO ANY CRIMINAL AND OR CIVIL LIABILITY, THE ASSOCIATION MAY ALSO FINE THE UNIT OWNER. THE USE AND DISPLAY OF HOLIDAY LIGHTING MAY NOT BE CONNECTED TO THE COMMUNITY LIGHTING.

6 TRASH NO LITTERING!! NEVER LEAVE ANY TRASH OR RUBBISH IN ANY AREA OUTSIDE OF ANY UNIT. THIS INCLUDES: BALCONIES, PATIOS, LAUNDRY ROOMS, THE CLUBHOUSE, SWIMMING POOL AREAS OR ANY OTHER COMMON AREA. PLEASE PLACE ALL TRASH AND RUBBISH IN THE DUMPSTERS PROVIDED. THE USE OF PLASTIC BAGS IS STRONGLY ENCOURAGED TO AVOID ODORS AND FLIES. NO TRASH OVER THE SIZE OF A REGULAR 13 GAL. KITCHEN TRASH BAG, OR APPLIANCES, FURNITURE, CARPET OR PADDING, RENOVATION DEBRIS, OR ANY OTHER ITEMS THE BOARD WOULD NOT CONSIDER ORDINARY TRASH SHOULD BE PUT INTO OR LEFT OUTSIDE THE DUMPSTERS. NO ONE IS TO TOSS, THROW, OR ALLOW ANYTHING TO FALL FROM AN UPPER BALCONY TO THE GROUND OR CAR COVER BELOW.

7 SIGNS ONLY "FOR SALE" OR "FOR RENT" SIGNS MAY BE DISPLAYED. THESE MAY NOT BE PLACED IN THE COMMON AREA. ALL SIGNS NEED THE APPROVAL OF THE BOARD OF DIRECTORS PRIOR TO PLACEMENT. PLEASE REFER TO CC&RS, SECTIONS 7.7 AND 8.4.

8 PRIVATE BALCONIES, PATIOS AND CARPORTS EACH UNIT HAS A PRIVATE OUTDOOR AREA FOR THE EXCLUSIVE USE OF THE RESIDENT. SOME UNITS ALSO HAVE PRIVATE CARPORTS. RESIDENTS ARE REQUIRED TO MAINTAIN THESE AREAS IN A CLEAN AND ATTRACTIVE CONDITION. CLOTHES LINES AND/OR CLOTHES DRYING ARE NOT PERMITTED IN EXTERIOR AREAS. ALUMINUM FOIL, PLYWOOD, CARDBOARD, SHEETS OR BLANKETS, BROKEN BLINDS, OR TORN CURTAINS ON WINDOWS IS NOT PERMITTED. SUNSCREEN MAY BE APPLIED TO WINDOWS AND DOORS.

9 ARCHITECTURAL CONTROL NO NEW CONSTRUCTION, ADDITION, CHANGE OR ALTERATION ON ANY BUILDING, FENCE, WALL OR OTHER EXTERIOR STRUCTURE (INCLUDING PRIVATE PATIO, BALCONY OR CARPORT) IS ALLOWED UNTIL THE FOLLOWING CONDITIONS HAVE BEEN MET:

- A) A DETAILED PROPOSAL INCLUDING PLANS AND SPECIFICATIONS SHOWING THE NATURE, KIND, SHAPE, HEIGHT, COLOR, MATERIAL AND LOCATION OF THE MODIFICATION(S) HAVE BEEN DELIVERED IN WRITING TO THE BOARD OF DIRECTORS.
- B) THE BOARD HAS REVIEWED THE PROPOSAL AS TO HARMONY AND TOPOGRAPHY,
- C) THE BOARD HAS GIVEN APPROVAL IN WRITING WITHIN THIRTY (30) DAYS OF RECEIVING PROPOSAL.

NO WINDOW AIR CONDITIONER UNITS MAY BE INSTALLED WITHOUT PRIOR APPROVAL, AND ONLY FOR A LIMITED TIME TO ALLOW FOR THE REPAIR WORK TO BE DONE ON THE MAIN HVAC SYSTEM FOR THAT UNIT.

10 LAUNDRY AUTOMATIC COIN OPERATED WASHERS AND DRYERS ARE LOCATED WITHIN THE COMMUNITY AND ARE FOR THE EXCLUSIVE USE OF THE RESIDENTS ADDITIONAL RULES ARE POSTED IN THE LAUNDRY ROOMS.

11 KEYS KEYS TO THE FACILITIES WERE MADE AVAILABLE TO ALL OWNERS. NEW OWNERS SHOULD EXPECT THE SELLER TO PROVIDE THEM WITH KEYS. RENTERS SHOULD OBTAIN KEYS FROM THE LANDLORD. POOL KEYS ARE CONTROLLED. THEY MAY BE OBTAINED FROM THE MANAGEMENT COMPANY FOR A FEE. MAIL BOX KEYS MAY BE OBTAINED FROM THE POST OFFICE LOCATED AT 5401 E FIFTH STREET. TELEPHONE 795-9778

12 CLUBHOUSE RESIDENTS ARE RESPONSIBLE AND/OR MAY BE CRIMINALLY OR CIVILLY LIABLE FOR THE CONDUCT OF THEIR CHILDREN OR GUESTS. FOR THEIR PERSONAL SAFETY, CHILDREN SHOULD NOT BE ALLOWED TO ROAM ABOUT THE COMPLEX, PLAY IN LANDSCAPED AREAS OR PLAY NEAR THE POND

OR FOUNTAINS. YOUNG CHILDREN MUST BE SUPERVISED AT ALL TIMES. THE CITY OF TUCSON HAS THE FOLLOWING CURFEW:

| | |
|------------------------------------|-----------------------------|
| FOR CHILDREN UNDER THE AGE OF 16 | 10:00 P.M. TO 5:00 A.M. |
| FOR CHILDREN 16 TO 17 YEARS OF AGE | 12:00 MIDNIGHT TO 5:00 A.M. |

PARENTS/GUARDIANS MAY BE CITED FOR VIOLATIONS

14 SKATEBOARDS/ROLLER SKATES/WHEELS USE OF THESE ITEMS IS PROHIBITED IN THE COMMON AREAS AT ALL TIMES.

15 NUISANCES NO NOXIOUS, ILLEGAL OR OFFENSIVE ACTIVITIES MAY BE CARRIED ON IN ANY UNIT OR IN ANY PART OF THE PROPERTY. AT NO TIME IS ACTION PERMITTED WHICH UNDULY INTEREFERES WITH THE QUIET ENJOYMENT OF ANY RESIDENT UNIT OR WHICH THREATENS THE HEALTH OR SAFETY OF ANY PERSON OR THREATENS DAMAGE TO ANY PROPERTY. THIS APPLIES TO CHILDREN AS WELL AS ADULTS. PARENTS WILL BE CRIMINALLY AND CIVILLY LIABLE FOR THE ACTS OF THEIR CHILDREN. SEE CC&RS SECTION 7.2

16 USE OF UNITS UNITS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY. NO TRADE OR BUSINESS SHALL BE CONDUCTED IN ANY UNIT OR ON ANY COMMON PROPERTY. THE CC&RS ALLOW THE LEASING OF UNITS. ALL RENTERS AND LESSEES ARE SUBJECT TO THESE RULES AND REGULATIONS. IT IS REQUIRED THAT LANDLORDS PROVIDE THE MANAGING AGENT WITH THE NAMES OF RESIDENTS OCCUPYING THEIR UNITS. NO OWNER SHALL LEASE, CONVEY, ASSIGN, OR IN ANY MANNER PERMIT THEIR UNIT OR THE COMMON AREA TO BE OCCUPIED OR USED IN ANY MANNER BY A PERSON CONVICTED OF ANY SEXUAL OFFENSE WHO IS SUBJECT TO REGISTRATION AS A LEVEL 3 SEX OFFENDER, OR ANY PERSON CONVICTED OF A DRUG FELONY IN THE PAST TEN YEARS.

17 BARBECUES THE USE AND STORAGE OF PERSONAL BARBECUES IS PROHIBITED ON THE PROPERTY. BARBECUES ARE PROVIDED THROUGHOUT THE PROPERTY FOR SAFE USE, AWAY FROM COMBUSTIBLE STRUCTURES. ACCORDING TO THE TUCSON FIRE CODE, SECTIONS 307 AND 3809. CHARCOAL BURNERS AND OTHER OPEN-FLAME COOKING DEVICES SHALL NOT BE OPERATED ON COMBUSTIBLE BALCONIES... AND PROPANE TANKS SHALL NOT BE STORED ON BALCONIES. OPEN FLAME COOKING DEVICES INCLUDE THOSE USING CHARCOAL, PROPANE, NATURAL GAS, AND WOOD. IT ALSO INCLUDES HIBACHIS. STORAGE OF COMBUSTIBLE MATERIALS, SUCH AS FABRICS, WOOD, PLASTICS, PAPER, TRASH, AND CARDBOARD IS PROHIBITED ON BALCONIES OR PATIOS SINCE STUCCO OVER WOOD FRAMING IS COMBUSTIBLE CONSTRUCTION.

POOL RULES

WARNING THERE IS NO LIFE GUARD ON DUTY. THE ASSOCIATION IS NOT RESPONSIBLE FOR INJURIES AND/OR LOSS OF PROPERTY INCURRED BY RESIDENTS OR GUESTS USING THE POOLS.

- 1) POOL HOURS SUNDAY-THURSDAY 7:00 A.M. TO 10:00 P.M.
FRIDAY-SATURDAY 7:00 A.M. TO 12:00 MIDNIGHT
- 2) ONLY RESIDENTS WHO HAVE AUTHORIZED KEYS AND THEIR GUESTS MAY USE THE POOLS.
- 3) GUESTS ARE LIMITED TO TWO (2) PERSONS. RESIDENTS MUST ACCOMPANY THEIR NON-RESPONSIBLE ADULT GUESTS. RESIDENTS WILL BE RESPONSIBLE FOR THE CONDUCT OF THEIR GUESTS AND ARE LIABLE FOR THEIR ACTIONS AND ALL DAMAGES.
- 4) IF AN OWNER OF A UNIT IS 60 DAYS OR MORE IN ARREARS ON ASSESSMENT FEES, THE RESIDENTS OF THAT UNT. WILL LOSE PRIVLEDGES TO POOLS AND OTHER ASSOCIATION FACILITIES.

SEE COLLECTION POLICY STATED ON PAGE 5

- 5) RADIOS, TAPE PLAYERS, ETC. MAY BE PLAYED WITH EARPHONES ONLY.
- 6) PERSONS WITH CUTS, INFECTIONS OR COMMUNICABLE DISEASES CANNOT USE THE POOL[**]
- 7) CHILDREN UNDER 16 YEARS OF AGE MUST BE ACCOMPANIED BY A RESPONSIBLE ADULT WITHIN THE POOL ENCLOSURE.
CHILDREN IN DIAPERS ARE NOT PERMITTED IN THE POOLS. [**]

- 8) BOISTEROUS PLAY (ROUGHHOUSING, HORSEPLAY, RUNNING, PUSHING, ETC.) IS PROHIBITED WITHIN THE POOL AREA. NO BICYCLES, SKATEBOARDS OR ROLLERSKATES ARE ALLOWED IN THE AREA AT ANYTIME.
- 9) NO FLOATS, BALLS, TOYS, NETS, FRISBEES, ETC. ARE ALLOWED IN THE POOL ENCLOSURE. SAFETY EQUIPMENT (RING BUOY, SHEPARD'S CROOK, ETC.) ARE FOR EMERGENCY USE ONLY.
- 10) GLASS IN ANY FORM IS PROHIBITED IN THE POOL ENCLOSURE. [**] ALL WASTE MUST BE PLACED IN THE TRASH CAN PROVIDED.
- 11) PETS ARE PROHIBITED WITHIN THE POOL ENCLOSURE. [**]
- 12) NO ONE IS PERMITTED IN THE POOL DURING ELECTRICAL STORMS.
- 13) SUNTAN LOTION/OILS AND AAIKINS MUST BE REMOVED BEFORE USING THE POOL.
- 14) POOL GATES MUST REMAIN CLOSED AT ALL TIMES. DO NOT OPEN THE GATES FOR UNAUTHORIZED PERSONS.
- 15) NO DIVING ALLOWED.

[**] PIMA COUNTY HEALTH DEPARTMENT REGULATION SEE ARIZONA REVISED STATUTES 36-191

VEHICLE RESTRICTIONS AND PARKING REGULATIONS

THE FOLLOWING ARE THE RULES AND REGULATIONS FOR THE USE AND PARKING OF VEHICLES WITHIN THE MONACO CONDOMINIUM COMPLEX. THESE RELES APPLY TO ALL RESIDENTS AND ALL VISITORS. RESIDENTS ARE RESPONSIBLE TO ENSURE THAT THEIR GUESTS DO NOT VIOLATE THE RULES.

A 10 MPH SPEED LIMIT SHALL BE OBSERVED THROUGHOUT THE COMPLEX; DRIVE IN A SAFE AND COURTEOUS MANNER. RECKLESS DRIVING AND DRUNKEN DRIVING WILL NOT BE TOLERATED AND VIOLATORS WILL BE PROSECUTED.

NOTE: PARKING IN ANOTHER RESIDENT'S ASSIGNED SPACE, IN A FIRE LANE, IN A "NO PARKING" AREA OR IN ANY OTHER WAY THAT IMPEDES THE NORMAL FLOW OF TRAFFIC IS SUFFICIENT CAUSE TO TOW A VEHICLE WITHOUT NOTICE, AT THE EXPENSE OF THE VEHICLE OWNER. THE ASSOCIATION WILL HAVE NO LIABILITY FOR ANY DAMAGE INCURRED AS A RESULT OF SUCH TOWING. ONLY ONE VEHICLE IS PERMITTED TO PARK IN ANY ONE INDIVIDUAL SPACE. AN EXCEPTION WILL BE MADE WHEN BOTH A MOTORCYCLE AND A VEHICLE SMALL ENOUGH TYO OCCUPY THE SAME PARKING AREA WITHOUT IMPEDING THE COMMON DRIVING AREA.

T.C.C.20-282 PROVIDES FOR A MAXIMUM FINE OF UP TO \$500.00 FOR ANY VEHICLE PARKED IN THE RED FIRE LANES.

NO TRAILER, BOAT, CAMPER, MOBILE HOME, COMMERCIAL VEHICLE, TRUCK WHICH IS OVER ONE TON OR OVERSIZED VEHICLE I.E. LIMOUSINE, SHALL BE PERMITTED TO REMAIN UPON ANY AREA WITHIN THE PROPERTY. COMMERCIAL VEHICLES SHALL NOT INCLUDE SEDANS OR PICKUP TRUCKS, WHICH ARE USED BOTH FOR BUSINESS AND PERSONAL USE, PROVIDED THAT ANY SIGNS OR MARKINGS OF A COMMERCIAL NATURE ON SUCH VEHICLES SHALL BE UNOBTRUSIVE AND INOFFENSIVE AS DETERMINED BY THE BOARD. NOISY OR SMOKING VEHICLES WILL NOT BE OPERATED UPON THE PROPERTY. HORN BLOWING AND LOUD PLAYING OF ANY CAR AUDIO SYSTEM AND ANY OTHER NOISE WHICH CAUSES DISTURBANCES TO ANY RESIENT IN THE COMPLEX ARE PROHIBITED AT ALL TIMES. SECURITY SYSTEMS MUST BE ADJUSTED TO AVOID FALSE ALARMS. SEE CC&RS SECTION 7.3

HEAD IN PARKING IS REQUESTED. PARKING IN ANY MANNER WHERE OBSTRUCTION OCCURS SUCH AS IMPEDES THE USE OF SIDEWALKS, IMPEDES SMOOTH FLOW OF TRAFFIC, TAKES UP MORE THAN ONE SPACE, ETC. IS PROHIBITED.

NOTE: HEAD IN PARKING IS TO AVOID NOISE AND TO PREVENT EXHAUSE FUMES FROM GETTING INTO UNITS OR DAMAGING PLANTS AND/OR BUILDINGS. VIOLATORS ARE SUBJECT TO A FINE.

NO VEHICLE WASHING, OIL CHANGING OR MAINTENANCE OTHER THAN EMERGENCY WORK/MINOR REPAIRS TO MAKE THE VEHICLE OPERABLE AND REQUIRING LESS THAN 24 HOURS TO COMPLETE IS PERMITTED ON THE PROPERTY EXCEPT WITH PRIOR PERMISSION OF THE BOARDS.

MOTORCYCLES WILL HAVE A PLATE PLACED UNDER THE KICKSTAND TO PREVENT DAMAGE TO THE ASPHALT.

COSTS INCURRED BY THE ASSOCIATION FOR VEHICLE FLUID LEAKS THAT CAUSE DAMAGE TO THE ASPHALT AND/OR RESULT IN CLEANING COSTS WILL BE BILLED TO THE UNIT OWNER. IN ADDITION, UNIT OWNERS MAY BE FINED FOR FAILURE TO CORRECT THIS PROBLEM.

NO UNLICENSED OR INOPERABLE VEHICLE WILL BE ALLOWED TO REMAIN ON THE PROPERTY UNLESS KEPT IN THE ASSIGNED PARKING SPACE OR CARPORT. SEE CC&RS SECTION 7.3 THE VEHICLE MUST BE COVERED.

AN INOPERBLE VEHICLE IS DEFINED AS ANY VEHICLE,
WITHOUT CURRENT LICENSE, REGISTRATION, OR LIABILITY INSURANCE IN FORCE,
WITH FLAT TIRE(S) AND/OR UNABLE TO OPERATE UNDER ITS OWN POWER, AND/OR
UNABLE TO OPERATE LEGALLY ON CITY STREETS.

DAMAGED VEHICLES THAT CAN CONSTITUTE A SAFETY HAZARD, SUCH AS BROKEN GLASS, BODY PARTS, PROTRUDING OUT, JAGGED EDGES, ETC., ARE PROHIBITED ON THE COMPLEX.

VISITOR PARKING IS DESIGNATED FOR VISITORS TO THE COMMUNITY ONLY. HOMEOWNERS MAY NOT PARK IN SPACES DESIGNATED FOR VISITORS AT ANYTIME. WITH REGARD TO VISITOR PARKING, VISITORS WHO'S STAY EXTENDS BEYOND SEVEN (7) DAYS, MUST PARK THEIR VEHICLE ALONG THE EAST WALL OR EAST WALL EXTENSION, WHICH IS LOCATED NEAR THE 'A' AND 'B' BUILDINGS.

RESIDENTS WHO VIOLATE THESE RULES AND REGULATIONS ARE SUBJECT TO THE ATTACHED FINE SCHEDULE.

ALL AMENDMENTS TO THESE COMMUNITY RULES AND REGULATIONS MUST BE APPROVED IN WRITING BY AT LEAST FIFTY PERCENT (50%) OF THE VOTES OF THE ENTIRE MEMBERSHIP OF THE ASSOCIATION TO WHICH THEY APPLY.

.....

THE FOLLOWING IS PROVIDED FOR INFORMATION PURPOSES.
IT IS NOT PART OF THE RULES AND REGULATIONS.

MONACO CONDOMINIUM COLLECTION POLICY

IF YOUR ACCOUNT IS CONTINUALLY DELINQUENT OVER 60 DAYS, THE ASSOCIATION WILL TURN YOUR ACCOUNT OVER TO THE ATTORNEY FOR COLLECTION. LEGAL COSTS, ACCORDING TO THE CC&RS, ARE THE FULL RESPDNSIBILITY OF THE UNIT OWNER. INITIAL LEGAL COSTS ARE BETWEEN \$280 - \$600 FOR CDURT COSTS AND FILING A LIEN AND JUDGEMENT AGAINST THE UNIT OWNER.

.....

COMMUNITY RULES AND REGULATIONS – FINE SCHEDULE

The following schedule of fines was approved by the unit owners at the 1991 Annual Meeting of the Members. It became effective July 1, 1991, and became part of the Monaco Community Rules and Regulations.

| | |
|--|---|
| Late payment of assessments (delinquent the 16 th calendar day) | \$ 15.00 |
| Check returned (NSF) | \$ 25.00 |
| Leasing/Renting/Selling to pet owners with pets that fail to meet restrictions or housing an illegal pet | \$100.00/month of residence with pet |
| Violation of leash law/failure to clean up pet feces | \$ 35.00/occurrence |
| Vandalism | \$100.00 plus cost of repairs or replacement |
| Excessive noise – interference with neighbors use and enjoyment of their unit | |
| | 1 st Violation - Warning |
| | 2 nd Violation - \$ 25.00 |
| | 3 rd Violation - \$ 50.00 |
| Failure or refusal to correct/comply after warning by security/management | \$100.00/occurrence |
| Unauthorized parking | 1 st Violation - Warning |
| | Subsequent Violation - \$ 50.00 + Tow Away |
| Other infractions/violations | \$ 25.00, doubling for subsequent similar infractions |

All fines levied against unit owners are considered special assessments. Failure to pay causes a lien on property and suspension of owner's membership privileges, including right to vote at membership meetings.

Note: The Revised Arizona Condominium Law has changed the delinquent date from the 11th to the 15th calendar date, effective 1991.