

VILLAS SUNRISE TOWNHOUSE ASSOCIATION
Community Guidelines, Rules and Regulations
Adopted: August 25, 2015, Updated April 26, 2016

The Board of Directors for the Villas Sunrise Townhouse Association adopted these Community Guidelines, Rules and Regulations at a duly called and notice General Session Board meeting. The Community Guidelines, Rules and Regulations are effective as of October 1, 2015, and will remain in effect until they are officially revised or rescinded by a future Board.

GENERAL

1. Owners are responsible to maintain their property, including their patio areas. Landscaping within the patio area may not be allowed to over-grow surrounding walls or encroach into neighboring property. Patio areas must be kept weed and debris free, and any dead landscaping must be removed promptly.
2. Any changes to the exterior of your unit, including but not limited to décor that is visible from neighboring property, must be approved in writing by the Architectural Committee prior to installation.
3. Residents may not alter the common areas without prior written approval from the Board of Directors. This includes but is not limited to the installation of lighting, landscaping, and decorative items in any area outside of your enclosed patio. The Association reserves the right to remove any unapproved alterations made to the common area. Owners who install temporary umbrellas that are visible from neighboring property are not required to submit for approval, as long as the umbrella is kept in good repair.
4. The gate to the mountain preserve area is to remain locked at all times when not in use. Owners who use this gate must ensure it closes and locks behind them.
5. Owners are responsible for their tenants and guests, and are encouraged to provide a copy of these Community Guidelines, Rules and Regulations to their tenants.

PETS

1. Dogs within the common area must be kept on a leash and accompanied by the pet owner at all times. No dog may run loose at any time.
2. Dog owners must clean up after their dog(s) immediately within the common areas. Dog messes may not be allowed to accumulate on an owner's property so as to create a nuisance to neighboring property.
3. Dogs may not disturb owners or residents at any time. This includes, but is not limited to, incessant barking and/or odor emanating from patio.
4. Dogs are not allowed within the fenced pool area at any time or for any reason. This is a violation of Maricopa County Health Ordinances and the pool area can be closed by the County if a dog is found in the pool area.

POOL AREA

1. The pool area is available for use between 6:00a.m. and 11:00p.m. daily. Use of the pool area outside of this time frame is considered trespassing, and violators may be subject to police action.
2. Excessive noise in the pool area is prohibited. Radios, televisions and similar devices must be used with headphones only. Open speakers are prohibited.

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3. Appropriate swim attire is required when using the pool or spa. Cut-off shorts are prohibited.
4. When using chaise lounges, towels are required. This helps to keep the pool furniture in good condition, as body oils, sunscreen and lotion can damage the lounge chair straps.
5. No glass of any kind is allowed within the fenced pool area.
6. Children fifteen (15) years old or younger must be accompanied by an adult eighteen (18) years old or older whenever they are within the fenced pool area.
7. Gates are to be CLOSED and LOCKED at all times. Propping the gate open or otherwise disabling the locking mechanism of the gate is a violation of the Maricopa County Health Ordinances, and the pool area can be closed by the County at any time for violations of this ordinance.
8. The life-saving ring is for emergency use only and may not be used a toy.
9. The pool area restrooms are for the exclusive use of residents, tenants and authorized guests only. Restroom areas must be left in a neat and clean condition after use. Any damage or mess in the restroom should be reported to Management immediately.
10. Climbing over the fence or gates, or gaining access to the pool area in any manner other than the use of a key is strictly prohibited. Contact the management company for additional/replacement pool keys. Violation of this regulation will result in the revocation of the owner/tenant's use of the pool area, in addition to a monetary penalty.
11. Guests without a pool key must be accompanied by an owner or tenant whenever they are within the fenced pool area. Owners are responsible for the behavior of their tenants and guests within the pool area, and for any damage that may be caused to the common areas by their guests or tenants.
12. Residents who wish to use the pool area for a party or gathering with five (5) or more people must be courteous and respectful of other residents who also wish to use the pool area.
13. Residents who wish to reserve the pool area for a private party or function must receive prior Board approval a minimum of two (2) weeks before the planned event.

PARKING AND VEHICLES

1. Owners must use the two (2) parking spaces within their garage before parking any other vehicle in the community. This includes, but is not limited to, parking in driveways, visitor parking spaces, streets and curb areas. Homeowners and tenants may not reserve spaces in any way.
2. Owners and tenants may park one (1) commercial vehicle on site, provided that the vehicle is parked in one (1) parking space and does not encroach on any other parking spaces, driveways, walkways or streets, and provided the vehicle displays an active Villas Sunrise parking permit. These vehicles include, but are not limited to, construction vehicles, service vehicles, vehicles with commercial markings, trailers, over-sized vans, and pickup trucks with work materials in the bed.

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3. Vehicles may be parked straight-in in driveways. No vehicle may be parked on non-paved surfaces of the property, including granite areas adjacent to the driveway.
4. Boats, trailers, recreational vehicles, and all similar vehicles may not be parked within the community so as to be visible from neighboring lots. Moving trucks may be parked temporarily for loading and unloading purposes only. Owners and tenants who will have a moving truck on site must contact the Association's management company prior to having the vehicle on site.
5. Inoperable and abandoned vehicles are prohibited from being parked or stored within the community. The Association reserves the right to have these vehicles towed from Association property at the vehicle owner's expense. A vehicle with expired or missing tags is considered to be inoperable.
6. Except in the case of emergencies, no vehicle repairs may be completed within the community. No vehicles may be parked or stored on jacks within the community.
7. The speed limit in the community is fifteen (15) miles per hour at all times.

TRASH AND DUMPSTER AREAS

1. Trash may not be allowed to accumulate on an owner's property so as to become a nuisance to neighboring property.
2. Dumpster areas are available for the use of owners and residents of the community. Items placed for disposal must be placed fully within the dumpster, and not left on the ground next to the dumpster for any length of time.
3. All boxes and other bulky items must be broken down before being placed in the dumpsters.
4. Do not place items in a dumpster that is filled/overflowing. You must take your trash to another dumpster, or postpone dumping until the dumpster is emptied.
5. Dumping chemicals, automotive fluids, paint, appliances, automotive parts, mattresses, box springs or other similar bulky items is prohibited.
6. "Dumpster Diving" is prohibited at all times. Any resident that witnesses this activity should contact the Phoenix Police Department non-emergency number immediately to report suspicious activity possibly related to identity theft.
7. Do not leave unwanted junk mail at the mailbox area or on top of the mailboxes.