

Rules and Regulations of Calliandra Estates Community Association, Inc.

Declaration. Effective immediately and pursuant to Section 5.3 of the Declaration of Covenants, Conditions and Restrictions (the "CC&R's") for Calliandra Estates Community Association, Inc., (the "Community") the following Rules and Regulations are hereby adopted as they pertain to the health, safety and welfare of the Owners and Residents of the Community:

Section 1. Motorized Vehicles. Motorists, which includes but is not limited to, Owners, Residents, tenants, each's respective children and guests shall operate any and all motorized vehicles in a reasonable, prudent, and lawful manner and at all times observe the posted speed limits throughout the community (currently 25 MPH), all applicable traffic laws (e.g. obey all stop signs and other traffic signs/signals, markings, crosswalks, right-of-way laws), and watch for children playing and or riding their bikes in the street. Traffic control devices alone cannot compensate for unsafe behavior or decisions and thus violations of these Rules and Regulations shall be strictly enforced.

Golf carts, small, four-wheel vehicles used to travel throughout the Community, can be driven on public roads. Arizona law treats these carts as motor vehicles, requiring all drivers to have a valid driver's license and to register the vehicle, have all the appropriate front and rear lights as required by law, mount and display in a conspicuous position its license plate provided by the AZ MVD and carry liability insurance.

No motorized vehicles of any kind (including golf carts and minibikes) are allowed on community sidewalks or on the community green or granite areas. The only exceptions are motorized disability chairs, operated by a disabled person. Unlicensed drivers may not operate golf carts, minibikes, go carts or any other motorized vehicles within the community.

Section 2. Trash Cans. Trash cans must be stored out of sight and shall not be visible from the street in front of the property. However, trash cans may be placed at the street curb one day before the municipality collects the trash. Trash cans must be stored back out of sight by 10:00am the morning after the day trash is collected. No garbage or trash shall be placed or kept except in approved trash can containers. Homeowners shall always comply with any and all local recycling ordinances.

Section 3. Bulk Trash. Homeowners shall follow the Town of Gilbert's bulk trash ordinances and in effect at any given time. For details, please visit the Town of Gilbert's website for Bulk Trash guidelines which are currently posted at <https://www.gilbertaz.gov/departments/public-works/solid-waste/bulk-trash>, or which are otherwise provided on the official Town of Gilbert website.

Section 4. Damage to Community Property. In accordance with section 7.3 of the CC&R'S damage done to Areas of Association Responsibility by homeowners, their family, guests, tenants, and/or invitees, which shall include contractors hired by the homeowner shall be billed to the homeowner and payable on demand for direct reimbursement which shall be secured by the Assessment Lien.

Section 5. Pet Waste. Consistent with Section 3.8 of the Declaration, but which rule shall apply to any pet brought into a Common Area, any person bringing a pet shall immediately remove any feces deposited on any Common Area throughout the community.

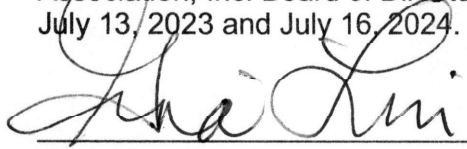
Section 6. Homeowner Signs. Notwithstanding the provisions of Section 3.10 of the CC&Rs, an Owner or Resident may place, on a Lot owned or occupied by such Owner or Resident, a sign celebrating or announcing an accomplishment or important

event of such Owner or a Resident, without the written approval of the Design Review Committee. The display of such sign shall be limited to a period of no longer than four weeks and the size of the sign shall not exceed 18" x 24". The Board of Directors shall have the authority to disapprove any sign that does not meet the requirements of this rule or is attempting to circumvent the intent of this rule.

Section 7. Temporarily Stored Materials on Community Streets. Materials placed on Community Streets by Owners, Residents, or their contractors for construction or landscaping maintenance i) shall be moved off the street within 5 days after placement, ii) shall be marked with reflective cones at least 24 inches high that can be easily seen by motor vehicles during the day and at night, iii) shall not extend beyond 6 feet from the curb, and iv) shall be placed only in front of an Owner's or Resident's property. Owners and Residents shall be responsible for removing any debris off the street and cleaning the street after the materials are moved off the street.

Certificate of Adoption

The undersigned Secretary hereby certifies that the foregoing Rules and Regulations incorporates the Rules and Regulations adopted by the Calliandra Estates Community Association, Inc. Board of Directors on September 13, 2022, and amended by the Board on July 13, 2023 and July 16, 2024.



Gina Liu – Secretary