

WILD TREE HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

(Rev 02/26/2026)

WILD TREE HOMEOWNERS' ASSOCIATION

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STATEMENT OF GENERAL POLICY

Recognizing the individual and collective property investments of the membership of Wild Tree Homeowners' Association (HOA) and the value to all owners and residents of the beauty and peacefulness of this community, the Board of Directors (Board) has adopted these Rules and Regulations effective November 1, 1996.

It is the intention of the Board of Directors to adopt as few Rules & Regulations as possible while maintaining a peaceful, livable community and preserving individual freedom. Achievement of community harmony does require some regulation of individual activity to protect the rights of all residents. Your cooperation in supporting not only the letter but the spirit of these Rules and Regulations will contribute significantly to the protection of the rights and privileges of all.

The overriding philosophy is to establish guidelines that will maintain the private lifestyle and architectural continuity of this community. The Board considers it essential that all members of the Association familiarize themselves with these Rules and the Covenants, Conditions and Restrictions (CC&R's), which are the governing documents of our Association.

The terms and conditions set forth in these Rules and Regulations are binding upon all owners and tenants residing within the boundaries of the Wild Tree Homeowners' Association (The Association) and invited guests who might be visiting or using any part of the Common or other designated areas. Notwithstanding any of the language contained in the following Rules and Regulations, the Board may execute any right not prohibited by county, state, or city law.

BOARD OF DIRECTORS, WILD TREE HOMEOWNERS' ASSOCIATION

Your Board of Directors will meet at regularly scheduled times. The first ten minutes of the Board meeting is the Homeowner Forum and is open to all homeowners and residents to participate in active discussion relating to association concerns. The Board will then close the floor to non-Board members to begin the formal meeting. Homeowners are invited to stay and see how the Board operates but will be asked to leave if an Executive Session is required.

COMMITTEES

Wild Tree HOA committees are authorized by the Board and receive license, limitations, and protections similar to Board members. Committees are the forum in which you can participate in the affairs of the Community, make known your needs, complaints and suggestions, and above all be a part of the decision-making process. Owners are encouraged to participate in these Committees. The Architectural Committee is established by the Board of Directors to review all improvements within the Wild Tree community, including new construction and modifications to existing properties. The Architectural and Social Committees may need your support to be effective. If you are willing to help, leave your name with the management company and someone will contact you.

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ARCHITECTURAL REVIEW PROCESS

The Covenants, Conditions and Restrictions (CC&R's) require the written approval of the Architectural Committee before any visible change, addition or modification to a site or building exterior of a residential property is made by the homeowner. Residents with proposed changes should submit the correct form to the Property Management Company.

Simply stated, no visible new construction or visible remodeling, including changes in exterior color, is to occur on any lot or exterior of any home without the prior written approval of the Architectural Committee. The responsibility of the Architectural Committee is to ensure that the harmonious, high-quality image of Wild Tree is implemented and maintained. Your submittal will be returned to you either approved, denied, or request for more information within thirty (30) days of receipt of your request. Homeowners may appeal the decisions of the Architectural Committee to the Board for consideration, in which case, the decision of the Board shall prevail.

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, be approved by all county, local, state, and federal government agencies. The Architectural Committee, the management company and the Association assume no responsibility for obtaining these reviews and approvals.

The purpose of the Architectural Committee is to ensure consistent application of the Design Guidelines. The General Rules promote those qualities in Wild Tree, which enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography, and overall design of the community.

Relationship of Structure and Site - Treatment of the site must relate harmoniously to adjacent sites and structures that have a visual relationship to the proposed construction.

Protection of Neighbors - The interests of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, preservation of views, light and air, and other aspects of design which may have a substantial effect on neighboring properties.

Design Compatibility - The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties, and the neighborhood setting. Compatibility is defined as harmony in style, scale, materials, color, and construction details.

Workmanship - The quality of workmanship evidenced in construction must be equal to, or better than that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Architectural Committee assume no responsibility for the safety or livability of new construction by virtue of design or workmanship.

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CC&R VIOLATION AND ENFORCEMENT POLICY

Wild Tree Homeowners' Association has established the following Enforcement Policy for Covenants, Conditions and Restrictions (CC&R's) violations enforcement, and any applicable monetary penalties for continuing violations. This Policy will be deemed part of the Association Rules and is subject to amendment or modification at any time by majority vote of the Board. This Enforcement Policy for non-monetary violations is adopted in accordance with Arizona Law and the provisions of the CC&R's and Project Documents, as currently in force and effect. The Board of Directors hereby approve the following policy at a duly called meeting of the Board on July 22, 2020.

First Notice

A friendly notice will be delivered to the Owner of the property outlining the violation. The Owner will be given fourteen (14) days to bring the violation into compliance.

Second Notice and Assessment of initial Monetary Penalty

A second notice will be sent if the owner has not complied with the friendly notice, or if the violation has been returned or has been repeated. In the event that the owner of the property is identified as an absentee owner, a copy of the notice may also be sent to the tenant at the property address. The owner will be given an additional fourteen (14) calendar days to bring the violation into compliance. The second notice shall include a warning that if the violation is not cured within fourteen (14) calendar days, a fee of forty (40) dollars shall be assessed, which is comprised of an initial monetary penalty of twenty-five (25) dollars plus a certified mailing fee of fifteen (15) dollars. This letter shall also state that the owner may petition the Department of Real Estate pursuant to ARS 32-2L99.07.

Third Notice and Assessment of Additional Monetary Penalty

A third notice will be sent if the owner has not complied with the second notice, or if the violation has been returned or has been repeated. The third notice will inform the owner that a fee has been assessed in the amount of forty (40) dollars, which is comprised of an initial monetary penalty of twenty-five (25) dollars plus a certified mailing fee of fifteen (15) dollars. The third notice shall also include a warning that if the violation is not cured within fourteen (14) calendar days, a fee of sixty-five (65) dollars shall be assessed, which is comprised of an additional monetary penalty of fifty (50) dollars plus a certified mailing fee of fifteen (15) dollars.

Fourth Notice and Assessment of Additional Monetary Penalty

A fourth notice will be sent if the owner has not complied with the second and third notices, or if the violation has been returned or has been repeated. The fourth notice will inform the owner that a fee has been assessed in the amount of sixty-five (65) dollars, which is comprised of an additional monetary penalty of fifty (50) dollars plus a certified mailing fee of fifteen (15) dollars. The fourth notice shall also include a warning that if the violation is not cured within fourteen (14) calendar days, upon each subsequent inspection where it is found that the violation is still not cured, a fee

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of one hundred fifteen (115) dollars shall be assessed, which is comprised of an additional monetary penalty of one hundred (100) dollars plus a certified mailing fee of fifteen (15) dollars.

Additional Monetary Penalty

After the imposition of the initial monetary penalty and the additional monetary penalty, another monetary penalty, in the amount of one hundred fifteen (115) dollars, which is comprised of another additional monetary penalty of one hundred (100) dollars plus a certified mailing fee of fifteen (15) dollars, may be assessed upon subsequent inspections if the owner has not corrected or removed the violation, or if the violation is repeated or has returned. An inspection will be conducted to coincide with the terms of the notices.

Certified Mailing Fee

In addition to the monetary penalties there will be a fifteen (15) dollar certified mailing fee assessed per violation.

Should a period of at least forty-five (45) calendar days lapse between violation letters of the same offense, the next letter will be a first notice again.

Exception to Notice Procedure

Violations posing a threat to the health, safety, and welfare of the community as a whole or any one or more other owners may require immediate action and thus create exceptions to the foregoing notice provisions. Examples of health, safety, and welfare violations include, but are not limited to, the following: accumulation of trash and/or other materials that may attract pests; threat of flood or fire damage to neighboring properties; an escaped pet or a collapsed structure or tree blocking the road or drivers' lines of vision.

Right to Self-Help

The Association has the right (but not the obligation) to enter the owner's property and to provide all maintenance and repairs that are necessary to remove the violation. Entry by the Association and any of its agents is not an actionable trespass. The Association may assess the Owner for the costs of all maintenance and repairs performed by the Association.

Opportunity to be Heard

The Association recognizes each owner's right to explain the reasons why there is a violation of the CC&R's or the other Project Documents, particularly if the violation results in an assessment. Before any fee is assessed, the owner can request a hearing before the Board of Directors. The owner must provide a timely written request for a hearing. If the hearing is scheduled, and attended, the owner is bound by the decision of the Board.

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GENERAL RULES

Antennas & Satellite Dishes - An architectural request and a drawing showing the location of the antenna or satellite dish shall be submitted to the Architectural Committee for approval. It is desirable that the location be as unobtrusive as possible, and preferably below the rear yard's block wall.

Basketball Goals - Homeowners are required to submit a request to the Architectural Committee for approval of basketball goals prior to installation. Goals will be allowed in the driveway area only. Goals will not be allowed as a permanent installation attached over the garage of the home. Strict guidelines will be adhered to regarding the quality of equipment and installation. Special attention will be given to the placement of the pole on the lot. Use of equipment with highly visible logo material shall be discouraged.

Book Sharing Box Exchanges – Little Libraries® or Little Free Library© and similar book sharing boxes may be erected in front yards. They must be approved by the Architectural Committee prior to construction and must follow these guidelines:

1. Library should blend in with the design elements of the home and community. Designs should be simple, neat, water-proof, and well-constructed for durability. The HOA recognizes these structures vary widely in design, size, and capacity. Visual harmony within the neighborhood will be the primary criteria for approval.
2. The location of where the library will be placed must be shown on a dimensioned drawing or map included with the architectural application.
3. The library structure must be securely attached to the ground or wall. It must also be clearly marked as a book sharing box and part of a book exchange.
4. Homeowners must always maintain the library in good visual condition; this includes but is not limited to structural repair, re-painting, and re-planting or re-attaching the structure if it is knocked over.
5. Books should be kept in an organized condition within the box with no accumulation of books or items outside of the library box. Any trash or debris around the area of the library should be disposed of regularly.
6. Maximum dimensions of a library box are not to exceed 18" H x 18" W x 30" D and the maximum height allowed for the top of the library is 54" from the ground.
7. Libraries should be accessible from the sidewalk for people of all heights, including children and people in wheelchairs.
8. Homeowners are encouraged to register their new library at <https://littlefreelibrary.org/>
9. Approval by the Architectural Committee will be conditional as follows:
 - a. Homeowners must acknowledge that they are providing access to their property and are responsible for the library's contents. The library is the owner's property and is installed on their property for public use.
 - b. Homeowners must maintain their library in good visual and working condition as well as absolve the HOA from any liability that could arise from this installation.
10. If the conditions are not met, approval will be deemed automatically revoked and the homeowner must remove the book sharing box immediately.

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Building Repair- No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is always responsible for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roofs must always be kept in good repair.

Clotheslines - Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within a fenced yard and not visible above the top of the block wall or otherwise concealed.

Construction Dumpster Policy

1. Dumpsters shall be placed on the driveway surface of a Lot or on the roadway in front of a Lot.
2. Dumpsters shall not be placed on any landscaped area or in a manner that blocks access to the driveway of any other Lot.
3. Only one Dumpster is allowed per Lot. If more than one Dumpster is needed, a written request must be submitted to and approved in writing by the Association's Board of Directors.
4. Dumpsters are permitted only for the duration of the remodeling or construction project but no longer than 90 calendar days. In the event a dumpster is required for a longer period, a written request must be submitted to and approved by the Association's Board of Directors.
5. Dumpsters shall be removed no later than 5 calendar days after completion of the remodeling or construction project. If a dumpster is not utilized or no action is taking place for 30 calendar days, the Association will assume that the remodeling or construction project is complete and may require removal of the Dumpster.

Failure to comply with this Construction Dumpster Policy may result in fines and other remedies as set forth in the Governing Documents and under Arizona law.

Driveways - Driveways shall not be expanded without prior approval of the Architectural Committee. All driveways must be kept clean and clear of debris, oil, rust, and other stains.

Flagpoles - The flagpole policy contained in the by-laws of the Wild Tree HOA has been preempted by subsequent federal and state statutes that guarantee the right of certain qualified citizens to display specifically named flags. The Wild Tree HOA hereby amends the flag & flagpole policy to conform to current and future Federal, State and Local statutes that govern display of certain flags. These include the Federal Flag Code P.L.94-344; 90 stat. 810; 4 United States Code Sections 4-10 and The Freedom to Display the American Flag Act of 2005 and Arizona statutes A.R.S 33-1261 and A.R.S. 33-1808. Prior to installing a visible flag on any lot, the owner of the lot must submit an Architectural Approval Request to the Architectural Committee, including specific plans detailing height, type, pole color, location, and method of installation. Only one (1) ground-mounted flagpole is allowed per lot. The maximum height of any a flagpole is fifteen (15) ft. The maximum flag drop is five (5) ft. A flagpole must be at least fifteen (15) feet from all property boundaries and easements and at least five (5) feet from any above ground

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structure.

The Association only permits the display of the American Flag as a cloth flag on a flagpole. For example, it may not be displayed by attaching flat to a wall or flat on the inside or outside of a window. It may not be displayed hanging from eaves or a garage door. Flags made solely out of paint, lights or other materials are not permitted (except as temporary holiday decor). There shall be no more than one (1) American Flag on display at any one time. This same rule applies to qualified flags that are approved by the Association. Hardware on the flag/flagpole must not create noise which disturbs the quiet use and enjoyment of neighboring properties. If a homeowner stops displaying a flag on their flagpole for 30 days or more, the flagpole must be removed.

Adopted December 2009

Gates - Double gates may be installed to allow wider access ways to yards. Double gates should be the same type, design, and color as the originally installed single gates. Shrubs, trees, or other plants should be located between the property line and the double gates, where possible. All double gates require Architectural Committee approval.

Gutters and Downspouts - Gutters and downspouts require approval by the Architectural Committee prior to installation. The finish must match the trim color or the stucco color of the home. High-quality materials that offer long life are recommended as the homeowner will be required to maintain these additions in good repair. Plans must include the proposed locations of the gutters and downspouts, the quality of material to be used, warranty by the manufacturer, and the name and telephone number of the installer.

Landscaping

The Association requires approval of landscaping plans for individual single-family lots. Each homeowner is responsible for keeping his yard neatly trimmed, properly cultivated and free of trash, weeds, and other unsightly material. Any changes made in the existing landscape must be approved. This includes the installation of turf, ground cover, plants, or decomposed granite. Native soil is not an acceptable ground cover. If decomposed granite is used, it should be of an "earth tone" color and not white, green, blue, red, or other bright colors.

1. Artificial Turf Policy

No artificial turf may be installed on a Lot or Parcel (except in areas on a Lot or Parcel that are enclosed by a fence or wall) without the prior, written approval of the Architectural Committee.

- a. Owners desiring to install artificial turf on their Lots or Parcels shall submit a written request to the Architectural Committee with a plot plan showing the location of where the artificial turf will be located, along with a sample of the artificial turf.
- b. It is the intent of the Association for Lots and Parcels to have artificial turf that resembles natural grass as closely as possible. The Association shall have the right, but not the obligation, to have pre-approved styles of artificial turf that may be utilized by Owners. However, this does not prohibit Owners from requesting permission to install other styles of artificial turf.
- c. Artificial turf shall only be installed on portions of Lots or Parcels that have natural grass or are permitted to have natural grass.

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- d. All artificial turf shall be maintained in good condition and kept in repair at all times and shall not be installed or maintained in a manner that is a health or safety hazard, as determined by the Association's Board of Directors. The Association shall have the right to request correction, repair, removal and/or replacement of the artificial turf if not maintained pursuant to this Policy or poses a health or safety hazard.

Failure to comply with this Artificial Turf Policy may result in fines and other remedies as set forth in the Governing Documents and under Arizona law.

2. Ornamentation - The utilization of non-living objects as ornaments in the landscape must be harmonious with the character of the neighborhood. Individual expression is permissible so long as it does not detract from this goal. Temporary holiday decorations are permitted so long as they are removed from view after a reasonable period of time.
3. Maintenance - All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, moving, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash. Annual and perennial flowers must be changed and or removed in a timely fashion, as the season dictates.

Lights, Exterior - Any change of exterior lighting must be submitted to the Architectural Committee. This includes flood lights and any addition or change to coach lighting. Malibu lighting must be approved by the Architectural Committee before installation. Holiday lighting is allowed from November 15 to January 15 only.

Machinery and Equipment - No machinery or equipment of any kind shall be placed, operated, or maintained upon any lot or any street.

Ornaments - The utilization of non-living objects as ornaments attached to the front of the home must be harmonious with the character of the neighborhood and must be approved by the Architectural Committee prior to installation. Temporary holiday decorations are permitted so long as they are removed from view after a reasonable period.

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Painting Principals, Exterior- This document is designed to give homeowners guidance on the Wild Tree Homeowner's Association rules & limitations when choosing to repaint their homes. These guidelines are fashioned to help homeowners understand the current regulations and options regarding house painting. The Board of Directors (Board) acknowledges that new ideas, technology, and techniques are always forthcoming, and we invite ongoing discussion and input for future options to be included in this document. The Board has created an Architectural Committee (AC) that reviews new painting requests. Repainting of homes in the Wild Tree Subdivision must obtain AC approval before beginning work. You may obtain an electronic copy of the AC request form at the Vision web site: https://caliber.wearevision.com/CaliberWeb2_Vision

Guidelines:

1. The Board has a responsibility to maintain strict guidelines regarding paint colors and application in our neighborhood. This responsibility precludes offering an unlimited selection of colors for the exterior of homes.
2. The Board has approved a revised color palette that provides a variety of design choices that promote a cohesive & upscale look to our neighborhood.
3. Wild Tree encourages you to use the color palette we have developed; however, you are also welcomed to submit an Architectural Request for colors outside those that we have provided. The AC will be looking for neighborhood "continuity" and "harmony" when applying their criteria to any new color. You must still observe the three-color maximum and garage door rule for qualification (see below).
4. You are limited to no more than three colors on the exterior of your home; 1 base color, 1 trim color, and 1 pop-out color. Rain gutters, downspouts and bird stop devices must match the wood trim color of your home. All security doors that are not painted the base color or trim color of your house must get prior architectural approval. If you have a painted door, you must paint your door the base color or trim color of your house. If you wish to paint, stain, or acquire a new front door or security door a color outside your home's color scheme, you must also get prior approval from the Architectural Committee. January 2021
5. An optional design treatment is the painting of "pop-outs" a contrasting color from the base color. A pop-out is the raised stucco section of facing and columns located on the fronts of many of the houses in Wild Tree.
6. The original developer obligated the three builders at Wild Tree to paint garage doors the same color as the body of the house. This principle has been continually enforced by the Board. However, certain garage door manufacturers offer a finish warranty on some new doors. The AC will entertain, on a case-by-case basis, a "near match" garage door color if the architectural request form includes proof of finish warranty when submitted.
7. Although quite common with interior painting, gloss paints are not recommended for exterior application. Gloss level requests exceeding "flat" for base color or pop-out color and exceeding "eggshell" for trim will be rejected by the AC.

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8. With this revision, painting requests for repainting a home its previous color are specifically not pre-approved. You may still submit a previous color scheme to the AC for consideration.

Dunn-Edwards - Wild Tree has partnered with Dunn-Edwards Paints to offer a useful web site to peruse house colors & trim combinations <https://www.dunnedwards.com/colors/color-ark-pro/wildtree/approved-color-schemes/>. You may order free color chips (cards) delivered to your home and currently expect a 37% paint discount offered to Wild Tree residents. DE offers great consultation on the details & challenges of repainting, and the Board encourages you to consult with them. Homeowners are not obligated to use Dunn-Edwards paints; however, you must either use the current colors posted on the DE and Vision web sites or you must submit an Architectural Request for a color not listed. Most legitimate paint companies can easily match DE paint colors if given the unique DE paint numbers found on the two sites. All color nomenclature originates from Dunn-Edwards Paints.

Parking - The intent of the Association is to fully restrict on-street parking whenever possible. Vehicles of homeowners and their guests are to be parked in the garage, or driveway. No inoperable vehicle or those with expired tags or flat tires will be parked in driveways or streets. No vehicle shall be parked on landscapes (grass or granite). When parked on the street, vehicles must face the direction of traffic flow.

Patio Covers and Storage Sheds - Metal or other backyard storage sheds detached from the house are allowed when they are lower than the home's surrounding block wall. All permanent additions to the home, including patio covers and other buildings, must be submitted to the Architectural Committee for approval prior to construction.

Planters and Walkways - All planters, paved walkways, and other landscape features visible from neighboring property must be reviewed and approved by the Architectural Committee. Surface textures and colors are to match the paint color and materials of the house.

Play Structures - Play structures may be erected in rear yards only, must be approved by the Architectural Committee prior to construction and must follow these guidelines:

1. Structure must be set back a minimum of 7 feet from any perimeter wall.
2. The maximum height allowed to the top support bar or highest point of the structure is 10 feet.
3. The maximum height of any deck/platform is to be 4 feet above ground.
4. The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
5. The Committee will take the appearance, height, and proximity to neighboring property into consideration.
6. Any shade canopy must be an approved color by the Architectural Committee and must be removed and replaced if worn or ripped.
7. The homeowner should submit a brochure or picture, if possible.
8. All play structures must be always maintained in a good condition.

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Pet(s) - Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Also, no structure for housing such animals shall be visible from neighboring properties. Dogs must always remain on leashes and owners must clean up after all of their pets.

Property Restrictions - Owners may rent only the entire lot or dwelling unit. Rental must be made only for a single family. No gainful occupation, trade, or other nonresidential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any re-zoning, variances or use permits.

Ramada's and Gazebos - Ramada's and gazebos may be erected in rear yards only, must be approved by the Architectural Committee prior to construction and must follow these guidelines:

1. Maximum square footage (under roof area) is 120 square feet.
2. Maximum roof height is 10 feet at the highest point.
3. The structure must be set back a minimum of 7 feet from any perimeter wall.
4. The structure must be painted to match the house color and must be maintained in good condition.
5. Roof tiles (if used) must match the tile of the house.
6. Lighting attached to the structure is permitted so long as it is not directed onto adjacent properties and is in compliance with all applicable city, county and state laws, codes, and ordinances. Lighting must be pre-approved by the Architectural Committee.

Roof & Wall-Mounted Equipment - No evaporative coolers, air conditioning units or other roof mounted equipment shall be placed on any roof. An exception is made for Solar Panels, Antennas and Satellite Dishes if prior architectural approval is obtained. Electrical boxes, panels, conduits, or irrigation controllers attached to the home are to be painted to match the adjacent surface.

Security Doors - Front, rear or side security doors must be approved by the Architectural Committee before installation. The Architectural Committee has approved colors as follows: Off-white, White, Door trim color or Base stucco color. Approval of the Architectural Committee is required prior to installation.

Sign Rules and Regulations

Notwithstanding any provision in the Governing Documents, the following rules apply to signs and include the type, location, size, number, and number of days the signs can be displayed in Wild Tree.

1. Political Signs

“Political Sign” means a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer, and may be placed or displayed on a Lot in accordance with A.R.S. § 33-1808, subject to the following:

- a. No earlier than 71 days before or 15 days after the election.

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- b. Signs shall not exceed an aggregate total of 9 square feet, unless otherwise provided by the City of Chandler.
- 2. For Sale and For Lease and Open House Signs may be placed or displayed on a Lot in accordance with A.R.S. § 33-1808, subject to the following:
 - a. One commercially produced “For Sale”, “For Rent” or “For Lease” sign not to exceed 18”x24”, and one sign rider not to exceed 6”x24”, may be placed on a Lot.
 - b. One “Open House” sign may be displayed on a Lot or immediately adjacent thereto to the extent it does not block traffic or ingress or egress.
- 3. Children Cautionary Signs may be placed and used in accordance with A.R.S. § 33-1808, subject to the following:
 - a. The signs are removed within one hour of children ceasing to play.
 - b. The signs are displayed only when children are actually present within fifty feet of the sign.
 - c. The temporary signs are not taller than three feet in height.
 - d. The signs are professionally manufactured or produced.
- 4. Association-Specific Political Signs
 - 1. “Association-Specific Political Sign” means a sign that (i) supports or opposes a candidate for the board of directors or the recall of a board member; or (ii) a ballot measure that requires a vote of the members (i.e., special assessment, amendment to declaration or bylaws, etc.), and may be placed or displayed on a Lot in accordance with A.R.S. § 33-1808, subject to the following:
 - a. No earlier than the date the Association provides the absentee ballots to the Members and 3 days after the election.
 - b. Signs shall not exceed an aggregate total of 9 square feet.
 - c. Signs shall not include any profanity, discriminatory text, images of content based on race, religion, sex, familial status, or national origin, as prescribed by state and federal fair housing laws.
 - 2. The Board shall have the discretion to determine whether the content of any Association Specific Political Sign contains content that violates these Rules.
- 5. Signs in Common Areas Prohibited.
 - 1. Except as set forth above, no signs shall be placed or displayed on the Association’s Common Area or the roadways within the Association without the prior, written approval of the Board of Directors.

Failure to comply with this Sign Policy may result in fines and other remedies as set forth in the Governing Documents and under Arizona law, including requiring removal of the signs.

Swimming Pools - Prior to construction of a swimming pool, a homeowner must contact the Community Management Company to coordinate the point of construction access to assure damage to common landscaped areas and common perimeter walls is avoided. In most cases, residents will be advised to enter through the side yard wall, from the front of their homes. Pools may not be backwashed into drainage ditches, common landscaped areas, drainage-ways, or streets. All backwash water is to be retained on the owner's lot. If necessary, a hole should be dug and filled with rocks to provide the needed capacity. The City of Chandler regulates swimming pool fence requirements. The Development Services Department should be contacted to determine the safety fence requirements for your pool.

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Any alteration to a common wall or common area must first have written approval from the Architectural Committee. For safety reasons all openings in walls must be securely covered during construction to prevent children from entering and being injured. Pool plans will not need architectural approval unless there is a feature (pool slide or other structure) that would be visible above the top of the block wall.

Trash/Recycling Containers and Collection - No garbage or trash shall be kept on any lot except in covered containers as provided by the City of Chandler. These containers must be stored out of sight except for days of collection by the City of Chandler. The Board has extended the maximum street time for containers from noon the day before to noon the day after collection. This rule complies with the City of Chandler and the city ordinances.

Vehicles, Campers and Boats - No motor vehicle classed by manufacturer rating as exceeding 3/4-ton, mobile home, travel trailer, camper shell, boat or other similar equipment or vehicle may be parked, maintained or repaired on any lot or on the street so as to be visible from neighboring properties. Temporary parking of recreational vehicles, boats and similar equipment will be permitted on Mondays and Fridays, if it is apparent that the item(s) are being loaded or unloaded resulting from weekend use. All motorized vehicles, including ATV's, motorcycles, go carts and similar vehicles are prohibited from entering onto any common areas. No commercial vehicles shall be parked on streets or lots in the community. Vendors may park for a reasonable amount of time while rendering a service.

Violation of Law- Any violation of any state, municipal or local law, ordinance or regulation pertaining to the ownership, occupation, or use of any property within the community is a violation of the CC&R's and is subject to the enforcement procedures in the CC&R's.

Water Softeners - All water softeners must be installed inside of the garage or located in the back yard areas behind side gates.

Window Coverings, Exterior - No Awnings of any type shall be installed or placed upon the outside of any window. The Architectural Committee has given a blanket approval for sunscreens in black, white, gray or brown color. Other colors shall require Architectural Committee approval. All sunscreens must be maintained in good condition. Torn or worn screens must be replaced.

Window Coverings, Interior - No reflective materials, including, but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type items, or temporary window coverings such as newspapers, bed sheets or blankets shall be installed or placed upon the outside or inside of any windows of any house. The Board of Directors has given blanket approval to all off-white or white shutters, mini-blinds, vertical blinds, or draperies installed on the interior of the windows. All others shall require Architectural Committee approval.