

PARK PREMIERE TOWNHOUSE ASSOCIATION RULES & REGULATIONS

INTRODUCTION

Townhouse living should be comfortable, enjoyable and free from conflict in areas that are common to all residents. The following rules and guidelines are intended to be of benefit to homeowners and tenants alike. Though these policies may seem restrictive in nature, they are designed as guidelines for good community relations.

Your Board of Directors has given careful consideration to the items addressed in this booklet. We ask each of you to use courtesy, common sense and consideration when dealing with your neighbors and properties. Adherence to established rules will make day to day living more enjoyable for all owners, tenants and guests.

Each resident should maintain pride in the common areas and demonstrate consideration for their neighbors. Please remember that our common facilities must serve all the residents equally. It is only through mutual respect and cooperation that Park Premiere will remain a desirable place to live.

These community rules are in compliance with the CC&R's and Bylaws of the Park Premiere Homeowners Association. If there is any conflict between the CC&R's and these Rules, the CC&R's shall prevail. Any infraction of these rules would result in notification of the homeowner and possible fines to that homeowner or tenant. *

IMPORTANT PHONE #S

Tempe Police Department	480-966-6211
Tempe Fire	911
Tempe Code Enforcement Property Complaints	480-350-8372
Towing: Myrtle Klinger - Board Member	480-839-0827
Animal Control Services	602-506-7387
Child Abuse Hotline	1-800-SOS-CHILD
Public Health Services	602-542-1023
Helm & Kyle, Ltd.	480-345-9500

8. NOISE

Residents shall exercise consideration concerning the use of musical instruments, radios, television, amplifiers, and the like, so as not to disturb other residents. After 9 p.m. no loud noises, shouting, dog barking shall be permitted as consistent with Tempe City Code.

9. PETS

Household pets shall not roam free regardless of time of day. The City of Tempe leash law is in effect at Park Premiere Townhomes. You are not permitted to chain your animal in any common area, including the areas around your front door. Animals roaming free are subject to impoundment and the homeowner responsible for said animal may be fined, with fine not to exceed \$100.00. You are responsible for cleaning up promptly after your animal in all common areas. Animals deemed a nuisance by continual documented reports to the Association will result in fines to the homeowner at the discretion of the Association.

10. WINDOWS

Within 60 days of occupancy new residents shall install permanent appropriate window treatments on all windows. No reflective material is allowed. Fines, pursuant to the attached schedule, shall commence on day 61.

11. POOL RULES

- a. Pool Hours 6 a.m to 11 p.m. daily
- b. NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK
- c. The pool is to be used by residents and their guests only
- d. Have parent or adult accompany children 12 and under
- e. Swimming attire required
- f. No pets/animals in pool area or pool
- g. No glass containers
- h. No alcoholic beverages
- i. Do not climb fences
- j. No toys with wheels or large play equipment
- k. No private parties allowed
- l. Pool may only be reserved by the Board for Association Functions
- m. Be a responsible neighbor - toss your trash in the receptacle and keep noise level down

Fines shall be levied as noted in these Rules, or if no specific fine is set out in the Rules, then pursuant to this Fine Schedule. Fines shall be levied if a violation of the C.C.&Rs, By-Laws or the Rules and Regulations shall be determined by a majority of a quorum of the Board of Directors after notice and hearing as provided in ARS§33-1803(B).

* FINE SCHEDULE

First Notice	\$25.00
Second Notice	\$50.00
Third Notice	\$75.00

1. COMPLAINTS

All complaints regarding violations of these Rules and Regulations or C.C.&R's should be mailed to P.O. Box 27631, Tempe, Arizona 85285-7681. Documentation and infractions of the rules should be as specific as possible to date, and time, and what, and where, etc. and should include the non-complying person and/or unit involved in order for the Board to take action. If the Board feels action is necessary, the homeowner will be issued a warning specifying the nature of the non-compliance and indicate the penalty procedure or other action that will be taken if the violation is not resolved. IT IS THE OWNER'S RESPONSIBILITY TO NOTIFY THE OCCUPANTS OF THE UNIT.

2. EMERGENCIES

Emergencies concerning the common areas, such as leaks in the water lines, power failures, etc. should be reported as soon as possible to the appropriate phone number listed as "Important numbers" on the front page of this document.

3. ALCOHOL & ILLEGAL DRUG USE & ILLEGAL ACTIVITIES

All owners renting their units are encouraged to use the City of Tempe Crime-Free Drug-Free Housing Lease Addendum in the form attached hereto. Any violation of ARS§13-3211, 13-105, 13-1203, 13-1202, 13-2308 or 21 U.S.C. 802, shall be a violation of these rules. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

4. CONTAINERS

Breakable containers such as glass bottles, cups, etc. are not allowed in any of the common or recreational areas.

5. DAMAGES TO PROPERTY

The Board of Directors may charge a homeowner for damages, as a result of negligence, carelessness or misuse. Unit owners are ultimately responsible for the actions of their children, tenants, and guests. Unit owners are responsible for repair costs involved with damage to any common area or units.

- a. Common areas Damages (as defined in Articles VII & IX of the CC&R's).

In common areas unit owners are responsible for immediately reporting any damages to the Association. The Association will repair, and the respective owner shall be responsible for payment to the Association for said repair in a timely manner. Homeowners shall not perform repairs on any common area or property.

- b. Exterior Townhouse and Adjacent Property Damages (as defined in Articles VI, VIII, & IX of the CC&R's)

Owners are responsible for repairs of damage to a unit, which includes, but is not limited to all wall projections of the perimeter exterior walls, doorbells, exterior siding and trim, doors, windows, screens, exterior light fixtures, and roof projections. If a particular repair has not been made 60 days after written notice to the homeowner has been received, the Board reserves the right to charge the repair to the homeowner and fine the homeowner. Fines not to exceed \$100.00 will be imposed in 30-day intervals to the homeowner until said item has been handled to the satisfaction of the Board.

6. PARKING RULES

- a. All parking areas in the parking lot are clearly marked. Parking in any other area of the common area is not permitted. Two spaces are provided for each unit.

- b. Unassigned parking is on a first come first serve basis. Vehicles parked in a guest spot in excess of 72 hours without being moved will be subject to tow at the owner's expense.

- c. Any unlicensed, immobile or inoperable vehicle in a state of repair, and not moved daily will be considered abandoned. Such vehicle will be subject to tow and impoundment at the owner's expense.

- d. No storage is permitted in carport parking area. Storerooms are provided for this purpose.

- e. No mechanical repairs or overhaul will be commenced in any parking space unless it is minor, will be completed within 36 hours and is not in conflict with the City of Tempe ordinances regarding loud noises and/or hazardous materials.

- f. Maintenance of the parking spaces is the responsibility of each resident. The surfaces of the driveway and carport areas are to be kept clean of grease and oil. Owners will be individually assessed for any cleaning or repair to the parking area caused by oil leakage, oil changes, auto lubricants and other motor vehicle maintenance.

- g. The Board of Directors may levy a fine not to exceed \$100.00 for a violation of the parking rules.

7. TRASH

Trash must be disposed of inside the provided dumpsters. Trash, abandoned appliances and furniture disposed of anywhere in the common areas is not permitted and subject to fine and dump fees if the Association has to dispose of the trash. Disposal of old batteries, oil, or any material deemed to be hazardous waste under applicable local, state, and/or federal law is strictly prohibited.