

Diamond Ridge I

Rules and Regulations

Revised December 2009

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RULES & REGULATIONS

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DIAMOND RIDGE I HOME OWNER'S ASSOCIATION

c/o Vision Community Management
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RULES AND REGULATIONS

Revised December 2009

The Board of Directors in accordance with the Covenants, Conditions & Restrictions (CC&R's) and the By-Laws of Diamond Ridge I has developed the following Rules and Regulations. Included are various city codes, which have been emphasized.

The Board's Mission is:

1. Ensure Enjoyable Living Conditions For Our Community.
2. Maintain an Aesthetically Pleasing Environment for Our Community.
3. Maintain a Safe Environment for All Residents, Their Children and Guests.
4. Create an Environment that Enhances the Property Values of Our Community.

The Board of Directors has the responsibility to see that the Rules and Regulations listed within this booklet, as well as those detailed in our CC&Rs, are clearly communicated and followed.

It is the responsibility of each homeowner to personally understand and cooperate in the adherence of these Rules and Regulations as well as to ensure that any guests, renters or others visiting or occupying their property understand and adhere to these Rules and Regulations. All questions with regards to the Rules and Regulations should be directed to the Property Management Company.

If a conflict exists between a provision in these Rules and Regulations and the CC&R's, the provision in the CC&R's shall apply.

These Rules and Regulations shall be effective December 3, 2009.

Thank you for your cooperation,

Diamond Ridge I HOA
Board of Directors

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RULES AND REGULATIONS

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DIAMOND RIDGE I

RULES AND REGULATIONS

SECTION 1. NUISANCES:

- A.** The following items and activities are considered to be nuisances:
- a. Continuously barking dogs, allowing dogs and cats to use other homeowner's yards to relieve themselves
 - b. Loud car or home stereos, loud parties, revving/racing engines, spinning of tires, excessive honking of horns, unattended vehicle alarms
 - c. Parking, blocking other homeowner's drives, speeding and/or racing through our Community
- B.** Home Based Business:
Pursuant to Article 5, Section 5.1 of the CC&R's, no gainful occupation, profession, trade or other nonresidential use shall be conducted on any Lot. There are several manners in which operation of a business in a home may be detected. Such businesses are detectible in the following manners and:
- Must not cause excessive traffic in and out of the home or Community
 - Must not result in the storage of large equipment or excessive quantities of equipment on the lot or in the Community
 - Must not result in the use, storage or disposal of toxic materials and/or chemicals on lot or in any portion of the lot or in the home
 - Must not cause loud or excessive noise
 - Must not result in storage of unsightly objects that are visible from the street, common area or neighboring property

SECTION 2. UNSIGHTLY OBJECTS:

- A.** Garbage cans are to be stored out of sight in an inconspicuous place.
- B.** Garbage cans shall be placed out on the curb not earlier than the night before pick-up and shall not be left out on the curb more than 24 hours after pick-up.
- C.** Bulk trash shall only be permitted 1 week prior to City of Phoenix posted bulk trash collection days for our Community (City Code ARS 13-1603).
- D.** Storing of unsightly objects that are visible from the street or common area is strictly prohibited. This includes, but is not limited to, play equipment, trash cans, satellite dishes exceeding 1 meter in diameter, rubbish, home improvement discards, etc.
- E.** All antennas and satellite dishes exceeding 1 meter in diameter are prohibited from being mounted on the front area of the home or in the front yard as to be seen from the street and are subject to prior architectural approval (See Section 12 Modifications & Renovations).
- F.** Driveways are to be kept clean of major oil leaks from vehicles.

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- G. Vehicles visible from neighboring property or common areas must not be unsightly or a visual detriment to the appearance of the Community.

SECTION 3. SATELLITE DISHES SUBJECT TO FCC GUIDELINES THAT ARE LESS THAN 1 METER IN DIAMETER:

- An attempt should first be made to ground mount a Direct Broadcast Satellite dish in the rear yard.
- If installation of a Direct Broadcast Satellite dish on the ground does not provide an acceptable quality signal, the Direct Broadcast Satellite dish can be placed on the home.
- In placing the Direct Broadcast Satellite dish, the placement is required to be the least visible from the front of the home as possible.

SECTION 4. EXTERIOR MAINTENANCE:

- A. Driveways, sidewalks and entrances are to be kept free of obstructing plants, trees, shrubs, containers and/or unsightly objects.
- B. Homes are to be kept in good repair and painted in accordance with approved colors. Prior to any renovation(s) and/or modifications(s) written approval must be received from the Architectural Committee and/or the Board of Directors as stated in Section 12 Modifications & Renovations.
- C. Window screens, doors and gates are to be kept in good condition. If deteriorated or in disrepair, they must be repaired or replaced. Front doors are subject to Architectural review.
- D. Wooden front entry doors are to be Stained or Painted in Wood Grain tones only. No front entrance door screens are allowed however, the existing wood front entry door may be replaced with an iron and glass entry door, subject to design approval by the Architectural Chair/Committee. Both door and sidelights must be similarly framed, i.e., if a homeowner chooses to replace the existing wood door with an iron and glass door, the sidelights and transom (if any) must also be framed in iron. Required options on such doors shall include but not be limited to vertical door handle rather than horizontal lever. Other options available and permitted subject to Architectural approval include hinged glass frames for air flow, glass options for privacy, faux finishes. As with all exterior changes, an Architectural Review form must be submitted and approved prior to proceeding with any changes, including front door replacement.
- E. House numbers must be clearly visible on all homes and it is recommended that they also be painted on the curb of each home in our Community. This assists emergency personnel.
- F. Holiday, seasonal and special event decorations are to be kept neat and not interfere with others or create a nuisance. All decorations shall be displayed no more than 30 days prior to or 30 days past such holiday, season or event.

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- G.** Only one (1) For Sale or Rental sign is permitted for each home. The sign shall be a standard professional real estate sign measuring no more than five (5) square feet in size and will be mounted on a standard white post and cross arm not taller than 67" high with not more than a 36" cross arm. The sign is limited to an area on the lot in close proximity to the home (not posted on the home, in any window of the home or over a wall/fence).

SECTION 5. EXTERIOR LANDSCAPE:

Front landscape is to be rock ground cover or grass or a combination. Rock ground cover must be decomposed granite. All decomposed granite must be "Madison Gold". Only ½ inch size diameter allowed. All granite should be spread a minimum of 2" deep. Apply pre-emergent weed control to sub-grade. No plastic is to be used under decomposed granite. Grass landscape is to be watered, trimmed and mowed regularly. All sections of grass landscape are to be over-seeded each winter. This must be done between the months of September and the first of November to maintain a green lawn year round. Gravel is to be neat, free of weeds, grass and debris at all times.

- A.** All dead or dying trees and shrubs must be removed immediately; stumps must be removed or cut and/or ground down to ground level.
- B.** Front landscape is to be kept free of yard clippings, trash and other unsightly objects. Bulk trash shall only be permitted 1 week prior to City of Phoenix posted Bulk Trash Collection days for our Community. Streets may not be used to store debris from yard work or remodel other than previously mentioned bulk trash City of Phoenix guidelines. Homeowner or contractor must store and remove yard/ remodel debris in a manner not to be unsightly from the curb. Homeowner must receive written approval to place contractor dumpster upon property.
- C.** Homeowner(s) is required to obtain written approval from the Architectural Committee and/or Board of Directors prior to **ALL** exterior modifications and renovations to exterior landscape as stated in Section 12 Modifications & Renovations.
- D.** Trees and shrubs in the common area are considered common property and are maintained at the direction of the Board of Directors.

SECTION 6. GARAGE SALES/YARD SALES:

No private auctions, flea markets, white elephant sales, yard sales or garage sales of any nature are allowed in the Community except for the annual Community sales sponsored by the Association. This will be held on the **first Saturday of April** only. The Association will supply professional signs advertising the multi-homeowner garage sale and place an advertisement in the local paper announcing the sales date. No private garage sale signs are allowed.

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SECTION 7. GATE CODES:

- A. The gates at Diamond Ridge I are to be kept closed at all times except for entrance and exits.
- B. Safeguard Security manages our gates and access codes: **480-609-6200**
- C. Each homeowner has access to gate entry codes.
 - a. Main (larger) call box can be used with 3 digit code to call homeowners phone number. Homeowner presses "9" to open gates.
 - b. Secondary (smaller) call box can access our QuickPass Visitor Management System. This is a state of the art access system accessible via the internet @ www.quickpass.us Homeowners have the ability to program their own codes into the system instantly. Homeowners have the ability to assign a permanent code, temporary code or duration code. Homeowners also have the ability to assign Friends and Family or Vendor status. The HOA highly recommends that homeowners contact Safeguard for instructions or any questions concerning access codes.
 - c. Programmed Gate access openers ("clickers") are available to all homeowners through Safeguard for a fee.
- D. Open House/ Real-Estate Procedures. Diamond Ridge I access is by invitation only. Every attempt to limit unauthorized public access should be made. Agents and Sell-by-Owner must post professional signs in a non-intrusive manner. No authorized posting or publication of access codes allowed other than the 3 digit homeowner code which will ring homeowner's phone. **QuickPass** special access codes are encouraged (www.quickpass.us). The Association reserves the right and may limit the number of Open House Days requested if deemed excessive.
- E. No public posting or publication of any access code is allowed.
- F. **No vehicle may enter through exit gates.** Damage caused by such illegal entry will be charged to violator for full restitution. Homeowners are required to notify all vendors and maintenance companies of code procedures.

SECTION 8. PETS:

- A. Pets are to be kept on a leash at all times when not in the fenced area of your yard (City Code: Article 2, Sec. 28-6).
 - B. Owners are responsible for keeping their pets out of other homeowner's property.
 - C. Pet owners must pick up after their animals (City Code: Article 2, Sec. 28-6).
 - D. Dogs and cats are the responsibility of their owners and shall not be allowed to be a nuisance or danger to others. Owners must control dogs from excessive barking.
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- E. No animals shall be kept within our community for commercial purposes or breeding.

SECTION 9. CHILDREN/GUESTS:

- A. Homeowners are responsible for the cost of any repairs for damage caused by their children and or guests to any part of the common area (streets, walls, lights, lawn, etc.) or to other homeowner's property.
- B. Homeowners are responsible for their children's behavior and they shall not be allowed to be a nuisance to others in the community. When playing in the neighborhood, on the sidewalks or streets, it is the homeowner's responsibility to ensure their children's safety. Children's play should not impede traffic.

SECTION 10. VEHICLES:

- A. The speed limit within Diamond Ridge is **15** miles per hour. For the safety of others, speeding will not be tolerated and violators will be fined and reports made to the appropriate law enforcement agencies.
- B. All boats, watercraft, RVs, camper trailers, large campers mounted on trucks, and utility trailers are specifically prohibited from being parked on driveways or streets in the community. Such vehicles may not be parked except for a short period of time, not to exceed 24 hours, for the purposes of loading and unloading only. If you or your guests require on-street parking for these or any similar vehicles for more than 24 hours, you must notify the Management Company of the vehicle license number, make of vehicle and length of stay. The vehicle may not be parked in a location that impedes the flow of traffic or hinders the passage of service vehicles such as trash collection trucks. The maximum permissible on-street parking is 72 hours.
- C. All boats, watercraft, RVs, camper trailers, large campers mounted on trucks, and utility trailers are specifically prohibited from being parked on driveways or streets in the community. Such vehicles may not be parked except for a short period of time, not to exceed 24 hours, for the purposes of loading and unloading only. If you have guests with RVs or campers that are visiting for more than 24 hours, and they need to park on the street, you must notify the Management with their license number, make of vehicle and length of stay.
- D. No automobile, motorcycle, motorbike or other motor vehicle shall be repaired on any lot other than minor repair work, i.e. flat tires, battery changes, etc. Owners are responsible for keeping their driveways free of oil stains.
- E. All vehicles, other than those addressed in 10B, are to be parked in garages or in the homeowner's driveway (See section 11 Parking).
- F. Vehicles that are inoperable from either a physical or legal perspective or those that are considered unsightly and a visual detriment to the appearance of the community, are not allowed to be parked anywhere in Diamond Ridge

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that is visible from a neighboring property or common area. Note that "inoperable" vehicles shall include, but not be limited to, wrecked vehicles,

vehicles with significant or unsafe body damage, vehicles that are in a state of disrepair, vehicles up on blocks and vehicles that lack license plates or exhibit expired plates or tags. All vehicles visible from neighboring property, the street or common area must be free of cobwebs, debris, flat tires, broken windows or extensive damage, in good operating condition and appearance, licensed/ registered and not under repair.

- G.** Only street-legal automobiles, motorcycles, motorbikes or other motor vehicles may be driven on streets. No motorized scooters, dirt bikes or other off-road vehicle may be driven on streets. All vehicles must be deemed street-legal as defined by Arizona State Law.
- H.** All pedestrians always have the right of way over vehicles. Vehicles should use caution in such a manner to ensure the safety of all pedestrians.

SECTION 11. PARKING:

- A.** *As per the section (v) of Mountain Park Ranch Master Rules and Regulations:* It is the intent of the Declarant to restrict On-Street parking as much as possible. Vehicles of all Owners and Residents, and of their employees, guests and invites, are to be kept in garages, carports, residential driveways of the Owner, and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles at a Lot or Parcel.
- B.** No vehicles may be parked on the street between the hours of 10PM and 6AM. If you require temporary on-street parking, please follow the same process outlined in Section 9B, i.e., notify the Management Company with the vehicle license number, make and model of vehicle and length of stay.

SECTION 12. MODIFICATIONS & RENOVATIONS:

- A.** In accordance with the CC&Rs, the Homeowner(s) is required to obtain written approval from the Architectural Committee and/or Board of Directors prior to **ALL** exterior modifications and/or renovations except satellite dishes less than 1 meter in diameter. This includes, but is not limited to, improvements, replacements, additions, removals, alterations or repainting of any home, roof, fence, wall, gate, patio cover, driveway, walkway, lighting or front yard landscaping.
- B.** Original Architectural Approval Form must be submitted in writing to the Board of Directors with homeowner(s) signature(s) for approval to be valid. No photocopies, faxes or other forms of submission are permitted.
- C.** Copies of the Architectural Approval Form may be obtained from the Property Management Company.

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SECTION 13. RENTAL UNITS:

- A.** Homeowners renting their units are required to provide a copy of the Rental Agreement to the Property Management Company. The

- agreement must contain a list of all residents of the unit, type of vehicle(s) and license plate number(s). It must also acknowledge that the renter is aware of the Rules and Regulations.
- B.** Homeowner(s) is liable for all violation assessments incurred for Rules and Regulations, the CC&Rs or the By-Laws violations including the cost to repair damage caused by their tenants or their guests, and all legal costs.
 - C.** The rental agreement must be submitted to the Property Management Company within 10 days of the rental of the unit. Failure to provide a copy of the Rental Agreement will result in a fine of \$100.00 to the owner.

SECTION 14. VIOLATIONS:

Please refer to the Violation Enforcement Policy, adopted by the Board of Directors at a duly called open meeting held on Monday, February 12, 2018.

HEALTH, SAFETY AND WELFARE:

In the event additional uses, activities and facilities are deemed by the Board to be a nuisance or to adversely affect the health, safety or welfare of the owners and residents, the Board may make the rules restricting or regulating their presence in Diamond Ridge I or may direct the Architectural Review Committee to make rules governing their presence within Diamond Ridge I as part of the Architectural guidelines.

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Exterior Guidelines

Mountain Park Ranch HOA (MPRHOA) has invested in significant updates to exterior paint colors and Diamond Ridge has chosen to select a subset of those paint choices for our community. All paint color names refer to Dunn Edwards paints and all color choices are on display at the Mountain Park Ranch Homeowners Association at 15425 S 40th Place, Suite 4.

We have updated some of our guidelines:

1. The garage door color can now match the color of your trim
2. Some Pop Outs and Pop Ins are allowed depending on the color scheme you choose for your home.
3. Stone Accents are now allowed
4. It is acceptable to have the same color paint as your neighbor

Note: Pop In is defined as recessed areas in the body of your home including Garage Doors. Pop Out is defined as areas in the body of your home that protrude from the stucco and are found around windows.

The colors listed below include a body color paired with two trim colors. Per the guidelines above, the body color is to be used on the house. You may choose **ONLY** one of the listed trim colors. These colors are the only colors to be used going forward in Diamond Ridge. All previous Frazee colors are no longer approved for use. This means that homes in Diamond Ridge cannot be repainted their current Frazee color – body or trim.

Please remember that repainting your home requires approval from the Architecture Committee via submittal of an Architectural Review Form.

Approved Colors – (choose 1 Body and Only 1 Trim Color)

MPR Color Group #1 – All Color Schemes

MPR Color Group #2 – All Color Schemes

MPR Color Group #3 – All Color Schemes

MPR Color Group #4 – All Color Schemes except

Scheme 2 Body Adobe and Trim Baja White only

Note: Scheme 10: Golden Gate Body can use Milkweed, Colorado Trail or Bone China as Trim

MPR Color Group #5 – Schemes 1, 3 & 5

Scheme 5 is Body Carved Wood and Trim Golden Gate or Cocoa only

MPR Color Group #7 – Scheme 9 only

MPR Color Group #8 – Schemes 4 and 5

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Architectural Review Forms

The following forms may be used to submit requests to the Architectural Committee. An electronic copy available upon request from the Management Company.

Forms should be submitted prior to any modifications as per Section 12 of Rules and Regulations.

DIAMOND RIDGE OWNERS ASSOCIATION

APPLICATION FOR DESIGN REVIEW

All applications for changes to the exterior of your residence must be submitted to the Diamond Ridge Owners Association's Architectural Design Review Committee/Board of Directors. The Association's Covenants, Conditions and Restrictions (CC&Rs) require that a homeowner obtain the prior written approval for any structural change, alteration or addition to a property within the community.

Please note that approved applications must be completed in a timely manner. A project completion date is required on the Application. If additional time is required for you to finish your project, an extension request is listed on the second page of these forms.

To comply with the CC&Rs, please submit this application with all the required attachments to:

Diamond Ridge Owners Association
c/o Vision Community Management
16625 S Desert Foothills Pkwy • Phoenix, AZ 85048
Phone: (480) 759-4945 • Fax: (480) 759-8683
Email: DiamondRidge@WeAreVision.com • Website: www.wearevision.com

If you have not received any form of communication from the Committee or the Association after (30) days, please call Vision Community Management for a status update.

Homeowner's Name: _____

Homeowner's Mailing Address: _____

City: _____ State: _____ Zip: _____ Lot #: _____

Property Address: _____

Phone: _____ Email: _____

The undersigned hereby submits its Application for Design Review to the Architectural Committee or the Board of Directors of Diamond Ridge Owners Association for review and approval of the following item(s):

___ Painting of Residence - Scheme # _____

Body: _____ Trim: _____ Accents: _____

Pop-Outs: _____ Garage: _____ Front Door: _____

Other: _____

___ Installation of Landscaping

___ Revamping of landscaping

___ Addition of: _____ to/on the residence (building)

___ Addition of: _____ to/on the lot (property/land)

___ Installation of a pool/spa

___ Other (please specify): _____

Attached please find plans and/or specifications of the above marked items for application, which includes (if appropriate):

___ Dimensions (height, width, length) ___ Sample of color(s) to be used

___ Drawings ___ Plant type and location

___ Samples or descriptions of materials to be used ___ Type of material

___ Photographs or sample elevations for a visual picture of the proposed project

___ Person doing installation/work: _____

Licensed contractor: ___ Yes ___ No

Expected completion date: _____

Please notify me at _____ if you have any questions. I understand that should the application not be complete in order to determine approval or disapproval, the Architectural Committee or Board will disapprove the Application and return it to me with a statement for the disapproval. The owner agrees to comply with all applicable City, County, and State laws and to obtain all necessary permits. This application and the drawing will be retained for the Association's records.

COMPLETION DATE EXTENSIONS are available if required. If this application is requesting an extension what is that date: _____

Homeowner's Signature _____ Date: _____

FOR ASSOCIATION USE ONLY

Diamond Ridge Owners Association Architectural Committee or Board of Directors

___ Approves the above application

___ Approves the above application with the following conditions: _____

___ Disapproves the above application for the following reason(s): _____

Signature: _____ Date: _____

Date Received	Mailed to Committee	Received from Committee	Mailed to Homeowner
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