

# Greenway Estates Condominiums

## Rules and Regulations

1. All trash must be placed in the dumpster and be able to close the lid. No large items shall be left that do not fit in the dumpster.
2. No more than two (2) dogs may occupy any Unit regardless of size or weight.
3. No pet or other animal shall be allowed to make an unreasonable amount of noise, cause an odor, or to become a nuisance.
4. Each Unit Owner and/or Resident shall be responsible to periodically perform or cause to be performed such pest control activities in their Unit as may be necessary to prevent insects, rodents and other pests from infesting the Unit.
5. At no time may any Person block the Common Elements roadway or ingress or egress of any other Person to his Unit.
6. Garage doors are to be kept closed at all times except when the Resident is entering or exiting his the garage.
7. Vehicles belonging to Invitees of Unit Owners or Residents may be parked in any designated guest Common Element parking spaces for a period not to exceed twelve (12) consecutive hours or in the garage of the Unit if such Vehicle fits completely within the garage and does not extend into the Common Element drive.
8. In no event, may any Vehicle be parked along the private drives or roads within the Condominium outside of a designated parking stall.
9. Parking stalls may not be used for any purpose other than the parking of authorized Vehicles.
10. The Board of Directors shall have the right to have any Vehicle parked, kept, maintained, constructed, reconstructed or repaired in violation of the Condominium Documents towed away at the sole cost and expense of the owner of the vehicle or equipment.
11. No nuisance shall be permitted to exist or operate upon the Condominium, and no activity shall be conducted upon the Condominium which is offensive or detrimental to any portion of the Condominium or any Unit Owner, Lessee, Resident or their respective Invitees.
12. No reflective materials, including, without limitation, aluminum foil, reflective screens or glass, mirrors or similar items, shall be installed or placed upon the outside or inside of any windows of a Unit without the prior written approval of the Board.
13. No enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of a Unit shall be constructed or installed in any Unit without the prior written approval of the Board.
14. No astroturf, artificial grass covering, carpet or other floor covering shall be installed on any Balcony without the prior written approval of the Board of Directors.
15. No Balcony shall be used for a storage area for items or materials that are not customarily intended for use on a Balcony, such as the use of a Balcony to store bicycles or exercise equipment.
16. No linens, blankets, rugs, swimsuits or similar articles may be hung from any Balcony.
17. Barbeques, woks and related accessories and cooking equipment may not be used on Balconies at any time.
18. Each Unit Owner, at his sale cost and expense, shall be responsible for the maintenance and repair of the Limited Common Elements exclusively allocated to his Unit as Limited Common Elements.
19. Each Unit Owner shall be liable to the Association for any damage to the Common Elements or the Improvements, or equipment thereon, which results from the negligence or willful misconduct or omission of the Unit Owner or that Owner's Residents, Invitees or family pets for whom Owner has responsibility, to the extent permitted by Arizona law.