

WARNER RANCH VILLAGE UNIT 1

Rules and Regulations

Revised May 2021

As a homeowner in Warner Ranch Village (WRV), you are part of a planned community by membership in Warner Ranch and Warner Ranch Village Unit 1 Associations. These Associations were established to keep Warner Ranch Village a pleasant place to live and to preserve your property values.

To establish this lifestyle, Covenants, Conditions and Restrictions (CC&Rs) have been recorded with the Maricopa County Recorder on the subdivision, which became applicable to all owners through their deed. To complement the CC&R's, these rules have been provided by the Board of Directors of the Warner Ranch Village Association.

In addition, the master association of Warner Ranch has established rules and regulations, architectural/design guidelines and CC&Rs that owners in Warner Ranch Village must follow.

These documents are available on each association's website at:

Warner Ranch Village www.visioncommunitymanagement.com

Warner Ranch Master www.warnerranchassociation.org

Please note that it is the Warner Ranch Master Association that is responsible for inspecting the community and issuing violations to homeowners, and reviewing and approving architectural/design requests. Since the roads in Warner Ranch Village are private, the Village association is responsible for enforcing parking rules.

Receiving Information from the Associations

Both Warner Ranch Village and Warner Ranch Associations use email as a cost-effective way to communicate important information to residents. Each association has a resident portal on their website where you can set up an account and provide your email address to stay informed. This way you can know what is going on in your community.

In addition, you can communicate with WRV's management company as follows:

Vision Community Management
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048
Office: 480-759-4945 Fax: 480-759-8683
Email: WarnerRanchVillage@WeAreVision.com

Architectural Additions or Design Changes

Any change, addition and/or alterations to the original construction of the unit exterior must have prior written approval from the Master Association's Architectural Control Committee. Essentially, this means before you make any change to the outside of your unit, including painting, you must seek approval through the master association. Warner Ranch Architectural Guidelines are available on the master association's website at www.warnerranchassociation.org.

Assessment Collection Policy

A policy has been implemented for collection of association assessments for Warner Ranch Village. If you do not have a copy of these policies, they are available at www.WeAreVision.com/wrv under community documents.

Leasing or Renting of Units

Pursuant to Arizona state law §33-1806.01 / §33-1260.01 completion of a rental registration form is required if you rent out your home. Each time a new tenant moves into your home, a new form must be completed, and a \$25.00 fee paid. If the form is not fully completed or not returned within 15 days from the lease start or renewal date, a \$15.00 late fee will be charged. The rental registration form is available at www.WeAreVision.com/wrv under Community Documents.

Also, please provide your tenant with a copy of these Rules and Regulations so they can be a good Warner Ranch Village neighbor.

Parking in the Village

Unlike some other areas of Warner Ranch, our streets are privately maintained and are more narrow than other City maintained streets. Therefore, access by emergency vehicles such as firetrucks and ambulances must be a consideration especially at night per the City of Tempe Fire and Medical Rescue Department. Additionally, limiting street parking will reduce wear and tear increasing the life expectancy of the asphalt.

All residents are to park their vehicles in their garage or on their driveway. Specifically, vehicles are not permitted to be parked on the street during the overnight hours of 11:00 p.m. to 6:00 a.m. to ensure easy access by oversized vehicles.

Guest parking is for visitors only as indicated by the signage at the six visitor parking locations in the village. There is a 48-hour restriction on parking in the designated guest parking areas. When you have guests, it is recommended they park in the visitor parking areas on the property and not on the street. Guest parking is not to be used by residents in place of their garage and driveway. Guest parking is not for storing of resident vehicles, extra vehicles should be stored in your respective driveway or garage and not in guest parking.

Trailers, campers, motor homes, boats and other recreational vehicles may not be parked on or adjacent to a lot except for loading and unloading purposes. This loading period may not exceed 12 hours to prevent any overnight parking.

Violations of the WRV Parking Policy will result in a warning notice on your vehicle and if not resolved, the vehicle will be towed at the owner's expense. If the violation is overnight street parking or residents parking in guest parking, two warnings will be given, and the vehicle will be towed on the third incident. If a vehicle is parked for more than 48 hours in guest parking it will be subject to tow as the posted signs indicate.

Vehicle Storage

No storing of vehicles in private driveways or guest parking. A vehicle is considered stored when it does not have current tags and/or has not been moved from a driveway for a period of 30 days. Vehicles parked in any of the guest parking areas for longer than 48 hours, without board approval, are subject to tow. Guest parking is not for storing of resident vehicles, extra vehicles should be stored in your respective driveway or garage and not in guest parking.

Speed

Due to our narrow streets and many pedestrians, please keep your speed down to 15 miles per hour. Be aware of work trucks and people/children crossing the street, especially during the summer when school is not in session.

Pet Responsibility

Due to the Maricopa County and city of Tempe ordinances, all pets are to be on a leash when not on the owner's property. The only way to keep our lawns free of unhealthy and unpleasant pet waste is for the pet owner to accept responsibility to immediately clean up after their pet. If a pet problem should arise the association's management company would be happy to assist in communicating with the offending owner to seek resolution.

Please submit such complaints in writing using the complaint form at www.WeAreRevision.com/wrv giving a description of the problem, the pet and name and/or address of the owner. The Association must be advised of pet problems in writing since they are not easily verified otherwise.

No pets are allowed in the pool or hot tub area as this is a violation of the Maricopa County Health Department.

It is also the responsibility of the dog owner to minimize excessive barking. Please see the information under the section titled Nuisance.

Pool Rules – WARNING – ***No Life Guards are On Duty ***

- Pool hours are daily from 5:00 AM to 11:00 PM. Proof of residency may be required.
- No minor under the age of 18 years is allowed in the pool area or to swim without the supervision of a Parent, Legal Guardian/Designee.
- No smoking and or vaping in the pool area, hot tub area or restrooms is allowed.
- No glass containers are allowed in the pool or hot tub or in the surrounding pool area.
- No running is allowed in the pool area, diving into the pool, or roughhousing.
- No loud noises are permitted at any time, this includes music speakers. Please respect your fellow homeowners and turn down the volume, if requested.
- Proper swimwear is required in the pool and hot tub; no cutoffs and no oils, please.
- No pets or animals allowed in the pool or adjoining area.
- Make sure to close and lock the pool entrance/exit gates.
- Owners and management are not responsible for accidents or injuries.
- Management reserves the right to deny use of the pool to anyone or close the pool at any time.
- Contact Vision Management for a replacement key, which can be provided to owners for a fee.

IMPORTANT - Violations of the above may result in the pool being closed by the Maricopa County Environmental Services Department or the City of Tempe.

Trash and Recycle Containers

Trash and recycle containers should not be put out prior to 6:00 PM the day before your trash and recycle pickup days. After the trash or recycle has been collected, remove and store your containers out of sight meaning they cannot be seen from the street by 6:00 PM the day of trash collection. This will keep our neighborhood looking neat and uncluttered.

Use of Common Area

The greenbelt and common area adjacent to the pool is for residents to use and enjoy during daylight hours. Please do not use glass articles and remember to clean up any trash after use. No driving is allowed down the spillway.

Signs

One "For Sale" sign or "For Lease" sign shall be permitted provided:

- Its dimensions shall not exceed 36 x 36 inches.
- The sign shall be constructed in a professional manner.

Nuisance

Noise from stereos, televisions, pets, parties, vehicles, etc., must not be imposed on other residents or their guests. Residential and common area premises shall not be used in such a way or for purposes which cause property damage, may endanger health, or unreasonably disturb residents of the community.

The City of Tempe has enacted laws and provides enforcement relating to noise nuisance including barking dogs in neighborhoods. You will find information on how to report a nuisance violation to the City of Tempe at www.tempe.gov.

Courtyards, Back and Side Yards and Gates

Each unit in WRV has a courtyard enclosed by a black metal gate. When adding additional material to the bottom of your gate to prevent pets from escaping, it must also be black in color and preferably metal.

The general appearance of your courtyard, side and back yards which can be seen from the street is the homeowner's responsibility to maintain in a manner that preserves property values. This means that your courtyard shall be maintained free from weeds, pet waste and other debris, and that trash and recycling cans cannot be visible from the street. Any dead trees or shrubs in your courtyard, side or back yard that are visible from the street must be removed.

Landscaping

The Warner Ranch Village association is responsible for maintaining the landscaping of the greenbelts, medians and front yards of the homes in the village. The only exception is based on a previous board decision related to "Yellow Bell" shrubs that some homeowners wanted to grow into a tree. To accommodate this request, once a shrub grew past 8 feet, it became the responsibility of the homeowner to maintain.

These rules were made for your protection. Some of these rules were drawn up from the Warner Ranch Village Covenants, Conditions, and Restrictions, City ordinances, and Maricopa County codes, others for protection against insurance problems, and health and safety reasons. If you see anyone violating the rules, take an active interest in your community by tactfully approaching your neighbor yourself or notifying management at WarnerRanchVillage@WeAreVision.com or 480-759-4945.

Warner Ranch Village
Board of Directors