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HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

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**SCOTTSDALE VISTA
RULES AND REGULATIONS
SUMMARY**

Our goal at Scottsdale Vista is to provide an environment of peace and tranquility. Such community living assures each resident the right to a pleasant, disturbance-free atmosphere. In order to achieve this style of living, the Board of Directors of Scottsdale Vista respectfully requests the support and cooperation of all the owners, tenants, and guests.

Scottsdale Vista Homeowners Association is formed by the Declarations of Covenants, Conditions, and Restrictions for Scottsdale Vista Townhomes (CC&R's). The CC&R's and the Association's Bylaws authorize the Board to adopt rules and regulations relating to the Common Area and the Association's rights and duties. As a result, you may be assured that Scottsdale Vista will be maintained at the high standards to which it was originally conceived.

REMEMBER, EACH OWNER, TENANT AND GUEST WILL ENJOY THE MAXIMUM BENEFIT AND PLEASURE FROM SCOTTSDALE VISTA WHEN THE RULES AND REGULATIONS ARE CAREFULLY OBSERVED BY ALL. PLEASE BE CONSIDERATE OF YOUR FELLOW NEIGHBORS.

Four documents govern our Association and its residents:

1. Declarations of Covenants, Conditions and Restrictions for Scottsdale Vista (CC&R's and Amendments).
2. Articles of Incorporation of Scottsdale Vista Homeowners Association.
3. Bylaws of Scottsdale Vista Homeowners Association, as amended.
4. Rules and Regulations Booklet.

You should have received these documents when you closed on your home or signed your rental lease. If you don't have these documents, please contact the Management Company; they will be happy to send you a copy. We strongly recommend that you read these documents since they set forth, in a complete and detailed form, the rights, duties and obligations of each homeowner and tenant.

Individual property owners may be held financially responsible for misuse and or damage of property by themselves, guest, or tenants. **It is the responsibility of property owner to forward a copy of the CC&R's and the rules and regulations to their tenants.**

Please remember that it is the main intent of the Board to see that Scottsdale Vista is an enjoyable place in which to live.

POOL RULES

1. All children **under the age of 14 must** be accompanied at the pool by an adult at all times.
2. Diapers are not allowed in the pool unless they are appropriate swim diapers or used with rubber pants.
3. Use of the pool area is restricted to owners or tenants and their sponsored guests. Our pool is designed and maintained primarily for the exclusive use of the homeowners, tenants and their occasional guests. Repeated and frequent use by non-resident guests, relatives, etc., is not permitted.
4. The Association has supplied each homeowner of record with one (1) pool key. It is the responsibility of the homeowner to transfer the key at the time of a sale. There is a charge for replacement keys.
5. Pool gates are to be kept locked at all times. They are self-closing and self-locking. **DO NOT PROP OPEN OR IN ANY WAY INHIBIT THE GATE FROM CLOSING.**
6. Breakable items, especially, but not limited to, beverage bottles and glass containers, are prohibited in the pool area.
7. Radios, recorders, TV's etc. in the pool area must not create excessive noise or otherwise interfere with others' enjoyment.
8. Patio furniture is for use in the pool area only and shall not be removed from the area. No playing on the pool furniture. Please return pool furniture to original position when leaving.
9. **HELP POLICE THE AREA.** Place all trash in containers provided in the pool area.
10. When you leave the pool area make sure that both gates are locked.
11. No running, pushing, scuffling, or horseplay are permitted in the pool area.
12. Bathing suits are to be worn at all times when using the pool. No cutoffs are to be worn due to the threads clogging the filters.
13. To prevent damage or clogging the filters, please remove all hairpins or any other such items before using the pool.
14. Anyone intoxicated or having any communicable disease must stay out of pool.
15. The pool area may not be reserved for private parties.
16. Please do not enter the pool with body oils-remove body oils before entering the pool.

17. Persons using the pool in the evening must respect their neighbor's rights and use this facility only during the designated hours.
18. Under no circumstances should keys to the swimming pool area be given to anyone by a resident. No guests may use the pool unless accompanied by a resident host.
19. Alcoholic beverages are strictly prohibited at the pool area.
20. In the event any part of the pool area is damaged by acts of owners, guests, tenants or members of the family, the Association may hold the owner liable for costs of repair or replacement.
21. **SWIM AT YOUR OWN RISK; THERE IS NO LIFEGUARD ON DUTY.**
22. **POOL HOURS ARE FROM 6:30 am to 11:00 p.m.**

COMMON AREAS/PROPERTY

1. Don't forget to help out your Association. If you see debris in the front lawns or streets, please pick it up. You'll only be helping yourself with increased property values and curb-appeal of Scottsdale Vista.
2. **STREET PARKING SHOULD BE RESERVED FOR VISITORS TO THE EXTENT POSSIBLE, SO PLEASE TRY TO USE YOUR DRIVEWAYS AND GARAGES ON A REGULAR BASIS. DO NOT PARK ON THE SIDEWALK, IT'S AGAINST THE LAW.**
3. Trash or recycling containers should be placed on the street on the day of pick-up or the night before after 6:00 p.m. Otherwise, you must keep them out of sight. Take them in the same day as pick-up.
4. Remember that the City of Scottsdale ordinance requires you to clean up after your dog. Please adhere to this requirement for aesthetic and health reasons.
5. Don't forget to read about the architectural regulations on the following pages. These are very important and pertain to everyone.
6. Annual Meetings are generally held the first Wednesday in April or such other date determined by the Board. You will be notified in advance concerning the time and location.
7. The common areas are not to be pet toilets. Your own and/or the neighbors front yard become both obnoxious and a health hazard when owners do not clean up after their animals. Pets belong in their own backyard. The City of Scottsdale has an ordinance that requires that you clean up after your pets and also has a leash ordinance for pets.
8. No driving/parking on the grass. It causes broken sprinkler heads and ruts in the grass. The cost of the repairs will be the responsibility of the homeowner and could also result in a fine.

9. Disturbances such as loud music, loud conversations, loud cars/motorcycles, squealing tires, constantly barking dogs and other such noises and/or activities that disturb neighbors are not permitted. You are encouraged to discuss the situation with the offending party or call the Scottsdale Police at 312-5000. Repeated violators brought to the attention of the Board may be subject to a fine for each occurrence.
10. Window treatments will be consistent with traditional and acceptable styles on windows that are visible from the exterior.
11. Exterior holiday lights must be removed within fifteen (15) days after a holiday.
12. Trash is not to be thrown into the wash. The wash is City property and violators are subject to a fine.
13. Do not place large items in front for bulk pick-up until Sunday night the week of collection.

LEASING OR RENTING

1. During a period when a property is occupied by a tenant, the tenant, not the owner, is the area resident with the exclusive rights to the use of the pool. However the owner shall still be the responsible party. Be sure your tenants read and understand the Rules and Regulations and the Covenants, Conditions and Restrictions (CC&R's).
2. It will be the direct responsibility of the owner to provide his tenant with a copy of those documents and instill within them what the rules are and the consequences, should they not comply with the rules of the Association.

**YOU MUST SUPPLY THE MANAGEMENT COMPANY WITH A COPY OF THE
LEASE AGREEMENT OR OTHER WRITING TO SATISFY ARTICLE X, SECTION 13
OF THE CC&R's.**

OWNERS ASSESSMENT

Assessments are payable on a monthly basis by check, or by the surepay system (electronic transfer of funds), and can be paid in advance as far as the homeowner chooses. The payment is due on the first of every month. Homeowners whose assessments are not received by the grace period, (the 15TH of each month) will be charged a late fee. In addition, any assessment payment delinquent after 30 days shall accrue interest pursuant to Article IV, Section 8 of the CC&R's.

At the discretion of the Management Company and/or Board of Directors, with prior notice to homeowner (using the last known address of record), a lien may be filed upon a property. The lien fee must be paid before the lien will be released.

No owner may be waived or otherwise escape liability for assessments or charges by non-use of the common area or abandonment of his lot, nor shall selling or transferring a lease release such

property from liability. The delinquent homeowner shall pay all legal fees and expenses incurred in collection of accounts.

ARCHITECTURAL CONTROL

Basically, all the changes to the exterior of your property which can be seen from a neighboring property, from a common area, or from the street must have architectural control committee approval before the beginning of the project to commence this change. You must submit your plans that include an exact drawing showing the location, size, type of materials, color and specifications of change to the Management Company, who will submit it to the Architectural Control Committee for approval. The ACC will have thirty (30) DAYS TO RESPOND TO YOUR REQUEST. Should any homeowner make any exterior changes to his or her lot prior to ACC approval, said changes may have to be removed at the owner's expense. Failure to adhere to this rule will subject violators to a fine. Please refer to Article V of the CC&R's for further detail on Architectural Standards.

The Architectural Control Committee believes very strongly in the beauty of the existing structures and landscaping. Any changes will have to serve a purpose and not detract from the overall aesthetic value of the neighborhood and blend in appropriately with the surrounding area.

Any structures that are considered for approval, will not be approved if the height exceeds the wall height (for example: sheds & ramadas – whether permanent or temporary).

If you would like an architectural request form, call the Management Company.

SIGNS

No signs shall be displayed on any Lot except the following:

- (1) commercially produced "For Sale" signs no larger than eighteen by twenty-four inches (18" x 24") and any associated sign riders, while the Lot is for sale;
- (2) commercially produced "For Lease" or "For Rent" signs no larger than eighteen by twenty-four inches (18" x 24") in size, while the Lot is for lease or rent;
- (3) open house signs as may not be prohibited by law;
- (4) political signs as permitted by county and municipal ordinances may be placed on the Lot up to seventy-one (71) days before an election and up to three (3) days after an election; and
- (5) such signs as may be required by law or which cannot be prohibited by law.

All signs must conform to applicable municipal ordinances. Signs on Lots **SHALL NOT** block any sidewalk traffic or traffic views.

FLAGPOLES

Every owner shall be permitted to install a flagpole in the front yard or back yard of their Lot subject to the following reasonable restrictions:

1. The flagpole must not exceed the height of the rooftop of the owner's home;

2. Only the following flags may be displayed, and such flags must be displayed in a manner consistent with the Federal Flag Code (P.L. 94-344): the United States flag, the Arizona state flag, the flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, the POW/MIA flag, an Arizona Indian Nations flag, or the Gadsden flag;
3. The owner must comply with basic flag etiquette of the Federal Flag Code, including, but not limited to: flag should be lighted or removed at night; flag should be removed during inclement weather; flag should be removed and replaced when it becomes, frayed, damaged or tattered.
4. No more than two (2) of the flags noted above may be displayed at any one time. The size of the flag on a flagpole shall be of a reasonable size as determined by the Architectural Control Committee.
5. Owners installing flagpoles must take reasonable efforts to mitigate the noise created by the flagpole and all related hardware;
6. Illumination of the flag and/or flagpole must be approved by the Architectural Control Committee.
7. If the flagpole, or its installation, cause damage to any other Lot or the Common Area, the owner of the Lot shall be responsible for all damage caused;
8. Prior to installation of a flagpole on any lot, the owner must submit an application to the Architectural Control Committee requesting approval for installation of the flagpole. The Architectural Control Committee will consider the height of the flagpole, the requested location of the flagpole, the efforts of the owner to mitigate noise created by installation of the flagpole and related hardware, and the request, if any, to illuminate the flag and flagpole. The Architectural Control Committee shall not unreasonably deny a request to install a flagpole, but retains the right to approve the flagpole subject to the above height, location, noise and/or light restrictions.

Display of the flags listed above shall also be permitted on a bracket mounted on the dwelling.

BASIC GUIDELINES

1. Exterior lights: black, dark bronze/brown, lantern style.
2. Security doors: black, dark bronze/brown.

3. Security window guards: black or color of home's stucco walls.
4. Address tiles: cream background, black numbers, as close to existing as possible.
5. Asphalt/Shingles: match original color.
6. Windows: replace with brown frames.
7. Front Doors: match existing/dark brown.
8. Gates: match original wood or light cedar wood with metal frame; redwood is not permitted. Maintenance of gates is the responsibility of each homeowner.
9. Garage doors: match existing style and color of home.
10. Flower pots at front walkway: One (1) pot per home.
11. Garage Sales are permitted no more than twice per year.
12. Exterior Maintenance of Homes: All homes shall be maintained to enhance the aesthetics of the community and to maintain values. Wood trim shall be replaced by the homeowner when showing wear or rot. Note: The Association is responsible for the exterior painting of the home/walls.

PETS AND ANIMALS

1. According to our CC&R's, no animals, livestock or poultry of any kind, shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept on the lots subject to such rules and regulations as may be adopted by the Association and provided they are not kept, bred or maintained for any commercial purpose, or in unreasonable numbers. Notwithstanding the foregoing, no animals or fowl may be kept on the Properties which result in an annoyance or are obnoxious to result in the vicinity.
2. Household pets must be kept on a leash not to exceed 6 feet outside of the home and pet owners will be responsible for cleanup of defecation immediately, per City of Scottsdale Ordinance.
3. Pets are not allowed in the pool area at any time.
4. Obnoxious behavior (barking, biting, etc.) by a household pet will result in warnings and possible fines.

TRASH

1. All refuse must be in a tied and/or secured bag before placing inside of container. Collection of refuse is only performed within these containers, not beside them. Recyclable, large cartons or boxes are to be broken down before discarding

ANTENNAS

These provisions apply only to the following types of antennas governed by Federal Communications Commission ("FCC") rules:

1. Direct Broadcast Satellite ("DBS") antennas one meter in diameter or less, and designed to receive direct broadcast satellite service, including direct-to-home satellite service, or receive or transmit fixed wireless signals via satellite, may now be installed, while DBS antennas larger than one meter are still prohibited without the approval of the Board.
2. Multi-point Distribution Service ("MDS") antennas one meter or less in diameter or diagonal measurement, designed to receive video programming services (wireless cable) or to receive or transmit fixed wireless signals other than via satellite, may now be installed, while MDS antennas larger than one meter are still prohibited without the approval of the Board.
3. Antennas designed to receive local television broadcast signals ("TVBS") may now be installed. Masts higher than 12 feet above the roof line are still prohibited without the approval of the Board.
4. Antennas designed to receive and/or transmit data services, including Internet access may now be installed. Masts higher than 12 feet above the roof line are still prohibited without the approval of the Board.

If the FCC expands the types of antennas that fall under the FCC Rule, these rules shall encompass those antennas as well. All other antennas, except the ones listed above, are still prohibited without the prior approval of the Board.

If the antenna is one of the types now allowed without prior approval from the Board, the antenna must still comply with the following regulations:

1. No antenna may encroach upon the Common Area or the property of another Owner.
2. An antenna must be placed inside the dwelling if an acceptable signal quality may be received from any place within the dwelling.
3. The antenna must be shielded from view so as not to be visible from neighboring property or any other area within the Property to the maximum extent possible as long as

an acceptable signal quality may be received. If necessary to shield the antenna from view, the Board may require that the antenna be shielded by landscaping that complies with the Association's landscape requirements

4. Antennas, masts and any visible wiring must be painted to match the color of the structure to which they are installed, provided the painting does not interfere with acceptable quality signal and does not void the manufacturer's warranty.
5. The antenna must comply with all applicable city, county and state laws, regulations and codes. The Association must be provided with a copy of any applicable governmental permits.
6. Installation must be pursuant to the manufacturer's instructions.
7. In order to protect against personal injury and property damage, an antenna may not be placed in a location where it may come into contact with a power line.
8. In order to protect against personal injury and property damage, all antennas must be properly grounded and secured.
9. In order to protect against personal injury, antennas may not block or obstruct any driver's view of an intersection or street.

If the antenna is attached to a mast, the following regulations apply:

1. Mast height shall be no higher than absolutely necessary to receive acceptable signal quality.
2. Masts that extend more than twelve feet above the roof line must be approved by the Board before installation and the application must include a detailed description of the method by which the mast is secured and an explanation regarding the necessity of such a mast.
3. Masts must be installed and painted to match their surroundings.
4. Masts must not encroach upon the Common Area or another Owner's property.
5. In order to protect against personal injury, masts installed upon a roof may not be installed nearer to the lot line than the total height of the mast and antenna.
6. In order to protect against personal injury and property damage, a mast may not be installed so that it would touch a power line if it fell.

The Owner is responsible for all costs associated with the installation and maintenance of an antenna. In addition, the Owner is responsible for all damage caused by or connected with the antenna. The Owner must hold the Association harmless and indemnify the Association in the event that someone is injured by the antenna. The Owner shall keep the antenna in good repair so that it does not violate any portion of these Guidelines.

An Owner must complete the notification form attached to these guidelines as Appendix A and submit a copy of the completed form to the Association within five (5) business days after installing an antenna allowed pursuant to these guidelines. If requested by the Association, the Owner must establish a mutually convenient time to meet with a representative of the Association to review and discuss the antenna.

In the event of a violation of these provisions, the Association may bring an action for declaratory relief with the FCC or the Maricopa County Superior Court after notice and an opportunity to be heard. If the FCC or Court determines that these Guidelines are enforceable, the Owner shall pay a \$50.00 fine to the Association for each violation. If the violation is not corrected within a reasonable length of time additional fines of \$10.00 per day will be imposed for each day that the violation continues. If an antenna poses a serious, immediate safety hazard, the Association may seek injunctive relief to compel the removal of the antenna. The Association shall be entitled to recover its reasonable attorney's fees, costs and expenses incurred in the enforcement of these guidelines.

If any provision of these guidelines is ruled invalid, the remainder of these rules shall remain in full force and effect. If the FCC modifies its rules, the modified rules shall be incorporated into these rules as if fully set forth herein.

PHONE NUMBERS

1. Police for emergency: 911
2. Police for non-emergency: 480-312-5000
3. Vision Community Management: 480-759-4945 / scottsdalevista@wearevision.com
4. City of Scottsdale (barking dogs, vehicles on street, etc.): 480-312-5000
5. City of Scottsdale (bulk trash pick-up): 480-312-5600
6. City of Scottsdale Code Enforcement: 480-312-2546
7. City of Scottsdale Graffiti Hotline: 480-312-7032

Appendix A

Notice of Installation of Antenna

Homeowner(s): _____

Address: _____

Phone (Day)_____ (Evening)_____

Type of Antenna: _____

Direct broadcast satellite 18-inch Other Size _____

Television broadcast

Multi-point distribution service Size _____

Internet..... Size _____

Company Performing Installation _____

Identify Installation Location: Patio Rear Deck Balcony
Other Indicate "other:" _____

Date Installation Performed: _____

Please indicate the method of installation.

Will the installation be in compliance with all Association guidelines (which include manufacturers' guidelines and applicable building codes)? Yes No

Please provide three days and times for which you are available to meet with us to discuss antenna installation. At this meeting, you will need to provide information supporting the necessity for nonroutine installation.

Is a mast necessary for reception? Yes No

If yes, is the mast required to extend more than 12 feet above the roofline or extend to a height greater than the distance from the installation to the lot line? Yes No

I will comply with all of the Association's rules for installing, maintaining, and using antennas. I assume liability for any damage to Association and other owners' property that occurs due to antenna installation, maintenance and use.

Signed: _____ Date: _____