

MESA CORONADO I **RULES & REGULATIONS**

The Rules & Regulations have been compiled by the Mesa Coronado I Board of Directors in conformance to the Declaration of Covenants, Conditions & Restrictions (CC&R's) and the By-Laws of the Homeowner's Association for the purpose of protecting your property, its value and making this a more pleasant place to live. The Board of Directors is a legal body duly elected to represent the Association and whose authority shall be absolute and final in matters of the Association.

We urge you to read these documents because they set forth in a complete and detailed form the rights, duties and obligations of each homeowner. Your cooperation is essential. We do not have rules for every occasion, so we must always be considerate of our neighbors.

The following rules supplement and/or more clearly define portions of the CC&R's and By-Laws:

Parking, Roadways and Vehicles

1. Park only in assigned (numbered) spaces. Ask visitors to park only in visitor designated areas. Unauthorized vehicles will be towed away at the owner's expense.
2. Double parking and parking in the marked fire zones is prohibited by order of the City of Mesa Fire Chief and is subject to fine and/or towing.
3. No boats, RV vehicles, campers, trailers or vehicles, other than licensed, well muffled, operative motorcycles and operative passenger automobiles, including pickup trucks not exceeding three quarter ton, shall be stored in any unit's space or in or upon the common areas.
4. No vehicle will be in an un-repaired state - these vehicles will be subject to towing at the owner's expense. Major repairs, oil changes, lube jobs, transmission work, etc. are not permitted within the Community. Inoperable vehicles, as defined as, but not limited to, flat tires, expired tags, no license plates, etc. are not permitted to remain within the Community. Vehicles must be properly registered and licensed at all times or be subject to towing at the owner's expense. Storage of vehicles is not permitted within the Community – vehicles deemed to be stored (i.e. covered or not moved for a period of time) will be subject to towing at the owner's expense.
5. The speed limit within the Community is 5 mph. Proceed with caution around blind corners and parking areas. This is to protect residents and to keep noise to a minimum. Excessive speed is not allowed at any time and will be subject to fine.

Pets

6. All pets in the common area shall be on a leash or in a cage. Unattended animals can be impounded by the City of Mesa.
7. Barking dogs creating a disturbance during the day or night are a violation of the City of Mesa codes and can be impounded or removed.
8. Pet waste must be removed from the grounds immediately.
9. No animal of any kind shall be raised, bred or kept in any unit or in or upon the common elements, other than cats, dogs, or birds, unless otherwise approved by the Board. Such animals are subject to uniform rules and regulations of the Association and shall not be bred or maintained for commercial purposes.

General Rules

10. There is to be no riding bicycles or skateboards on the sidewalks. This is for our protection while walking on the sidewalk.
11. There is to be no bicycle riding in the grass or other common areas.
12. Due to the fact that we have common walls, please respect your neighbor's rights. Excessive noise from loud stereos, barking dogs, social gatherings, etc. will not be tolerated and are subject to fine.
13. An owner of any lot shall notify the Association when the lot is sold or rented. Legal evidence such as a copy of the deed or lease is required. Current address and phone number for all owners and/or tenants is required for the Association to conduct business properly.
14. **The owner/landlord is responsible for making tenants aware of these rules and regulations.**
15. No reflective materials shall be placed in the windows or on other surfaces which can be seen from the outside of the building without the prior written approval of the Board or the Architectural Control Committee.
16. Any changes, addition and/or alterations on the exterior of the units must have prior written approval of the Board of Directors. All requests must be submitted to the Management Company.

Approved by the Mesa Coronado I Board of Directors at their regular Board Meeting on March 10, 2008 and so reflected in the minutes of that meeting.

President, Board of Directors
Mesa Coronado I Community Association

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Pool Rules & Hours

1. Swimming pool hours are 8:00 am to 10:00 pm.
2. NO LIFEGUARDS ON DUTY! SWIMMING IS AT YOUR OWN RISK!
3. NO DIVING PERMITTED - NO ROUGH PLAYING OR RUNNING in the pool area.
4. Use of the pool is restricted to residents and their guests (residents must be with guests when facilities are used).
5. Children 12 years old and younger must be accompanied by responsible adult (18 years of age) when in the pool area.
6. Breakable items, including but not limited to beverage bottles and other glass containers are prohibited in the pool area.
7. All users of the pool must clean up their personal trash, including cigarettes butts before leaving the area.
8. Courtesy to all residents and their guests must be extended at all times. Excessive rowdiness and noise, loud radios, etc. is prohibited.
9. The pool gate must be locked at all times and not left propped open at any time by order of the City of Mesa Health Inspector.
10. Suntan oil must be wiped off before entering the water. Use the shower or a towel to remove the oil. Oil build up adds to the expense of keeping the pool filtering system running properly.
11. No inner tubes or double size rafts allowed in the pool.
12. No nudity allowed at any time.
13. All violations of these rules will be subject to fines. A written warning will be issued to the unit occupant and/or owner for the first violation. Additional violations will result in the pool key being confiscated and swimming pool privileges permanently revoked.

May, 2008