

Thunderbird Paseo Owner's Association
Community Rules & Regulations

RULES AND REGULATIONS

The Board of Directors of **Thunderbird Paseo Condominium Association** (the "Association") has adopted these Rules and Regulations (the "Rules") governing the use of Thunderbird Paseo Condominium by the Unit Owners and Occupants of the Units and their guests.

Unless otherwise defined in these Rules, each capitalized term used in these Rules shall have the meaning given to such term in the Condominium Declaration for Thunderbird Paseo Condominium and all amendments thereto (the "Declaration") recorded with the Maricopa County Recorder. As used in these Rules, the term "Manager" means the managing agent of the Association.

PATIOS AND BALCONIES

No barbecue grills shall be kept or used on a Patio or Balcony. No flammable, combustible or explosive fluid, chemical or substance shall be kept or stored on a Patio or Balcony. No personal property (other than furniture maintained in accordance with Sections 4.13 of the Declaration) that exceeds twenty-eight (28) inches in height may be stored on a Patio or Balcony. No bicycles, motorcycles or similar vehicles may be stored or kept on a Patio or Balcony. No clotheslines are permitted on a Patio or Balcony, and no clothing, towels, rugs or other personal belongings may be left on walls or railings or otherwise stored on a Patio or hung from a Balcony. No object shall be thrown from a Balcony, and no object shall be swept or hosed off a Balcony. No fencing or shade devices may be erected on a Patio or Balcony without the prior written consent of the Board of Directors.

EXTERIOR LIGHTING

No spotlights, floodlights or other high intensity lighting shall be placed on the exterior of the Building or on a Patio or Balcony without the prior written consent of the Board of Directors. All exterior lights must be white.

WINDOW COVERINGS

No reflective materials, including, but 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 of Directors. No enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of a Unit shall be constructed or installed without the prior written consent of the Board of Directors except for screens or other items that are part of the original Building construction.

SIGNS

No signs (including, but not limited to, “For Sale” or “For Rent” signs) shall be permitted on the exterior of a Building or in the interior of a Unit if the signs would be visible from the exterior of the Building, or any other portion of the Condominium without prior written approval of the Board of Directors.

ANTENNAS

No antenna, satellite television dish or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be installed, used or maintained on any portion of the Condominium whether attached to a Building or otherwise without the prior written approval of the Board of Directors. Even if applicable law prohibits the Board of Directors from requiring prior approval for installation of certain types of antennas, satellite dishes or other devices, any such antennas or satellite dishes must be installed or constructed in accordance with such Rules as the Board may adopt from time to time.

TRASH CONTAINERS AND COLLECTION

No rubbish, trash or garbage shall be placed or kept on the Common Elements or any Patio or Balcony. All trash, garbage or rubbish must be bagged and deposited in the designated trash dumpsters.

HAZARDOUS MATERIALS

No Owner, Lessee or Occupant shall use or keep in a Unit or any Limited Common Element kerosene, gasoline, or flammable or combustible fluid or material or other hazardous materials, other than those required for normal cleaning chores.

VEHICLES AND PARKING

Vehicle Stickers

Each vehicle owned or leased by an Owner or Occupant must bear a permanent access sticker issued by the Association. No vehicle may be parked overnight in the covered parking areas of the Condominium unless the permanent access sticker is prominently displayed.

Unit Owner Parking

Each Unit is assigned specific parking space(s). If an unauthorized vehicle is parked in a Unit Owner’s assigned space, the Unit Owner may request that the Manager cause the unauthorized vehicle to be towed away. Parking spaces are for automobiles and motorcycles only; recreational vehicles, trailers, campers, buses or boats are not permitted in the parking spaces without the prior written consent of the Board of Directors and are subject to being towed. Except for Emergency repairs, no automobile, motorcycle, motorbike or other motor vehicle shall be constructed, reconstructed, serviced or repaired on any portion of the Condominium, and

no inoperable or unlicensed vehicle may be stored or parked on any portion of the Condominium.

All vehicles must be parked fully within the assigned spaces for the Residence. As a private community, we are required to provide full access for emergency vehicles. Therefore, all vehicles must be parked in parking spaces so that, in the event of an emergency, a large fire truck or other emergency vehicles may enter. Do not park in driveways, fire or emergency access lanes.

Any vehicle parked illegally or in violation of these Rules or Declaration is subject to towing by the Board of Directors or Management Company. All towing charges and costs incurred will be the responsibility of the Owner.

Prohibited Vehicles

No truck, mobile home, travel trailer, trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer, gas powered go-cart, go-peds, or similar vehicle may be parked, kept, maintained, constructed, reconstructed, or repaired on any part of the Condominium except for pick-up trucks of less than $\frac{3}{4}$ ton capacity with camper shells not exceeding 7 feet in height measured from ground level or mini motor homes not exceeding 7 feet in height and eighteen feet in length which are parked in compliance with this Declaration and the Rules and are used on a regular and recurring basis for basic transportation and temporary parking of guests.

PETS

No more than (2) pets may be kept in a Residence. Maximum weight for each pet is 25 pounds, except for assistive pets. Animals must be leashed or caged when outside the Residence and supervised by the Tenant or Guest. No pet or animal shall be allowed to make an unreasonable amount of noise, create odors, or become a nuisance. No pet or pets may be used for commercial purposes. A maximum 6 foot leash is allowed. No dog shall relieve itself in the common area. All droppings must be picked up immediately and disposed of properly. Pit bulls, rottweilers, ferrets, monkeys, or animals normally found in the wild or other animals that present a danger to the occupants of the community, as the Board of Directors may determine, are prohibited. If any resident is keeping an animal that is prohibited or may present a danger, the Management Company may take such action as it deems appropriate.

Animals that are not leashed or loose on the Common Area may be collected by the Management Company and delivered to an animal shelter. The Management Company is not obligated to notify the owner of the animal.

SCREEN DOORS AND SECURITY DOORS

Any owner who wishes to install a screen or security door must have approval of the Architectural Committee. If an unapproved door is installed, the Owner will be subject to a fine and removal of the door by the Board of Directors. Screen and Security doors must be properly maintained.

RECREATIONAL FACILITIES

Swimming Pool and Spa

Persons using the pool or spa shall do so at their own risk. No lifeguard will be provided by the Association. The Association will not be responsible for injuries sustained by persons in or about the pool or spa areas.

Anyone using the pool is required to do so in a manner considerate of others and to comply with the following rules for safety, hygiene and prevention of added repair and maintenance costs:

- In order to protect the health and safety of children less than fourteen (14) years of age, no child under fourteen (14) years of age may use the pool or spa unless accompanied by an adult who shall be responsible for the safety of the child.
- All visitors must be accompanied by an Owner or Occupant.
- No person wearing diapers is permitted in the pool or spa.
- Pets are prohibited in the pool and spa areas.
- Alcoholic beverages are prohibited in the pool and spa areas.
- No smoking, tobacco chewing, or gum chewing is permitted in the pool and spa areas.
- Glassware of any kind is prohibited in the pool and spa areas.
- All persons using the pool or spa must wear swimwear.
- All persons must obey all posted signs regarding the use of the pool and spa areas.
- No pool toys or flotation devices, except float aides that attach to a person's body, are permitted in the pool or spa.
- Running in the pool and spa areas is prohibited.
- Towels shall be placed on Patio furniture to protect from the residue left by suntan oils and lotions.
- All persons shall shower before entering the pool or spa.
- All persons shall remove personal items when leaving the pool or spa areas.

- The pool and spa cannot be reserved for private functions or closed to Owner or Occupant use.
- No loud music or amplified sound is permitted in the pool or spa area at any time.
- Any cost or expense incurred from damages by an Occupant or visitor shall be assessed against the Unit Owner.
- Pregnant women should not use the spa without consulting their physician. Elderly persons and persons suffering from heart disease, diabetes or high blood pressure or taking prescription drugs should consult their physician before using the spa. No person should be in the spa for more than 15 minutes at any one time.
- No person with open cuts or abrasions shall use the pool or spa.
- Pool & Spa hours are daily 7 AM to 10 PM.

The Manager is authorized to enforce these rules and has authority to ask anyone who does not comply to leave the pool and spa area. In addition, the Board of Directors may suspend the pool or spa rights of any person who violates these Rules.

Sauna Room

CAUTION: Persons with medical conditions should consult a physician prior to using this room.

For your safety, it is recommended that:

- Persons using the steam room do so at their own risk.
- All visitors must be accompanied by an Owner or Occupant.
- Allow a 5-minute cool down period following exercise and before entering steam room.
- Limit your exposure to 10 minutes per sitting.
- Allow a 5-minute cool down period after exiting steam room.
- Drink plenty of water before and after using steam room.
- Remove all jewelry before using steam room.
- Persons must be 18 years or older, or accompanied by a parent or guardian to use the steam room.
- Persons using the steam room must sign a release form. The forms are available in the management office.

Fitness Center

- Fitness Center is open from 7AM to 10PM
- Appropriate athletic wear required at all times.
- Equipment must be wiped down after each use.
- Persons must be 18 years or older or accompanied by a parent or guardian.
- All visitors must be accompanied by an Owner or Occupant.

Clubhouse/Billiards

- Persons must be 18 years or older or accompanied by a parent or guardian.
- All visitors must be accompanied by an Owner or Occupant.

KEYS

- Common Area Amenity keys will be replaced at a cost of Twenty-Five Dollars (\$25).

ENFORCEMENT

These Rules are in addition to the restrictions on the use of the Units and Common Elements contained in the Declaration. All Owners and Occupants are responsible to read and abide by the restrictions on the use of the Common Elements and Units set forth in the Declaration. In addition to other remedies available to the Association in the event of a violation of the Declaration or these Rules and Regulations, the Board of Directors may impose reasonable fines against Owners and Occupants who violate the Declaration or these Rules and Regulation and may suspend the right of such Owners and Occupants to use the common recreational facilities.