

**MILLSTONE HOMEOWNERS' ASSOCIATION  
RULES AND REGULATIONS**

**COMMON AREAS**

**POOL AND SPA AREA**

- Use of the pool or spa is limited to residents and their guests only. When pool areas are crowded (more than ten people), residents are restricted to two guests.
- The pool, spa, and pool area are closed every day at 10:00 p.m. and re-open every day at 8:00 a.m. Residents and their guests are prohibited from using the pool, spa, and pool area between the hours of 10:00 p.m. and 8:00 a.m.
- The pool area must remain locked at all times. Propping gates open or leaving latches unlocked is not allowed. Jumping or climbing over the pool area fence is prohibited. Any damage to the property will be charged to the responsible homeowner.
- Intoxicated persons or persons under the influence of drugs shall not use the pool or spa.
- Radios, televisions, players, etc., in the pool area are to be kept at a sound level that cannot be heard beyond the immediate area.
- Glass containers of any type are strictly prohibited in the pool area. No food or beverages are permitted in the pool or spa.
- Loud or offensive language or noise in the pool area is prohibited.
- Homeowners will be responsible when they or their tenants and guests damage or misuse pool facilities and furniture.
- Bicycles, tricycles, skateboards, skates or similar equipment are prohibited in and around the pool area.
- Pets are strictly prohibited in and around the pool area.
- The pool area may never be restricted to private parties. Residents wishing to have a pool party in excess of six persons must obtain a permit from the Millstone HOA Board prior to the pool party. A deposit of \$100.00 will be required in advance (at least 72 hours prior), and will be forfeited in the event that damage to the pool area has resulted from the party or the pool area is not cleaned immediately following the party.
- Pool keys may not be duplicated.
- All trash, garbage, food, cans or smoking debris are to be completely removed from the pool area prior to leaving
- Homeowners will be responsible when they, their tenants, or their guests violate pool area rules. Violators of pool area rules will be fined and lose pool privileges.

## **LAWN AREA**

- Use of the lawn area is limited to residents and their guests.
- The lawn area is closed for use every day at 10:00 p.m. and re-opens every day at 8:00 a.m. Residents and their guests are prohibited from using the lawn area between the hours of 10:00 p.m. and 8:00 a.m.
- Intoxicated persons or persons under the influence of drugs shall not use the lawn area.
- Radios, televisions, players, etc., in the lawn area are to be kept at a sound level that cannot be heard beyond the immediate area.
- Loud or offensive language or noise in the lawn area is prohibited.
- Homeowners will be responsible when they, their tenants, or their guests damage or misuse the lawn area.
- All trash, garbage, food, cans or smoking debris are to be completely removed from the lawn area prior to leaving.
- No stakes or other objects are to be pounded or otherwise anchored into the ground in the lawn area.
- Homeowners will be responsible when they, their tenants, or their guests violate lawn area rules. Violators of lawn area rules will be fined and lose lawn area privileges.

## **NOISE**

- Residents are prohibited from creating a nuisance with noise within the Millstone Community.
- The Millstone Community is subject to and will comply with the City of Tempe's Noise Ordinance as contained in Chapter 20 of the Tempe City Code.
- Social gatherings in common areas, individual units, and on balconies that produce undue noise between the hours of 10:00 p.m. and 8:00 a.m. are prohibited.
- Homeowners will be responsible when they, their tenants, or their guests violate these noise rules, which may include fines.

## **PETS**

### **PET WASTE**

- Pet owners are responsible for cleaning up after their pets in all areas of the Association, included, but not limited to the common areas. If a Homeowner's or tenant's pet defecates outside of his or her property and the Homeowner or tenant fails to remove the waste immediately thereafter, the Homeowner is subject to a fine. Lots shall be kept free of pet waste at all times.
- All pets must be kept on a leash at all times when in the common areas. This includes cats as well as dogs. In the event that a Homeowner or the Homeowner's tenant fails to leash their pet while in common areas, the Homeowner is subject to a fine.

## **MISCELLANEOUS PET GUIDELINES**

- No animal or pet shall be allowed to make undue noise or become a nuisance.
- No structure used for the care, housing, or confinement of any animal or pet shall be visible from the street or adjacent Lots.
- Homeowners and tenants are strictly liable for damages caused by their pets.

### **SUMMARY**

These Rules and Regulations are meant to be a “Guideline” for residents in the Millstone Community. Always refer to your CC&R’s for final determination of the Restrictions. These rules may be amended from time to time by a Resolution of the Board of Directors from the Millstone HOA.

The Board of Directors **SHALL RESERVE THE RIGHT** to request reasonable modifications and/or removals of any of the listed above areas if deemed appropriate.