

SUN GARDENS HOME OWNERS ASSOCIATION

RULES AND REGULATIONS

Revised: May 16, 2018

1) GENERAL INFORMATION

- a) Each homeowner has the responsibility to provide the property manager with current accurate contact information at all times, including, but not limited to, the legal owner's name, telephone number, mailing, email addresses, etc.
- b) For the Safety of all persons while in our community, tenants, any members of the tenants' household or a guest or other persons affiliated with the tenant:
 - Shall not engage in criminal activity, including drug-related criminal activity, on or near the Sun Gardens HOA.
 - Shall not engage in any act intended to facilitate criminal activity
 - Shall not permit the dwelling unit to be used for, or to facilitate criminal activity, regardless or whether the individual engaging in such activity is a member of the household or a guest.
 - Shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance.
 - Shall not engage in any illegal or drug activity.

2) USE OF THE COMMON AREAS

The common areas of the subdivision are for the use and enjoyment of all residents however; the following restrictions apply:

- a) No personal property of any kind will be placed or kept in the common areas. Trees and shrubbery are a vital and valuable part of the community and residents will be responsible for any damage, which is caused by the tenants, their guests or visitors.
- b) There is no riding of any motorized vehicles (bicycle, roller skates, scooters, etc. included) on the common area grounds.
- c) Business or commercial activity may not be conducted on common areas.
- d) Signs may not be posted to advertise the sale or lease of any real or personal property, except as provided in the CC&Rs (Real Estate sale: one sign not to exceed 18 X 24 displayed in the interior of a unit window only).
- e) Window and patio displays or signs may not be exposed unless expressly approved by the Board of Directors.

- f) Dangerous or unruly behavior may not be carried on or permitted in the common areas.
- g) Littering within the common areas is not permitted.
- h) Graffiti is not accepted within the community and shall be construed as intentional property damage. The Association shall promptly refer all incidents of graffiti and other criminal property damage to Mesa Police.

The Association may make any necessary repairs to any real or personal property in the common areas caused by any homeowner, tenant or guest thereof including patio walls, pool area, light fixtures, laundry room, parking areas or landscaping. Reasonable cost of repairs will be assessed to the unit owner responsible for any such damage.

3) BUILDING EXTERIOR

- a) Consistent with the CC&Rs, interior maintenance and upkeep of individual condominium units and their respective patio areas are the sole responsibility of the unit homeowner.
- b) Prior to any changes, alterations or additions to the exterior portion of the building, including the installation of window screens and security doors, prior approval of the Board must be given via the architectural application and architectural process. All buildings within the complex must correspond with each other and remain same in paint colors.
- c) Homeowners are solely responsible for cost, maintenance and care of individual air conditioning units, window glass, window screens, light fixtures, keys to mailboxes, keys to unit, patio areas, security doors and maintenance not specifically provided by the Association. Patio and internal pest control shall be the responsibility of the owner.
- d) Windows should display proper window coverings. Foil, solar screens, masking tape, sheets, blankets or any foreign objects cannot be used on the windows.
- e) Stucco and block walls (referred to as party walls in CC&R Article 21) are the sole responsibility of the Owner to properly maintain and keep in good condition.
- f) Gas grills are allowed to be used on patio or balcony as long as proof of renter's insurance is provided to management in writing.
- g) Patio and balcony areas must be kept in a clean and neat condition.
- h) All building shall display proper unit numbers for each unit.
- i) Satellite dishes are not to be installed in the common area or on the exterior portion of the building to protrude into common area. Satellite dishes must be properly installed on the roof and any cables involved must be properly secured.
- j) Garage doors must be maintained by the Owner and maintained in working order at all times.

- h) Garage door specs for conversions to garage doors and garage areas.
 - Doors must be 8 or 9 feet wide
 - Doors must have raised panel fronts
 - Doors must be painted Navajo White
 - Doors may not have windows

4) HOLIDAY DECORATIONS:

- a) Holiday lights are not to be installed or put up any earlier than 60 days prior to the holiday and must be removed within 30 days after the holiday.

5) VEHICLES AND PARKING

- a) No motor vehicle, trailer, camper, motorcycle, boat, etc. is to be driven or parked in the common area.
- b) Auto repair, including changing of oil, is not permitted within the common areas.
- c) Community speed limit is 10 miles per hour.
- d) Parking in the fire lane areas and in front of garage door areas is strictly prohibited.
- e) Vehicles that are deemed inoperable (broken windows, flat tires, cob webs leaking fluids), display expired license and/or no current registration tags are not permitted to be stored on the property. Owner may be assessed the cost of any clean up that is required.
- f) Front parking only.
- g) Vehicles parked in the garage shall allow the garage doors to fully close and not protrude past the garage door.
- h) Any vehicle in violation of the parking guidelines will be subject to tow at vehicle owners expense without any prior warning of violation from the HOA.

6) PETS

- a) All must remain on a leash at all times while outside the unit.
- b) Pets are not permitted in the pool area.
- c) Proper and immediate removal of animal feces is required.
- d) Pet may not cause a disturbance to others due to noise or vicious nature, etc.

7) SWIMMING POOL RULES

- a) Swim at your own risk, there are no lifeguards on duty.
- b) Do not prop the gate open at any time.
- c) All items that could be used to climb the pool fence will be removed from around the pool fence.

- d) Posted pool rules within the pool area are to be followed.

- e) Glass containers and pets are not permitted in the pool area at any time.

- f) Adult residents of the premises shall not have more than 2 guests at the pool at one time unless written permission is secured from management.

- g) Lessee must accompany guests to the pool.

- h) Only proper swimwear is permitted in the pool, no street clothes allowed.

- i) NO ONE under the age of 16 is allowed in the pool without adult supervision.

- j) Pool hours are from 6:00 a.m. to 10:00 p.m. Violators will be considered as trespassers.