

SINGLETREE RANCH HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

There are existing Rules and Regulations contained in the Declaration of Covenants, Conditions and Restrictions (CC&R's) which all homeowners, tenants, children and guests are responsible for following and enforcing.

The Board of Directors is authorized to make Rules and Regulations for residents in order to maintain a healthy, safe and congenial living environment. The Board reserves the right to amend or add to these rules from time to time as needed.

Consideration for others and a sensitivity to your surroundings is important in keeping our community a pleasant place to live. As always the golden rule of courtesy and common sense applies.

A GENERAL RULES

1. All complaints and requests regarding common areas and other matters must be made to the Property Manager designated by the Board. Homeowners must give immediate written notice of any damage, accident or injury that involves the common areas to Vision Community Management, 16625 S Desert Foothills Pkwy, Phoenix, AZ 85048, P: 480-759-4945, F: 480-759-8683, E: SingletreeRanch@WeAreVision.com.
2. No offensive activity or disturbing noise shall be engaged in (or permitted to be engaged in) on any lot. No act or use may be done on any lot which may currently be, or may become, an annoyance or nuisance to the neighborhood generally or other Owner's specifically, or which shall, in any way interfere with the use and quiet enjoyment of each of the Owners. Homeowners are responsible for their children as well as all guests and tenants.
3. Trash containers must be removed from the street within 12 hours of trash pickup and must be kept in such a manner so as not to be visible from the street or neighbor's property.
4. No homeowner shall make or maintain any alterations, additions to or changes in the external construction of any Unit without first obtaining written permission from the Board. This includes, but is not limited to, painting and the installation of antennas, solar units, pool equipment and other items visible from other Units, from the common areas or from outside of the project.
5. No homeowner shall make any addition or deletion or any change whatsoever to the common areas without the express written permission of the Board. This includes, but is not limited to, painting, sprinklers, plants, ground cover, lights or other items.
6. Homeowners shall not allow their pets to run free as they must be walked on a leash under human control at all times. Homeowners shall not allow their pets to use the lawn areas or the landscaped areas for necessary business. Homeowners are responsible for immediate removal of their pet's droppings from any common area, road, sidewalk or landscaped areas and are

responsible for damage to common areas by their pets.

7. The destruction of any item in or any part of any common area will be billed to the responsible homeowner in an amount equal to the Association's cost to repair or replace such damage. This responsibility extends to the homeowner or dependent(s), tenant, guest or invitee of the homeowner's or their pets. This includes, but is not limited to, all improvements, equipment, trees, shrubs, sprinkler heads and other common area items and private property.

8. The speed limit within the community streets is 15 miles per hour (mph) and is to be strictly adhered to.

9. No vehicle shall be parked or left on the streets of the community overnight or for extended periods of time. This includes autos, trucks, boats, motor homes and recreational vehicles. Vehicles belonging to short-term guests would be an exception.

10. No homeowner shall maintain any commercial vehicle, delivery vehicle, van, camper, bus, boat, trailer, recreational vehicle or inoperable motor vehicle upon the premises of the Association streets or on private property within view of driveways.

11. The operation of motor vehicles by licensed or unlicensed individuals such as off-road motorcycles, motorized scooters, motorized ATV's or trail bikes is prohibited and is illegal according to the police.

12. No homeowner shall cause or permit excessive blowing of a vehicle horn while approaching or upon any driveway or parking area, except when absolutely necessary for the operation of the vehicle.

13. Care and maintenance of front yard landscaping is something each homeowner is responsible for. Please be aware of any trees or bushes that may be protruding out over the streets or onto a neighbor's property.

Residential landscape maintenance is subject to ongoing review by the Board and Architectural Review Committee to ensure the highest standards are practiced.

14. Property owners are responsible for the timely payment of monthly homeowners dues. Non-payment or continuous late payment can result in late fees and fines to include reasonable legal and property lien filing expenses.

B ARCHITECTURAL CONTROL

No structure, building, fence, wall, solar collector, awning or landscaping shall be commenced, erected, constructed or maintained upon any lot by its Owner. Nor shall any exterior addition to or change or alteration be made in or on any lot or detached dwelling unit, until plans and specifications showing the nature, kind, color, shape, height, materials, floor plan, approximate

cost, location and other material attributes shall have been submitted to the Architectural Control Committee and approved in writing as to harmony and compatibility of external design and location in relation to surrounding structures, landscaping and topography. In the event the Architectural Control Committee fails to approve or disapprove such design and location within thirty (30) days after complete and legible copies of the plans and specifications have been submitted to it, the application shall be deemed approved, and the section shall be deemed fully complied with. All decisions of the Architectural Control Committee shall be final. All landscaping, structures, improvements, etc. must be in conformity with city and county building codes and may be commenced if a proper building permit if applicable, is issued by the appropriate authority.

The Board of Directors shall retain the authority of being the Architectural Control Committee, and all approvals will require no less than a majority of the Board Member's approval.

C ENFORCEMENT

Please refer to the Enforcement Policy adopted by the Board of Directors at their meeting on November 13, 2019 for enforcement details.

Adopted August 1993 by the Singletree Ranch Board of Directors