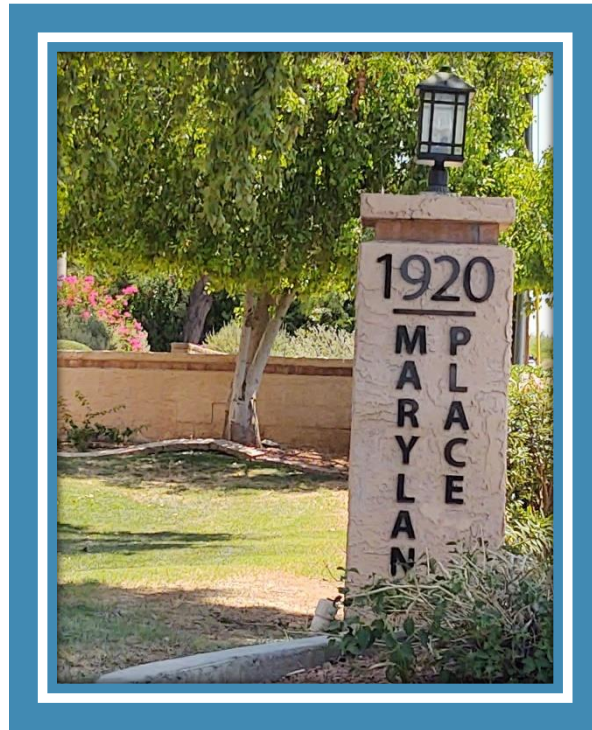


1920 E. MARYLAND PLACE TOWNHOMES, INC.

RULES AND REGULATIONS



Revised August 2020

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ANTENNA

No radio, television or other antennas of any kind except satellite dishes less than a meter in diameter with towers less than 12 feet above the roofline and fully screened and concealed from neighboring units.

ASSESSMENTS

As of April 12, 1998, assessments are due and payable on the first (1st) day of each month and late on the last day of each month. The monthly Association fee is \$125.00, you can continue to pay your assessments quarterly (\$375.00) if you so desire.

BALCONIES

The Association is responsible for repair/replacement of the attached balconies but only if the original condition is not altered in any way, i.e. indoor/outdoor carpet, astroturf, etc.

FIRE PITS

No fire pits are allowed in back yard at any time. No other fire, flammables or combustibles are allowed without getting proper permits in advance in accordance with the City of Phoenix Regulations. Information is available at www.phoenix.gov/fire/prevention.

GARBAGE CANS

Garbage Cans must always be in your unit's garage except from after 6:00 p.m. the day before pickup and before 8:00 p.m. the day of pick up. If allowances need to be made for vacations, etc., please contact the management company.

IMPROVEMENTS AND ALTERATIONS

There shall be no structural alterations, additions, or improvements which in any way alters the exterior appearance of any property or common elements without the prior written approval of the Architectural Committee. This includes window or door coverings, screens and sunscreens.

NOISE

Violations include, but are not limited to, noxious, illegal, or offensive activities that interfere with the quiet enjoyment of each owner and tenant. This will include, but not be limited to, pool parties, holiday activities, and excessive barking of dogs. Quiet times will be from 10:00 p.m. to 7:00 a.m. on Sunday through Thursday and 11:30 p.m. to 7:00 a.m. on Friday and Saturday.

PENALTY SCHEDULE

Please refer to the new enforcement policy which went into effect in July, 2020.

PETS

No owner shall keep or permit any pet(s) to be kept in a unit other than tropical fish and small animals. All pets must be leashed when on property, and all defecation must be immediately disposed of.

RVS, CAMPERS, OVERSIZE VEHICLES

RVs, Campers and Oversize Vehicles will be required to be stored off-site. They will be allowed to be on property for 24 hours to be loaded in advance and then 24 hours afterwards to be unloaded.

SHADE SCREENS/SCREEN DOORS

Enclosures, shades, screens or other items affecting the exterior appearance of any patio or balcony shall not be permitted without the prior written consent of the Board of Directors and the Architectural Committee.

SIGNS

No sign of any nature whatsoever, shall be displayed or placed on any unit, in any window or on any part of the property or the common elements. No "For Sale" or "For Rent" signs of any nature whatsoever shall be permitted on any part of the property, and no other signs or graphics shall be permitted on any patio or balcony or on any common elements without the prior consent of the Board. A master "For Sale" sign may be placed on the property by the Board of Directors.

SINGLE FAMILY RESIDENCES

No part of the property shall be used other than as a dwelling and the related common purposes for which the property was designed. No owner shall permit his unit to be used for transient or hotel purposes or shall enter into any lease for less than the entire unit. Any lease for any unit shall be in writing and shall in all respects be subject to and in compliance with the provisions of this declaration.

The property management company is to be notified of all leases and provided a copy thereof.

SWIMMING POOL

Pool gate keys cost fifteen dollars (\$15.00) for new homeowners, and twenty-five dollars (\$25.00) to replace if lost or stolen. No pets are permitted at any time within the pool area. All owners are required to clean up after themselves when using the pool and adjoining area. Please be considerate of your neighbors by being quiet in the pool area after 10:00 p.m.

VEHICLES

If the Board determines that any motor vehicle is creating loud or annoying noises by virtue of its operation within the property, or that the parking or storage of any vehicle is unsightly or detracts from the overall character of the property, such determination shall be conclusive and final that the operation or storage of such vehicle is a nuisance, and said operations, upon notice by the Board of the owner thereof, shall be prohibited within the property. There is parking only in those areas designated for parking. No storage of inoperable, or unused vehicles is permitted in the common area/visitor parking area. All vehicles must obey the posted speed limit.