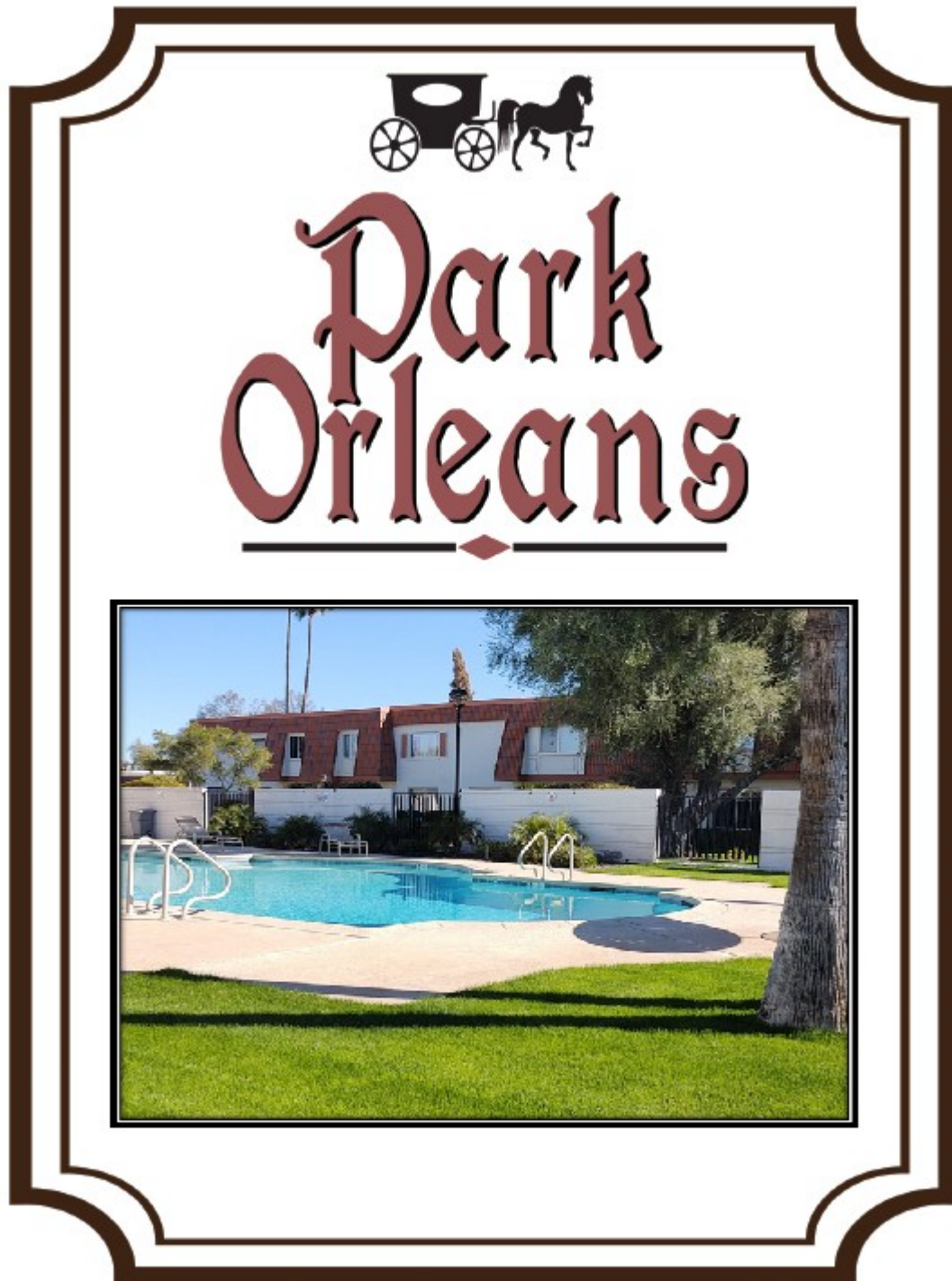


Park Orleans Townhouses Rules and Regulations



The purpose of the Rules and Regulations is to provide owners information on how the Park Orleans Community is organized and administered.

-Your Board of Directors and Community Association Manager

TABLE OF CONTENTS

<u>PAGE</u>	
2	ORGANIZATION
3	PROPERTY MANAGEMENT COMPANY
3	PARKING
4	FOR SALE OR RENT SIGNS
4	PLAY AREA
4	CLUBHOUSE
4	BIRD FEEDERS
4	SWIMMING POOL
5	PETS
5	KEEPING ITEMS FROM VIEW OF OTHERS
5	LIMITS ON PLANTS, FENCES, WALLS, ETC.
5	NOXIOUS OR OFFENSIVE ACTIVITY
5-6	EXTERIOR CHANGES
6	WINDOWS
6	EXTERIOR PAINT COLORS
6	VANDALISM
6-7	ASSESSMENTS
7	COUPON BOOKS/MONTHLY PAPER BILLING
7	RETURN CHECK CHARGE
7	VIOLATIONS AND FINES
7	LEASING AND RENTING
8	RAIN GUTTERS
8	WIRES - TELEPHONE, HOME SECURITY SYSTEMS, ETC.
9-11	TV/DISH INSTALLATION
12	FRONT DOOR AND CARPORT LIGHTING
13	RECYCLING

ORGANIZATION

The Park Orleans Townhouse Corp is governed by its DOCUMENTS which consists of:

- A. Association's Articles of Incorporation-1968
- B. Association's Bylaws- 1968
- C. Association's CC&R's. Amended 2012.
- D. Association's Rules and Regulations

All individual owners of property in Park Orleans are, by virtue of ownership, members of the Association.

Membership in the Association binds all owners to the provisions of the Association's documents listed above.

Park Orleans consist of 76 individually owned and titled townhouses together with surrounding common areas owned by the Association for the use of the owners.

The owners annually elect a Board of Directors to administer the affairs of the Association. The Board of Director's contracts with a management company that performs the administrative duties of the Association as detailed on the management company page (see page 3).

The Association is responsible for the maintenance of all common areas. This consists of driveways, the exterior of all of the buildings (trim, siding, paint, etc.) including the roofs, all sewer and water lines up to the entry point of each townhouse, walkways, community lighting, refuse and recycling services, landscaping, clubhouse, swimming pool and termite prevention services for the inside and outside of each townhouse.

The owners are responsible for all doors, windows and the surrounding framing to them, the patio areas, the interior of the townhouse and the structure itself.

Monthly meetings of the Board of Directors are held at 6:30 P.M. on the 3rd Thursday of each month in the clubhouse. An annual meeting schedule is posted on the Bulletin Board on the south side of the clubhouse.

Contact Info:

Park Orleans Townhouses Corp.
c/o Vision Community Management
16625 S. Desert Foothills Pkwy
Phoenix, AZ, 85048
480-759-4945 Phone – For emergencies, press option 5
480-759-8683 Fax
Email: ParkOrleans@WeAreVision.com
Website: www.WeAreVision.com

Responsibilities that VCM is contracted to do for Park Orleans:

- Guide and assist members of the Board in the performance of their obligations.
- Organize and attend the annual meeting of Owners, including preparation of notices, agendas and other necessary documents.
- Organize and attend meetings of the Board of the Association, including the preparation of notices, agendas and other necessary documents.
- Prepare a recommended annual budget.
- Account for all assessments and other charges due by or received from Owners.
- Mail notices of delinquency to any Owner in arrears and take such reasonable action for the collection of the delinquent assessments and for other charges or fees due the Association as the Board may determine in accordance with the Governing Documents and adopted policy procedures.
- Prepare all demand letters and lien/ lien releases for delinquent owners.
- Make all disbursements from assessments collected for normal recurring expenses.
- Furnish a monthly financial statement prepared on a cash basis, which will include all income and expenses and will reflect the net cash position of the Association.
- Physically visit the Association on a regular basis to record, monitor, and observe open and obvious deed restriction violations from Common Area streets, driveways, or sidewalks.
- The community manager is the owners contact point with the management company. If you have any questions regarding your account, maintenance, or any other concern, please call the management company.

PARKING

Vehicles should be parked in your carport. No parking is allowed anywhere in the driveways.

No storage is permitted in any of the carports. Trash cans, boxes, cleaning equipment, furniture, etc. must be kept in the storage sheds.

No camper vans, motor homes or trailers are allowed to be parked overnight either in the parking areas or in the driveways.

Abandoned vehicles are subject to towing at the owner's expense. If the vehicle is inoperable, if the registration is expired, or if the vehicle has been parking in the guest parking area for more than 72 consecutive hours, the vehicle may be determined to be "abandoned".

All improperly parked vehicles will be towed at the owner's expense after a second notice has been placed on the vehicle.

Sports activities and playing games of any kind in the driveways and parking areas is strictly prohibited.

The operation of any motorized vehicles in a loud and careless manner at any time of the day or night constitutes a violation of these rules.

FOR SALE OR RENT SIGNS

One "FOR SALE" sign in the front window is permitted at Park Orleans Townhouses. These signs are limited in size to 24" X 24".

PLAY AREA

The play area is for the use of all residents and their guests but sports activity and equipment that might constitute a safety hazard or inconvenience to other residents is not permitted. No loud noise, shouting or music is allowed in the play area."

CLUBHOUSE

The "NO SMOKING" signs posted in the clubhouse must be observed at all times.

The recreation rooms of the clubhouse are intended for the use of all Park Orleans residents for parties and other social activities. Business or commercial activities or public gatherings in the clubhouse are not permitted at any time.

The clubhouse may be reserved on a first-come basis for your private use. Forms for this purpose are available from the Management Company. A \$110 deposit must accompany each reservation request, \$100 of which will be refunded if the clubhouse and its contents are left clean, orderly and without damage. A \$10 use fee is retained.

Residents who rent the clubhouse are responsible for the conduct of their guests and for all damage to the building and contents therein.

Pets are not allowed in the clubhouse. Running, shouting, and obscene language is forbidden at any time.

BIRD FEEDERS

Bird feeders of any kind are not permitted in the common area. Bird feeders are permitted within the patio only. Bird seed/food spillage shall be cleaned up immediately to prevent becoming a food source for roof rats.

SWIMMING POOL

- Each owner upon purchase of their Park Orleans home should receive a pool key from the seller. Additional keys may be purchased through the Management Company. Only residents and their guests are permitted to use the pool.
- Please keep the pool gate locked at all times. It saves lives.
- No lifeguard - swim at your own risk
- Pool hours are 9 am to 9 pm
- Pool capacity is 39
- No glass containers
- No pets allowed
- No running or rough play
- Persons under the age of 13 must be accompanied by an adult

PETS

No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that generally recognized and commonly accepted household pets may be kept within or upon the Lot, provided that they are not kept, bred or maintained for any commercial purposes. Household pets, dogs and cats are limited to a combination of no more than three pets per lot. Dogs are limited to three dogs under 15 pounds or two dogs if over 15 pounds. The owner of each pet is responsible for cleaning up any waste, dirt, and soilage and repairing any damage caused by the pet. No household pets may be kept on a lot which result in annoyance to, or which are obnoxious to, other owners or residents, such as barking dogs. Cats shall not be free to roam the common areas. Pets in the common areas must be on a leash at all times. All dogs must have current registration and licensing through Maricopa County Animal Care and Control. A rabies vaccination is required in order to receive a license.

KEEPING ITEMS FROM VIEW BY OTHERS

All clotheslines, equipment, garbage cans, service yards, woodpiles, or storage piles shall be kept screened by adequate planting or fencing so as to conceal them from view of neighboring townhouses and streets. All rubbish, trash or garbage shall be removed from the premises, and shall not be allowed to accumulate thereon. All clotheslines shall be confined to patio areas.

LIMITS ON PLANTS, FENCES, WALLS, ETC.

Except in the individual patio areas, no planting or gardening shall be done, and no fences, hedges or walls shall be erected or maintained upon said premises except such as are installed in accordance with the initial construction of the buildings located thereon or as approved by the Association's Board of Directors or their designated representative.

NOXIOUS OR OFFENSIVE ACTIVITY

No noxious or offensive activity shall be carried on upon any Lot or any part of the community, nor shall anything be done thereupon which may become, an annoyance or nuisance to the neighborhood, or which shall in any way interfere with the quiet enjoyment of each of the Owners or residents of such persons' respective residential Lots, or which shall in any way increase the rate of insurance on the Common Area.

EXTERIOR CHANGES

The Board of Directors, as your elected representatives, has accepted the responsibility to "repair, maintain, rehabilitate and restore" the specific areas of Park Orleans Townhouses. Please refer to the Maintenance Matrix at WeAreVision.com/POL.

Exterior changes by individual residents within the community are strictly regulated and must, in all cases, be approved by the Board *before* they can be made.

Owners are required to submit complete plans and specifications for alterations to the Board *before* any construction, modifications, or structural changes...especially if the changes may interfere in any way with uniform appearance of the community or restrict the rights of your neighbor to enjoy his or her property and protect its value.

- Landscape** -No planting or gardening except in the individual patios.
- Fences** -No construction or removal of walls or fences without the approval of the Board of Directors
- Storage** -All items of storage must be concealed from view by residents of neighboring townhouses or passersby.
- Patio Covers** -Approval must be obtained prior to the installation of any patio cover. The maximum height should not be higher than the bottom of the second floor or the top of the existing carport.
- Roof Access** -In order to maintain the warranty on the roofs and to prevent damage to the surface of the roofs, nothing may be placed on the roofs other than air conditioners. Homeowners must notify the Management Company any time a vendor will be on the roof, for any reason. Homeowners are responsible for any damage to the roof by their vendor. HVAC equipment should be properly and regularly maintained and sealed to prevent roof leaks.

- Windows** -Exterior side of drapes, curtains or blinds must be a neutral shade. Reflective materials in windows or any exterior surface of individual units is not permitted.

Exterior Paint -All exterior paint colors should be as follows:

Sherwin-Williams A-100

Walk	Latex (flat)	Tuscan Beige	Paint No. SW2430
Front doors	Latex (satin)	Awning Red	Paint No. SW2314
Trim	Latex (satin)	Awning Red	Paint No. SW2314
Rear Gates	Exterior (enamel)	Tuscan Beige	Paint No. SW2430
Iron Work	Oil Base (enamel)	Black	Paint No. I.E. Black
Optional Front Door Stoop		Sahara Sand, Concrete Stain, Behr Brand	
		Base 830 PFC-13	

Painting of exterior surfaces visible to any neighboring townhouse with any other colors is not permitted without prior approval of the Board of Directors. To facilitate responses to Owner’s and tenant’s requests for any structural or exterior changes, an “Architectural Change Request” form is available from the Management Company.

VANDALISM

Any person observed damaging property at Park Orleans Townhouses will be reported to the Scottsdale Police Department. Adult residents are responsible for all damage caused by their guests, their children or their children’s guests. Owners are responsible for all non-conforming acts of their tenants.

All residents are responsible for reporting mischievous acts to the Scottsdale Police Department at (480-312-5000) and the Management Company.

ASSESSMENTS

In order to provide for the proper maintenance of Park Orleans Townhouses, all Owners’ properties are subject to a monthly fee. These assessments are due and payable on the first of each month.

Assessments are due monthly, on or before the 1st day of each month. If an assessment is not received by the Association on or before the 15th day of the month, a Late Fee of \$15 may be charged to the account. The management company will mail a Late Notice by regular USPS to the Unit Owner.

The Board of Directors of the Association directs the management company to send a second Late Notice once the delinquency is 45 days past due. The second Late Notice shall be mailed by regular USPS.

The Board of Directors of the Association directs the management company to send a payment Demand Letter once the delinquency is 75 days past due and is equal to, or greater than, 3x the assessment. The Demand Letter shall be sent by Certified Mail and regular USPS Mail. The Unit Owner shall be responsible for the Demand Letter fee of \$65.

The Association directs the management company to prepare and record a Notice and Claim of Lien, pursuant to Article V of the Amended and Restated CC&Rs once the delinquency reaches 90 day past due and is equal to or greater than 4x the assessment. A copy of the Notice and Claim of Lien shall be sent by regular USPS mail to the Unit Owner. At time of recording, the Unit Owner shall be responsible for the fees associated with the preparation of the lien, Lien recording and Satisfaction of Lien recording fees totaling \$150.00 (fees may vary).

COUPON BOOKS/MONTHLY PAPER BILLING

The Association may, but is not required to, send a coupon book to each of the Owners to facilitate payment of monthly fees. An Owner's non-receipt of a coupon book, however, does not relieve the Owner of his or her obligation to pay the amount due by the due date.

RETURN CHECK CHARGE

In addition to any and all charges imposed under the CC&Rs, the Articles, the Bylaws and these Rules and Regulation, a fifty (\$50) dollar fee will be assessed against an Owner for any check or other instrument which is not honored by the bank or is returned by the bank for any reason whatsoever. This Return Check Charge shall be due and payable immediately.

Please refer to the Collection Policy available on the website at WeAreVision.com/POL.

VIOLATIONS AND FINES

Homeowners are subject to fines for any violation of the Rules and Regulations outlined above or any of the governing documents of the Association.

- 1st Violation Notice: Warning
- 2nd Violation Notice: \$25 fine
- 3rd Violation Notice: \$50 fine
- 4th Violation Notice: \$100 fine

Owners have 14 days to correct the violation. Failure to correct the violation within the 14-day time period will result in the next step in the violation/fine process. The Board reserves the right to use other government agencies and/or attorney in enforcing the governing documents of the Association. Owners may request a hearing with the Board of Directors if written hearing request is received within ten (10) days of the violation notice.

Please refer to the Enforcement Policy available on the website at WeAreVision.com/POL

LEASING AND RENTING YOUR TOWNHOUSE

Owners may lease their homes, but the Owner remains responsible for all conduct of his or her tenants. It is important that all tenants know of and abide by the CC&Rs and these Rules and Regulations.

RAIN GUTTERS

The original construction of the townhomes did not include rain gutters. Homeowners who have added rain gutters are responsible for the maintenance and repair of the gutters. If the rain gutters cause any damage to the building, it is the owners' responsibility to repair the damage. Rain gutters must extend from their roof line location to the ground level with a 90-degree elbow causing the water to flow away from the building wall. This is necessary to protect the landscaping and deter damage to the building stem wall.

WIRES - TELEPHONE, HOME SECURITY SYSTEMS, ETC.

All wiring for whatever purpose, telephones, security systems, etc., may have only one point of entry either front or back.

The wiring may extend up the wall to the second floor if necessary.

The wire must be housed in conduit, painted to match the building and placed in an area that is least visible. Wires may not run over the roof or around the building in any way.

Wires may not be placed in sidewalk expansion cracks. They must be in the ground.

TV/DISH INSTALLATION-HOW TO PROPERLY INSTALL (1 OF 3)

PARK ORLEANS TOWNHOUSES CORP.

January 3, 2012

Dear Park Orleans Owners,

In an effort to continue to make Park Orleans a beautiful place to live, the Board of Directors has put together a list 3 items that will be addressed over the next several months with homeowners. The 3 items are TV antennas, wires, and rain gutters.

The first priority is to work with homeowners to make sure that Cox cables, satellite dishes and owner installed TV antennas throughout the community are installed per the guidelines of the Association. Enclosed with this letter is the letter that explains how TV antennas/cable should be installed along with a letter from Cox regarding their installations. Please review these documents and make sure your Cox cables, satellite dishes and owner installed TV antennas are installed properly. Starting February 1, 2012, the Association will be contacting owners who do not have proper installations.

After the TV antenna issues are addressed, the Board will begin working on other items. Nothing may be placed on the top of roofs except for your air conditioner. Do not walk on the roof. If you have trees or shrubs in your patio that have branches extending over the roof, they must be cut back so they don't extend over the roof at any time. These restrictions are necessary to preserve the useful life on the roofs.

Sincerely,

Community Association Manager

TV/DISH INSTALLATION-HOW TO PROPERLY INSTALL (2 OF 3)

PARK ORLEANS TOWNHOUSES CORP.

December 1, 2011

Dear Park Orleans Owners:

The Board of Directors has worked diligently to obtain an understanding with Cox on the proper installation of the cable wires throughout the community. We have concluded that this will have to be a team effort on the part of everyone to insure the rules of installation are being followed. Included with this letter is a letter from Cox Communication detailing their installation requirements and making specific reference to HOA guidelines. Please refer to both prior to ordering service.

Below are the Association requirements:

1. Satellite dishes may not be mounted to the roof for any reason. The dish is allowed on the storage shed roofs or interior rear patio areas only. Single story unit owner shall install satellite dishes only to the fascia board in the least visible location within the patio area. Mounting to the shed is only permitted for two story unit owners.
2. The point of entry can be in one location; front or back
 - A. Many units still have the wiring at the front of the home that is at the base of the building which is still acceptable. The wire may be extended up the wall to the second floor if necessary. The wire must be housed in Panduit, painted to match the building and placed in an area that is least visible.
 - B. If the placement is in the rear of the building the wire may be extended up the wall to the second floor if necessary. The wire must be housed in Panduit, painted to match the second floor if necessary.
 - C. Wires cannot be run over the roof, around the building in anyway.
 - D. In the event that multiple rom connection is needed that must be done on the interior of the home only.

Wires installed improperly will require the cable company to return and correct the problem which will be an additional expense to the homeowner.

Sincerely,

Community Association Manager

DISH INSTALLATION-HOW TO PROPERLY INSTALL (3 OF 3)

Dear Park Orleans Owner:

Cox Communication is delighted to serve your community with the best digital communications products available. We take great pride in our highly demanded video, high-speed Internet and telephone services and want to make certain that our services are delivered to your household with optimal quality.

To ensure proper signal and service clarity the cable wiring in your community needs to be installed correctly. In addition, your HOA will have specific requirements regarding the placement of cable on the outside of your building. To prevent any HOA violations, your assistance is needed to inform our technicians at the time of installation of the HOA's requirements.

Occasionally, Cox is asked by residents to install additional outlets or to move existing cable lines. The availability and costs of the options vary from residence to residence based upon the build of the residence, location and type of the desired work and your specific HOA community restrictions. Again, Cox must rely upon you, the resident, to inform the technician at the time of the commencement of work the specific HOA's restrictions and requirements in cabling the exterior of the unit. Based upon the HOA's restrictions coupled together with your desired cabling request, the technician will be able to advise you of your cabling options and charges at the time of the installation.

Below are some options that Cox can provide to you to update current and/or provide future cable wiring at your home:

- Re-working existing installation to your specification
(aesthetics/functional-limited to professional standards and codes).
- Placement of cable through the attic.
- Placement of cable inside interior walls from attic (wall fish-limited in some buildings by structural barriers).
- Covering of cable on exterior of building with metal guard (Panduit).
- Re-location of existing cable and/or outlets.
- Installation of additional outlets.

Please keep in mind that each technician may have a different installation technique for each request. However, the end result will be the same – a professional installation and the delivery of a quality, trouble-free video, high speed internet and/or telephone service.

We appreciate the opportunity to serve you and are proud to be fully service digital communications provider.

Sincerely,

Cox Communications Inc.
Your Friend in the Digital Age

FRONT DOOR AND CARPORT LIGHTING- WHAT WE DO

August 1, 2012

Dear Park Orleans Owner:

Uniform front door lighting is important to our community for maintaining home values, security, safety, and to keep our lighting costs to a minimum.

The owner, who has volunteered to do all the exterior lighting maintenance for many, many years, has asked to be relieved of maintaining the front door lights.

The Board of Directors has adopted the following change in front light maintenance. All front lights will be changed from incandescent light bulbs to CFL bulbs and shall remain on 24 hours per day. All owners/residents must leave their lights on 24 hours per day, no exceptions.

The cost to do this is less expensive than the previous use of incandescent bulbs with photo cell devices. It is less costly for the owner as the CFLs consume considerably less power and we will not have to contract with a service company to do the maintenance of the lights.

We will have volunteers replace the CFL bulb when it burns out. Leaving lights on will make it easy to determine when a bulb needs replacement.

We are planning to make this change by September 1, 2012.

Please turn your front door lights on and leave them on 24/7. This has always been the rule for your front lights.

Sincerely,

Community Association Manager

RECYCLABLE LIST

MATERIAL

RECYCLE

Aluminum:	Beverage cans, clean food trays, clean pie plates and aluminum foil
Aseptic Boxes:	Milk, juice and ice cream containers
Cardboard Chipboard:	Corrugated cardboard boxes, dry food boxes such as cereal, cake mix and cracker containers (please remove liner) shoe boxes, pizza boxes, empty paper towel and toilet tissue tubes
Glass:	Glass food and beverage containers (clear, green or amber)
Magazines:	All magazines and telephone books
Metal Cans:	Food cans made of steel or tin, aerosol cans (empty only please)
Newspaper:	Newspaper and all inserts
Paper:	Computer and writing paper, paper beverage cups, junk mail, brown paper grocery bags, file folders
Plastics:	All plastic cups and containers #1-7, plastic bottles, jugs, jars, yogurt containers, cottage cheese containers, margarine and whipped topping tubes, "Clamshell" food containers and disposable plastic cups

MATERIAL

DO NOT RECYCLE

Aluminum:	No dirty food trays, folding chair frames
Aseptic Boxes:	No foil juice bags
Cardboard Chipboard:	No packing material, bar Soap or detergent boxes, wax/plastic liners
Glass:	No light bulbs, window glass, mirror glass, ceramics or pottery
Magazines:	No paperback or hardbound books
Metal Cans:	No other metals, paint cans or toxic materials
Newspaper:	No bags or rubber bands
Paper:	No facial or toilet tissue, paper towels, paper plates, napkins, gift wrap, diapers, pet food bags, FedEx or self-sealing envelopes
Plastics:	No plastic bags, motor oil or pool chemical containers or styrofoam *clear plastic bags can be used to contain shredded paper.

Scottsdale Recycles Everywhere!

Recycling works when you follow the guidelines.



These go in your mauve recycling container. Items should be clean, dry & empty.

 <p>YES!</p> <p>Paper • Papel</p> <p>Printer, writing & notebook paper, junk mail, magazines, newspaper, paper shopping bags</p>	 <p>YES!</p> <p>Cardboard • Cajas de Carton</p> <p>Corrugated shipping/moving boxes, pizza boxes (food waste removed)</p>	 <p>YES!</p> <p>Paperboard • Carton</p> <p>Dry food boxes (remove liners), juice & milk cartons, egg crates, paper cups, empty paper towel & toilet tissue tubes</p>
 <p>YES!</p> <p>Plastic • Plástico</p> <p>All plastic cups, containers, tubs, jugs, jars</p>	 <p>YES!</p> <p>Metal • Metal</p> <p>Beverage & food cans, aluminum foils and trays, empty aerosol cans</p>	 <p>YES!</p> <p>Glass • Vidrio</p> <p>Bottles and jars (Clear, green or amber with labels left on)</p>

For a complete list, visit ScottsdaleAZ.gov and search "Recyclables"

Do not put these in your mauve recycling container. Don't let your recycling go to waste.

 <p>Plastic Bags & Wraps Bolsas y Envoltura de Plástico</p> <p>Take plastic bags to your grocery store bag drop off for recycling.</p>	 <p>Snack Wrappers Envoltura de Bocadillo</p> <p>Chip, candy & snack wrappers can jam the sorting machinery and contaminant your recycling.</p>	 <p>Tissue & Paper Towels Toallas de Papel y Papel Higienico</p> <p>No facial or toilet tissue, paper towels, paper plates or napkins.</p>	 <p>Styrofoam Poliestireno</p> <p>No styrofoam of any kind.</p>	 <p>Electronics & Batteries Electronicos y Baterias</p> <p>Check your local electronics store & ScottsdaleAZ.gov for drop off recycling options.</p>	 <p>Clothing & Textiles Ropa y Textiles</p> <p>Take to a local textile recycling drop off or donate to charity resell shop.</p>
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