

RULES AND REGULATIONS

WORTHINGTON PLACE CONDOMINIUMS

(adopted 12/15/15- revised 9/19/2022)

These Association Rules are adopted pursuant to the authority contained in Section 4.10 of the Declaration of Horizontal Property Regime and Declaration of Covenants, Conditions and Restrictions establishing and governing Worthington Place Condominiums, recorded as Instrument No. 85 561860, records of Maricopa County, Arizona.

Electrical Appliances: No electrical appliances are allowed in the pool area. This includes, but is not limited to radios or televisions. Only battery operated items of this nature will be permitted. All radio, television or other electrical equipment of any kind or nature installed or used in each condominium unit shall comply with all rules, regulations, and requirements or recommendations of the local fire authorities, and the insurance underwriters, and the Owner shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such Owner's condominium units.

Exterior Changes: No changes can be made which alter the exterior appearance in any way without prior architectural approval. This would include but is not limited to window coverings, replacement windows, shade screens, satellite dishes, and window decals.

Garbage: Each Owner and Occupant shall regularly dispose of garbage and rubbish in facilities provided for that express purpose, and garbage shall not be stored or allowed to accumulate in any condominium unit or upon any portion of the common elements.

General Use of Recreational Facilities: Adjusting or tampering with time clocks, controls or other equipment regulating pools or landscape lights is not permitted. Pool furniture shall not be removed from the clubhouse or pool area. After use, all pool furniture should be left in orderly condition. When using common recreational facilities, trash shall be deposited in available containers. Anyone damaging any equipment or other portion of the common area will be held financially responsible for repair and/or replacement. Owners are responsible for the compliance of their renters.

Hanging Displays: No clothes, rugs, towels, or similar articles shall be placed in any of the halls or on any of the staircases or tower landings. Nothing shall be hung nor shall there be any shaking from the doors, windows, patios or balconies or placed upon the window sills of the buildings.

Holiday Decorations: All holiday decorations must be removed within 30 days following the holiday.

Inflammable: No Owner or Occupant, and no family member, guest or employee of an Owner or Occupant, shall at any time bring into or keep within a condominium unit any flammable, combustible, or explosive fluid, material, chemical or substance, except for normal household use.

Maintenance: Each owner or occupant shall keep his condominium unit, including any balcony or patio, to which he has sole access, in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, any dirt or other substance.

Nuisance: No noxious or offensive activity shall be carried on upon the property, nor shall any activity which might be or become an annoyance or nuisance to owners or occupants be permitted to interfere with their rights of quiet enjoyment or increase the rate of insurance.

Obstructions: The sidewalks, entrances, passages, courts, public halls, corridors and stairways constituting part of any building or the common elements shall not be obstructed or used for any other purpose than ingress and egress from the condominium units. No bicycles, toys, trash or other items will be allowed in these areas.

Outdoor Grilling and Barbecues: No outdoor grilling is allowed on the patios. The Uniform Fire Code, adopted by the City of Tempe prohibits grilling on patios and balconies in multi-family complexes. Use of barbecues is permitted only in designated areas. Barbecues must be used a minimum of 15 feet from any structure and must not be left unattended while in use.

Outside Speakers and Amplifiers: No radio, stereo, broadcast, or loudspeaker of any kind shall be placed upon or outside, or be directed to the outside of any building without prior written approval of the Board.

Parking: Unless otherwise permitted by the Board, no motor vehicle (including a motorcycle), trailer, camper, boat or similar item, and not a bicycle shall be permitted to remain upon the property unless parked or placed within the property in spaces designated for such use. No vehicle belonging to an Owner or Occupant, or to a family member, guest or employee of an Owner or Occupant, shall be parked in a parking space other than that designated on the Plat for that condominium or on an applicable guest parking space nor shall any car be parked in such a manner as to impede or prevent ready access to any parking space, driveway, or building. The Board or managing agent shall have the authority to identify each parking space by appropriate designation and to require the display by Owners or Occupants of parking decals. The Board or the managing agent is empowered to issue parking fines, in the amount of \$25 to Owners or Occupants who violate, or whose family members, guests or employees, violate these parking rules or the parking restrictions as set forth in the Declaration. All vehicles must be in operable Condition and display current registration. No vehicle repairs are allowed. No washing of vehicles is allowed. All violators will be subject to fines.

Patios: No exercise equipment can be stored on or used on the patios or balconies. No laundry appliances will be allowed on the patio areas. No clotheslines are permitted. All furniture on the patio must be "outdoor in nature, design and material". No couches or indoor household furniture will be permitted.

Pest Control: The Board, or the managing agent, and any contractor or workmen authorized by the Board or the managing agent, may enter any condominium unit after appropriate notice is given to inspect for the presence of vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate such vermin, insects, or other pests.

Pets: Dogs, cats and other pets are not permitted within a condominium unit or upon the common elements at any time. Progressive fines will apply. This is a **NO** pet complex.

Recreation Room: A written request for a reservation shall be presented to the Board or managing agent at least two (2) weeks prior to the proposed date of use, along with a deposit of \$200. The deposit is refundable after inspection to ascertain that no damage has occurred as a result of use. Any damage to the building or furnishings will be the responsibility of the reserving party, and the building shall be restored to a clean and first class condition. Conflicts and questions of priority in the scheduling shall be decided by the Board or managing agent, in its sole discretion.

Security Doors: Only the approved style, approved by the Board of Directors and after submittal of Architectural Application and approval may be installed. Screen doors may not be installed and all security doors must be metal. Security doors must be painted either to match the approved colors of the association, black or white. Homeowners are required to submit an Architectural Design Review form prior to installation of security door. <http://www.wearevision.com>

Swimming Pool: The pool hours shall be 7:00 am to 11:00 pm. Glass bottles, glasses, and other breakable items are prohibited in or around the pool. All electrical appliances are prohibited at pool area. Children under the age of 14 years of age who wish to use the pool must have a supervising adult in attendance at all times. No lifeguard is provided, and swimmers swim at their own risk. The pool gates must be kept closed and locked at all times.

Use of Roof: Owner and Occupants, and their family members, guests, and employees shall not at any time or for any reason enter upon or attempt to enter upon the roof of any building.

Window Coverings: All windows must be maintained in a consistent manner established in the complex. This includes, but is not limited to metal window stripping facing the common areas, window coverings and screens. All windows are to remain in good repair and clear of any decals, photos, tin foil, sheets or similar items. All window coverings are to be white/alabaster in color where facing the exterior.