

Rancho Mirada Homeowners Association

Rules

Adopted August 28, 2023

Effective September 1, 2023

WHEREAS, Rancho Mirada Homeowners Association (“Association”) is governed by the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Rancho Mirada, recorded on April 16, 2020, at Instrument No. 2020-0325621, official records of Maricopa County, Arizona Recorder (the “Declaration”);

WHEREAS, Section 4.9 of the Declaration states: “The Board may, from time to time and subject to the provisions of this Declaration, adopt, amend and repeal rules and regulations (“Rules”). The Rules may restrict and govern the use of any area by any Owner, by the family of such Owner, or by any guest, agent, or lessee of such Owner”;

NOW THEREFORE, the Board of Directors of the Association hereby adopts the following rules and regulations applicable to all Lots, Owners, residents, guests, and other persons in Rancho Mirada.

1. Animals and Pets

- a. All animals and pets must be in compliance with local ordinances regarding inoculations, licensing, and leashing. All permitted animals and household pets shall be confined to their Owner’s Lot or on a leash within the Owner’s control and shall not be permitted to run free. Homeowners have responsibility for their animals and pets and will pick up and remove to appropriate receptacles any droppings left in any yard or in the Common Areas.
- b. No animal shall be allowed to make an unreasonable amount of noise or to become a nuisance or an annoyance to other residents. Scottsdale City Ordinance specifically prohibits a person from knowingly keeping or harboring an animal, which by frequent or habitual howling, yelling, barking, or the making of noises, annoys or disturbs two or more persons, one of which may be a police officer or animal control officer. Those disturbed by a barking dog are encouraged to contact the Police Department.
- c. No activity shall be conducted within the Property and no object of any kind shall be placed on the Property for the purpose of, or that has the effect of, attracting wildlife, other than birds that do not create a nuisance or a health or safety hazard.

2. Backwashing Swimming Pools

- a. Pools must be emptied or backwashed in accordance with the City of Scottsdale’s code/policy and so as not to create a nuisance.

3. Flags

- a. Every owner shall be permitted to install a flagpole in the front yard or back yard of their Lot subject to the following restrictions:
 - i. The flagpole must not exceed the height of the rooftop of the Owner's home;
 - ii. Only the following flags may be displayed: (a) national and state flags, the flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, the POW/MIA flag, an Arizona Indian Nations flag, and the Gadsden flag, which such flags must be displayed in a manner consistent with the Federal Flag Code (P.L. 94-344), and (b) professional or college sports team flags may be flown on game day;
 - iii. No more than two (2) of the flags noted above may be displayed at any one time. The size of the flag on a flagpole shall be of a reasonable size as determined by the Architectural Committee (ARC);
 - iv. Owners installing flagpoles must take reasonable efforts to mitigate the noise created by the flagpole and all related hardware;
 - v. Illumination of the flag and/or flagpole must be approved by the ARC;
 - vi. If the flagpole, or its installation, cause damage to any other Lot or the Common Areas, the Owner of the Lot shall be responsible for all damage caused;
 - vii. Prior to installation of a flagpole on any lot, the owner must submit an application with the ARC requesting approval for installation of the flagpole. The ARC will consider the height of the flagpole, the requested location of the flagpole, the efforts of the Owner to mitigate noise created by installation of the flagpole and related hardware, and the request, if any, to illuminate the flag and flagpole. The ARC shall not unreasonably deny a request to install a flagpole, but retains the right to approve the flagpole subject to the above height, location, noise and/or light restrictions;
 - viii. Display of the flags listed above shall also be permitted on a bracket mounted on the house or on a tree, subject to the same restrictions as set forth above.

4. Garage Sales

- a. The City of Scottsdale permits a homeowner to have two garage sales per year.

5. Monument Lights

- a. Monument lights at the end of each Lot's driveway must be illuminated from dusk until dawn each night.

6. Motorized Vehicles

- a. Motorized Vehicles may only be operated on the streets in the community, except that motorized vehicles may be permitted on Tract B with the prior written approval

of the Association. Notwithstanding the foregoing, Tract B may not be accessed via Gold Dust Avenue by a motorized vehicle.

- b. Motorized Vehicles must not exceed 25 miles per hour and must be driven in a manner to minimize noise when driven on the streets of the community. Owners are responsible for informing their tenants and visitors of this rule and will be accountable for their repeated violations.

7. Parking

- a. For purposes of Section 2.3 of the Declaration “overnight” shall be any time between the hours of 12:00 a.m. and 5:00 a.m.
- b. Invitees providing goods and/or services to Owners and residents may park commercial vehicles on the street for a period of not more than twelve (12) consecutive hours and not more than forty (40) hours within any seven (7) day period.
- c. Recreational vehicles, equipment, and/or trailers may be parked on the resident’s Lot so long as they are not Visible From Neighboring Property or Common Area and otherwise may be parked in the resident’s driveway for no more than eighteen (18) consecutive hours and no more than an aggregate of thirty-six (36) hours within any seven (7) day period for maintenance and for loading/unloading. Passenger vehicles may also be parked in back yards so long as they are not Visible From Neighboring Property or Common Area.
- d. Vehicles parked in a driveway must be completely in the driveway, i.e. no part of the vehicle should extend onto the street. Vehicles may not be parked on sidewalks, in landscaped Common Areas, or on unpaved portions of Lots (grass or decomposed granite are considered unpaved areas).
- e. Any vehicle that is permitted to park in the street must be parked in the direction of traffic. No vehicle may be parked on a street within the Property so that it is parked within fifteen (15) feet (ingress or egress) of any intersection. No vehicle may be parked so that it blocks or hinders emergency vehicle access to the community or causes a potential traffic hazard.
- f. Any vehicle that is permitted to park in the street may not be parked overnight. Violation of this provision will result in a violation notice to the Lot Owner and may result in towing. Occasional overnight parking perpendicular to the curb at the tennis court/ramada is allowed when alternatives are unavailable. Exceptions may be requested from the board or management company.

8. Posted Rules

- a. All posted rules, including, but not limited to, traffic control signs, ramada rules, and tennis/volleyball/basketball courts use rules shall be considered as part of these Rules and must be followed.

9. Recreational or Play Equipment

- a. All temporary or portable recreational or play equipment of any kind, including, but not limited to, portable basketball hoops, soccer goals, or similar equipment, shall only be used on the Lots during daylight hours. All temporary or portable play equipment shall be stored or put away immediately after use so that it is not Visible From Neighboring Property when not in use.
- b. Any permanent recreational or play structures Visible From Neighboring Property must receive the prior written approval of the Architectural Committee before installation.

10. Seasonal Decorations

- a. Decorations will be set up and taken down in a timely manner. Decorations may not be set up more than thirty (30) calendar days prior to the holiday and must be taken down within fifteen (15) calendar days after the holiday. The above time limits apply to the holidays as recognized by the Federal and Arizona State governments. The time limits for other holidays are fifteen (15) calendar days prior and eight (8) days after the holiday. Notwithstanding the foregoing, white lights on trees or hung from trees and café lights displayed in accordance with subsections (b) through (e) of this rule are permitted year-round.
- b. Decorations must be maintained in good repair and not be allowed to encroach on neighboring properties. Decorations shall not contain offensive language.
- c. Any ground mounted decoration or display may not occupy more than twenty (20) square feet of a total Lot area and can be no greater than six (6) feet in height. No roof mounted displays (except for lights along the roof line) and no over-sized decorations are permitted. Seasonal decorative flags must be house mounted below the roof line.
- d. Noise producing decorations, inflatables, and outward facing spotlights must be turned off by eleven o'clock PM (11:00 PM) every day.
- e. Electrical power, whether grid-tied, battery operated or by any other means, for decoration or displays visible from or located outside the Dwelling must be turned off by eleven o'clock PM (11:00 PM) every day.

11. Signs

- a. An Owner may display signs on their Lot of the type and size that must be permitted by law (such as a "For Sale" sign no larger than eighteen by twenty-four inches and

political signs displayed no sooner than seventy-one days before an election and three days after an election). Other signs may only be displayed with the prior written approval of the Board.

12. Sport Courts and Ramadas

- a. The tennis/volleyball/basketball courts and the ramada do not require reservations for use. However, these areas may be reserved through the management company or other method designated by the Board and any reservations take precedence over any walk-up use.
- b. A resident of the Lot must be present at the sport courts and/or ramada any time a non-resident guest is using these facilities unless a reservation pursuant to 12a is made by the resident at least 12 hours in advance.

13. Sprinklers & Palm Trees

- a. Sprinklers should be maintained to runoff mostly into concrete gutters and to prevent excessive runoff onto the streets, to help prevent damage to the streets. The cost of repairing any damage to the Common Area caused by sprinklers on Lots may be charged to the Owner of the Lot as an Individual Assessment.
- b. Palm trees in front lawns must be trimmed annually before the end of August. Palm trees in back and side lawns must be trimmed annually if requested by owners on either side or across the street.

14. Trash Collection

- a. For the purpose of compliance with Section 2.10 of the Declaration, “for the shortest period of time reasonably necessary for trash collection” shall be interpreted to mean that Owners may place their refuse and recycling containers out for collection no earlier than the day before scheduled pickup and remove them so that they are no longer Visible From Neighboring Property no later than the day following pickup. Bulk trash (including, but not limited to, landscaping clippings) may only be placed on a Lot or on the street in front of the Lot in accordance with the City of Scottsdale requirements and restrictions. However, landscaping clippings and debris from storm damage may be placed in the appropriate location for bulk trash pick-up at any time.
- b. All trash must be disposed of properly. Litter or landscaping clippings and debris must not be placed on any common area.