

WARNER RANCH MANOR II

Rules and Regulations

Issued November 3, 2008, Revised and Adopted October 2, 2025

As a homeowner in Warner Ranch Manor Unit II, you are part of a planned community consisting of 62 owners who are also members of the Warner Ranch and Warner Ranch Manor Unit II Homeowners' Association (HOA). The HOA was established to maintain a pleasant living environment and to help preserve property values within the community.

To uphold this standard, Covenants, Conditions, and Restrictions (CC&Rs) have been recorded with the Maricopa County Recorder. These CC&Rs apply to all owners through their property deeds. In addition to the CC&Rs, the Board of Directors has provided rules to clarify and supplement these regulations.

These rules and regulations exist to protect both your investment and the overall lifestyle within the community. Some are based on the Warner Ranch CC&Rs, City ordinances, and Maricopa County codes, while others help prevent insurance issues and ensure health and safety. If you observe a violation, you are encouraged to take an active role by either tactfully addressing the issue with your neighbor or notifying the HOA's Management Company.

Assessment Collection Policy

The following policy has been implemented for the collection of Association assessments for Warner Ranch Manor II. The payment is paid on a semi-annual basis.

1st Payment is Due: January 1st

1st Payment is Late: February 1st ~ Late Charge is assessed.

2nd Payment is Due: July 1st

2nd Payment is Late: August 1st ~ Late Charge is assessed.

If payment is not received 90 days after the due date a lien is filed and further legal procedures are commenced to collect the delinquent assessment. Additional costs are borne by the delinquent homeowner.

Note: There will be a \$35.00 charge to the homeowner for checks returned due to insufficient funds.

Fine Policy

Any infractions of these Guidelines and Regulations or CC&R's by an owner, tenant, resident family member, guest, licensee or agent may result in a fine against the applicable unit owner as follows:

First Offense: The owner will be given written notice of the offense and 14-days to correct.

Second Offense: The owner will be fined \$50.00 and given 14-days to correct.

Third Offense: The owner will be fined another \$50.00 and given 14-days to correct.

Subsequent Offenses of the Same Type: The fine will be \$100.00 with each subsequent offense and the owner's membership rights may be suspended.

Failure to comply can result in a lawsuit or other sanctions approved by the Board. In such lawsuit, the owner must appear in court before a judge who will render a decision. Legal fees paid by the Association will be charged back to the offending lot owner's assessment account.

Owners are responsible for paying the costs of repairs and replacement of any applicable violation in addition to the fines noted above.

Pool Rules

***** WARNING, NO LIFEGUARD ON DUTY! *****

- The pool area is open from 5 AM to 11 PM.
- Please be considerate and keep noise levels reasonable at all times. Stereos and radios should be kept at a moderate volume, and homeowners must lower the volume if requested.
- Additional or lost pool keys may be purchased for a fee determined by the Board. Keys can be obtained by contacting the HOA's Management Company.
- Guests of Warner Ranch Manor Unit II must be accompanied by an adult resident. The pool area is not for the exclusive use of any one resident.
- Parent/guardian supervision is mandatory for children 14 years and under in the pool area. Additionally, no child 14 or under is allowed in the Jacuzzi.
- Glass containers are not permitted in the pool area at any time.
- Proper swimwear is required in the pool and Jacuzzi (e.g., no jeans, cutoffs, etc.).
- Pool furniture must remain in the pool area. Report any damaged furniture or pool equipment to management
- No pets or animals are allowed in the pool area. Legally documented service animals may accompany residents in the pool area but may never enter the pool or spa.
- No diving, running, or horseplay is allowed in the pool area. Additionally, no bicycling, skateboarding, or skating is permitted.
- Please turn off the Jacuzzi jets after use.
- The pool entrance/exit gates must always be closed and locked. At no time may the pool gate be propped open.
- No Smoking allowed in the pool area.
- Residents must remove trash and recyclables and clean up the pool area after any use.

Parking

Residents are to park their vehicles in their garage and driveway. Parking on the street is prohibited by Warner Ranch Master Association's CC&R's: Reference page 43, Section 10 (a):

No private passenger automobiles or pick-up trucks shall be parked upon the Property or any roadway adjacent thereto except within a garage, in a private driveway appurtenant to a Residential Unit, or within areas designated for such purpose by the Association (or by the applicable Residential Association, if any).

A **On Street Parking** – The City of Tempe Fire Department requests that homeowners not park their vehicles on the street in the subdivision. Street parking can delay the Fire Department or Paramedics during an emergency.

1. On-street parking is **not** permitted within Warner Ranch Manor II.
2. Trailers, campers, motor homes, boats or other RV vehicles may not be parked on or adjacent to the lot except for loading or unloading purposes. Warner Ranch Master Association has storage available for such items. Vehicles without current registration parked in the visitor parking areas or on the street will be subject to towing at anytime.
3. Immediate towing without notice will be commenced if a vehicle blocks another's ingress and/or egress, especially emergency vehicles.

B **Visitor Parking** – Visitor parking spaces are to be used by guests only. Homeowners may not park in the visitor parking without prior written approval of the HOA. Any homeowner parked in the visitor parking area without the HOA's approval will be subject to tow at the owner's expense. Additionally, any guest vehicle left parked in visitor parking for a period of 48 hours or longer without prior written approval of the HOA is subject to tow at the owner's expense.

Signs

One "For Sale" or "For Lease" sign shall be permitted provided:

- A. Its dimensions shall not exceed eighteen (18) inches by twenty-four (24) inches.
- B. The sign must be constructed and installed in a professional manner and in accordance with all City and State Laws.

Common Area

The common area may be used by any resident for family or group events. The management company must be notified of the resident's plans at least seven (7) days prior to the start of the event.

Leasing

Any homeowner who leases his unit must provide the Management Company within 10 days of transaction:

- A. A copy of the lease,
- B. Name(s) of tenant(s),
- C. Home and work phone number (s) of owners and tenant(s),
- D. Owner's signature affirming the tenants receipt of the CC&R's and Rules and Regulations.

Trash And Recycling

Please do not put your trash or recycling container out prior to 6:00 P.M. the day before trash and recycling pick up days. After the trash or recycling has been collected, remove and store your container out of sight before sundown the day of collection. This will keep the neighborhood looking neat and uncluttered.

Bulk Pickup

Bulk Pickup is scheduled by the City of Tempe. Go to www.Tempe.gov to find the day of pickup. Bulk items and rubbish must be placed on the curb in front of your home. Placing items in any other location is a violation. Do not place your bulk items out prior to ten (10) days before the scheduled pick up. Any debris placed out early may be subject to removal at the owner's expense.

Nuisance

Noise from stereos, televisions, pets, parties, vehicles, etc., must not be imposed on other residents or their guests. Residential and Common Area premises shall not be used in such a way or for purposes, which cause property damage, may endanger the health of, or unreasonably disturb residents of the community. Owners must send in a complaint form to report any nuisance issues, and they may not remain anonymous.

Front Yard Landscaping and Trees

Front yard lawn, landscaping and trees are maintained by the HOA.

- The HOA is responsible for the cost of removing a dead or dying tree, including grinding the stump and filling the hole on a resident's front yard property.
- Homeowners are responsible for the cost of replacing a dead or dying tree on their front yard property, with HOA and Master Association architectural request and approval of the tree variety and placement prior to installation.
- Homeowners are responsible for any damage to their driveways and/or walkways caused by a tree located on their property.
- The HOA is responsible for maintaining sidewalks adjacent to the streets and the walkways in common areas.
- If a homeowner wishes to remove a healthy tree from their front yard, they must obtain prior written approval from both the Warner Ranch Manor II Tree and Shrub Committee and the Warner Ranch Master Association Architectural Committee.
- Any removed tree must be replaced within one year with a variety from the Master Associations approved tree list.
- If it is determined by the board that the tree(s) in the homeowner's front lawn is to be removed, the homeowner will be notified of the reason, and, also when the tree will be removed.