

RULES AND
REGULATIONS
FOR THE
WILD TREE HOMEOWNERS ASSOCIATION

Revised copy adopted by Board of Directors on October 26, 2005

RULES & REGULATIONS

WILD TREE HOMEOWNERS ASSOCIATION

STATEMENT OF GENERAL POLICY

Recognizing the individual and collective property investments of the membership of Wild Tree Homeowners Association and the value to all owners and residents of the beauty and peacefulness of this community, the Board of Directors has adopted these Rules and Regulations effective November 1, 1996.

It is the intention of the Board of Directors to adopt as few Rules & Regulations as possible while maintaining a peaceful, livable community and preserving individual freedom. Achievement of community harmony does require some regulation of individual activity to protect the right of all residents. Your cooperation in supporting not only the letter but the spirit of these Rules and Regulations will contribute significantly to the protection of the rights and privileges of all.

The overriding philosophy is to establish guidelines that will maintain the private lifestyle and architectural decor of this community. The Board considers it essential that all members of the Association familiarize themselves with these Rules and the Covenants, Conditions and Restrictions (CC&R's), which are the governing documents of our Association.

The terms and conditions set forth in these Rules and Regulations are binding upon all owners and tenants residing within the boundaries of the Wild Tree Homeowners Association (The Association) and invited guests who might be visiting or using any part of the Common or other designated areas. Notwithstanding any of the language contained in the following Rules and Regulations, the Board may execute any right not prohibited by county, state or city law.

MANAGEMENT COMPANY

Your Management Company is: Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048
Office: (480) 759-4945 Fax: (480) 759-8683
Email: WildTree@WeAreVision.com

The Management Company handles business matters for the Wild Tree Board of Directors including the maintenance of grounds and recreational facilities. If you have specific questions or concerns, contact them directly.

BOARD OF DIRECTORS, WILD TREE HOMEOWNERS ASSOCIATION

Your Board of Directors will meet at scheduled times each month. The first ten minutes of the Board meeting is Homeowner Forum and is open to all homeowners and residents to participate in active discussion relating to association concerns. Then the Board will close the floor to non-Board members to begin the formal meeting. Homeowners are invited to stay and see how the Board operates but may be asked to leave if an Executive Session is required.

COMMITTEES

In addition to being elected to the Board, Committees are the forum in which you can participate in the affairs of the Community, make known your needs, complaints and suggestions, and above all be a part of the decision making process. Owners are encouraged to participate in these Committees.

The Architectural Committee is established by the Board of Directors to review all improvements within the Wild Tree community, including new construction and modifications to existing properties.

The Architectural and Social Committees need your support in order to be effective. If you are willing to help, leave your name with the management company and someone will contact you.

ARCHITECTURAL REVIEW PROCESS

The Covenants, Conditions and Restrictions (CC&R's) require the written approval of the Architectural Committee before any visible change, addition or modification to a site or building exterior of a residential property is made. Residents with proposed changes should submit the attached form to FirstService Residential, the management company.

Simply stated, no visible new construction or visible remodeling, including changes in exterior color, is to occur on any lot or exterior of any home without the prior written approval of the Architectural Committee. The responsibility of the Architectural Committee is to ensure that the harmonious, high quality image of **Wild Tree** is implemented and maintained. Your submittal will be returned to you either approved, denied, or for more information within forty-five (45) days of receipt of your request. Homeowners may appeal the decisions of the Architectural Committee to the Board for consideration, in which case, the decision of the Board shall prevail.

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all county, local, state and federal government agencies. The Architectural Committee, the management company and the Association assume no responsibility for obtaining these reviews and approvals.

GENERAL ARCHITECTURAL RULES

The purpose of the Architectural Committee is to ensure consistent application of the Design Guidelines. The General Rules promote those qualities in **Wild Tree**, which enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

Relationship of Structure and Site - Treatment of the site must relate harmoniously to adjacent sites and structures that have a visual relationship to the proposed construction.

Protection of Neighbors - The interests of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, preservation of views, light and air, and other aspects of design which may have a substantial effect on neighboring properties.

Design Compatibility - The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighborhood setting. Compatibility is defined as harmony in style, scale, materials, color and construction details.

Workmanship - The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Architectural Committee assume no responsibility for the safety or livability of new construction by virtue of design or workmanship.

BUILDING ARCHITECTURAL

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

Patio Covers and Storage Sheds - Metal or other backyard storage sheds detached from the house are allowed when they are lower than the home's surrounding block wall. All permanent additions to the home, including patio covers and other buildings, must be submitted to the Architectural Committee for approval prior to construction.

Antennas or Satellite Dish - An architectural request and a drawing showing the location of the antenna or satellite dish shall be submitted to the Architectural Committee for approval. It is desirable that the location be as unobtrusive as possible, and preferably below the rear yard's block wall.

Roof & Wall-Mounted Equipment - No devices of any type, including antennas, evaporative coolers, air conditioning units and solar equipment shall be placed on any roof. Electrical boxes, panels, conduits or irrigation controllers attached to the home are to be painted to match the adjacent surface.

LANDSCAPING

The Association requires approval of landscaping plans for individual single family lots. Each homeowner is responsible for keeping his yard neatly trimmed, properly cultivated and free of trash, weeds, and other unsightly material.

Any changes made in existing landscape must be approved. This includes the installation of turf, ground cover, plants or decomposed granite. Native soil is not an acceptable ground cover. If decomposed granite is used, it should be of an "earth tone" color and not white, green, blue, red or other bright colors.

Ornamentation - The utilization of non-living objects as ornaments in the landscape must be harmonious with the character of the neighborhood. Individual expression is permissible so long as it does not detract from this goal. Temporary holiday decorations are permitted so long as they are removed from view after a reasonable period of time.

Maintenance - All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, moving, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash. Annual and perennial flowers must be changed and or removed in a timely fashion, as the season dictates.

MISCELLANEOUS ITEMS

Swimming Pools - Prior to construction of a swimming pool, a homeowner must contact FirstService Residential to coordinate the point of construction access to assure damage to common landscaped areas and common perimeter walls is avoided. In most cases, residents will be advised to enter through the side yard wall, from the front of their homes. Pools may not be backwashed into the drainage ditches, common landscaped areas, drainage-ways or streets. All backwash water is to be retained on the owner's lot. If necessary, a hole should be dug and filled with rocks to provide for the needed capacity. The City of Chandler regulates swimming pool fence requirements. The Development Services Department should be contacted to determine the safety fence requirements for your pool.

Any alteration to a common wall or common area must first have written approval from the Architectural Committee. For safety reasons all openings in walls must be securely covered during construction to prevent children from entering and being injured. Pool plans will not need an architectural approval unless there is a feature (pool slide or other structure) that would be visible above the top of the block wall.

Basketball Goals - Homeowners are required to submit a request to the Architectural Committee for approval of basketball goals prior to installation. Goals will be allowed as a permanent installation in the driveway only. Goals will not be allowed as a permanent installation attached over the garage of the home. Strict guidelines will be adhered to regarding the quality of equipment and installation. Special attention will be given to the placement of the pole on the lot. Use of equipment with highly visible logo material shall be discouraged.

Flagpoles - Flagpoles are not allowed in residential areas. Homeowners are advised to use brackets mounted on the house or garage to display flags. All flags must be maintained in good condition and replaced when needed.

Driveways - Driveways shall not be expanded without prior approval of the Architectural Committee. All driveways must be kept clean and clear of debris, oil, rust and other stains.

Clotheslines - Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within a fenced yard and not visible above the top of the block wall or otherwise concealed.

Ornaments - The utilization of non-living objects as ornaments attached to the front of the home must be harmonious with the character of the neighborhood and must be approved by the Architectural Committee prior to installation. Temporary holiday decorations are permitted so long as they are removed from view after a reasonable period of time.

Interior Window Coverings - No reflective materials, including, but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type items, or temporary window coverings such as newspapers, bed sheets or blankets shall be installed or placed upon the outside or inside of any windows of any house. The Board of Directors has given blanket approval to all off-white or white shutters, mini-blinds, vertical blinds or draperies installed on the interior of the windows. All others shall require Architectural Committee approval.

Exterior Window Coverings - No Awnings of any type shall be installed or placed upon the outside of any window. The Architectural Committee has given a blanket approval for sun screens in black, white, gray or brown color. Other colors shall require Architectural Committee approval. All sun screens must be maintained in good condition. Torn or worn screens must be replaced.

Planters and Walkways - All planters, paved walkways and other landscape features visible from neighboring property must be reviewed and approved by the Architectural Committee. Surface textures and colors are to match the paint color and materials of the house.

Ramada's and Gazebos - Ramada's and gazebos may be erected in rear yards only,

Must be approved by the Architectural Committee prior to construction and must follow these guidelines:

- 1) Maximum square footage (under roof area) is 120 square feet;
- 2) Maximum roof height is 10 feet at the highest point;
- 3) The structure must be set back a minimum of 7 feet from any perimeter wall;
- 4) The structure must be painted to match the house color, and must be maintained in good condition;
- 5) Roof tile (if used) must match the tile of the house;

- 6) Lighting attached to the structure is permitted so long as it is not directed onto adjacent properties and is in compliance with all applicable city, county and state laws, codes, and ordinances.

Security Doors - Front, rear or side security doors must be approved by the Architectural Committee before installation. The Architectural Committee has approved colors as follows: Off-white, White, Door trim color or Base stucco color. Approval of the Architectural Committee is required prior to installation.

Play Structures - Play structures may be erected in rear yards only, must be approved by the Architectural Committee prior to construction and must follow these guidelines:

- 1) Structure must be set back a minimum of 7 feet from any perimeter wall.
- 2) Maximum height allowed to the top support bar or highest point of the structure is 10 feet.
- 3) Maximum height of any deck/platform is to be 4 feet above ground.
- 4) The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
- 5) The Committee will take the appearance, height, and proximity to neighboring property into consideration.
- 6) Any shade canopy must be an approved color by the Architectural Committee and must be removed and replaced if worn or ripped.
- 7) The homeowner should submit a brochure or picture, if possible.
- 8) All play structures must be maintained in a good condition at all times.

Gates - Double gates may be installed to allow wider access ways to yards. Double gates should be the same type, design and color as the originally installed single gates. Shrubs, trees or other plants should be located between the property line and the double gates, where possible. All double gates require Architectural Committee approval.

Gutter and Downspouts - Gutters and downspouts require approval by the Architectural Committee prior to installation. The finish on it must match the trim color and the stucco color of the home. High-quality materials that offer long life are recommended as the homeowner will be required to maintain these additions in good repair. Plans must include the proposed locations of the gutters and downspouts, the quality of material to be used, warranty by the manufacturer, and the name and telephone number of the installer.

COMMUNITY RULES

The following community rules summarize some of the common provisions found in the CC&R's as well as rules established by the Board. These rules are not meant to restrict, but rather to guide activities for the benefit of all residents of **Wild Tree**. Cooperation on the part of all residents in following these rules will make living at **Wild Tree** an enjoyable experience.

Initial Landscape Installation - Initial landscaping must be installed within one hundred eighty (180) days of close of escrow. All plans, with the exception of landscape installed by builder or agent of builder require architectural approval.

General Property Restrictions - Owners may rent only the entire lot or dwelling unit. Rental must be made only to a single family. No gainful occupation, trade, or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any re-zoning, variances or use permits.

Trash/Recycling Containers and Collection - No garbage or trash shall be kept on any lot except in covered containers as provided by the City of Chandler. These containers must be stored out of sight except for days of collection by the City of Chandler. This rule complies with the City of Chandler and the city ordinances.

Pets - Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Also, no structure for housing such animals shall be visible from neighboring properties. Dogs must remain on leashes at all times and owners must clean up after all of their pets.

Machinery and Equipment - No machinery or equipment of any kind shall be placed, operated or maintained upon any lot or any street.

Water Softeners - All water softeners must be installed inside of the garage or located in the back yard areas behind side gates.

Vehicles, Campers and Boats - No motor vehicle classed by manufacturer rating as exceeding 3/4 ton, mobile home, travel trailer, camper shell, boat or other similar equipment or vehicle may be parked, maintained or repaired on any lot or on street so as to be visible from neighboring properties. Temporary parking of recreational vehicles, boats and similar equipment will be permitted on Mondays and Fridays, if it is apparent that the item(s) are being loaded or unloaded resulting from weekend use. All motorized vehicles, including ATV's, motorcycles, go carts and similar vehicles are prohibited from entering onto any common areas. No commercial vehicles shall be parked on streets or lots in the community. Vendors may park for a reasonable amount of time while rendering a service.

Parking - The intent of the Association is to restrict on-street parking to the fullest extent possible. Vehicles of homeowners and their guests are to be parked in the garage, or driveway. No inoperable vehicle or those with expired tags or flat tires will be parked in driveways or streets. No vehicle shall be parked on landscapes (grass or granite).

Building Repair- No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roofs must be kept in good repair at all times.

Exterior Lights - Any change of exterior lighting must be submitted to the Architectural Committee. This includes flood lights and any addition or change to coach lighting. Malibu lighting must be approved by the Architectural Committee before installation. Holiday lighting is allowed from November 15 to January 15 only.

VIOLATION OF LAW

Any violation of any state, municipal or local law, ordinance or regulation pertaining to the ownership, occupation or use of any property within the community is a violation of the CC&R's and is subject to the enforcement procedures in the CC&R's.

**WILD TREE HOMEOWNERS ASSOCIATION
COLLECTION POLICY**

ADOPTED JANUARY 26, 2005 / QUARTERLY ASSESSMENT

1⁵_T OF THE MONTH

The assessment is due on the first of the month payable to: Wild Tree HOA

30 DAYS PAST DUE:

A late charge is assessed on the appropriate late date. A notice is sent to the homeowner, which includes this late fee that the payment has not been received.

60 DAYS PAST DUE:

If payment is not **RECEIVED** at the Management office or the bank lock box by this date, a Notice of Intent to Lien the property is sent to the homeowner via certified restricted mail. If payment is not received within 30 days, a lien is placed on the property.

75 DAYS PAST DUE:

If payment is not **RECEIVED** at the Management office or the bank lock box by this date, a lien fee plus any additional costs are added to the homeowners delinquent account and the lien is automatically filed. The lien is served by an officer of the court. This cost is charged to the homeowner.

CONTINUING PAST DUE:

If payment is not **RECEIVED** at the Management office or the bank lock box by this date, the small claims judgement received in collections will proceed with efforts to collect on the judgement. Any fees incurred in the collection are added to the delinquent homeowners account.

A lien will stay in place against the property until such time as the account has been paid in full.

Any fees incurred in the collection of a delinquency will be charged to the delinquent owner's account.

ALL PAYMENTS WILL BE APPLIED TO THE ACCOUNT AS FOLLOWS:

- 1. Assessments**
- 2. Late Charges**
- 3. Lien fee, collection costs, etc**
- 4. Fines**

There is a charge for checks returned for insufficient or uncollected funds not to exceed \$25.00.