

CLIFF ROSE HOMEOWNERS ASSOCIATION **COMMON AREA RULES & REGULATIONS**

GENERAL: Common areas within the Cliff Rose subdivision have been deeded to, and are the responsibility of, the Cliff Rose Homeowners Association. Common areas provide several benefits to Cliff Rose residents. In particular, water flow within the subdivision is accommodated by several drainage ditches located within these common areas. Utility easements may also be located in these areas. A by-product of common areas is the "space" provided between homes, allowing residents to experience the native environment that is an integral part of our high desert location.

Expenses associated with the maintenance of these common areas are paid from dues assessed each homeowner within the subdivision. The Association Board, through a Maintenance Committee, monitors the condition, and use of, these common areas. In that light, the following Rules and Regulations apply to all Cliff Rose common area parcels.

RULES & REGULATIONS:

1. No motorized vehicular traffic is allowed on common areas. The only exceptions are vehicles associated with contract maintenance or public utilities.
2. Residents may not park vehicles nor store items of any kind on common area parcels.
3. Residents may not construct any building, storage area, shelter, or lean-to on common area parcels.
4. Residents may not place signs on common area parcels. This includes, but is not limited to, sale signs, business advertising, and political signs.
5. Gardens of any type are not permitted on common area parcels.
6. Residents wishing to make common area improvements, in particular the addition of trees and shrubs, must obtain prior approval of the Architectural Control Committee. Submissions for approval should contain species, intended location, and provisions for care and maintenance.

Residents who have concerns about common area conditions, including safety issues, should contact the Maintenance Director or any member of the Association Board.

Violation of any of these Rules & Regulations may result in fines assessed by the Association Board. Continued violation can result in legal action as required.

This document may be modified by the Association Board, at the recommendation of the Maintenance Committee, at the Board's regular monthly meeting. Any such modifications are effective immediately after approval by the Board.

(Dated 20 May 2004)(Revised 15 July 2004)