

RULES AND REGULATIONS
of the
CLIFF ROSE HOMEOWNERS ASSOCIATION, INC.

Introduction: These Rules and Regulations are authorized by the By-Laws (Article II, Section A. 4) and are established for the betterment of the Cliff Rose Homeowners Association Inc.

Included as part of these Rules and Regulations are:

- 1) The Architectural Control Committee (ACC) Criterion
- 2) The RV lot parking agreement.
- 3) The Common Area Rules & Regulations.
- 4) Contractor Rules and Regulations
- 5) Drainage Maintenance Rules and Regulations.
- 6) Rules and Regulations Fines Schedule

Statement of Policy:

- The Board takes the position that neighbors should first try to resolve complaints between or among themselves.
- If that fails, the complaining party should next contact the Board member living closest to them. That Board member will then personally contact the alleged offending party and try to resolve the problem.
- If that fails and the problem persists, the Board will send a letter to the offending party.
- If this does not resolve the problem, a fine will be imposed in accordance with the RULES AND REGULATIONS FINES SCHEDULE
- Legal action may be initiated at any time to collect fines and fees. Association policy is to take Legal action on unpaid accumulated fines of \$500.00 or more. This does not preclude additional legal action.

Rules and Regulations:

1. .RVs, Travel Trailers, Camper Shells, Boats, or Utility Trailers are not to be parked in a driveway, separate pad, anywhere on the property, or on the street (parking on the street is also covered by City code) for longer than 72 hours at a time, and they are not to extend into the street or sidewalk. (This should allow time for loading, unloading or cleaning.) This rule applies to all vehicles whether resident owned, rented or belonging to a guest.

This rule is not to be avoided by moving the vehicle from the driveway to the street and back to the driveway, etc. in order to extend the 72 hour limit.

2. Green trash cans and blue recycle cans are to be stored so that they are not visible from the street.

3. No billboards or advertising signs of any character shall be erected, placed or permitted on the property, except for the signs used to identify properties "For Sale" or "For Rent". The only "For Sale" or "For Rent" signs approved for use shall be the standard 18 x 24 inch sign used by realtors. One additional rider 6x24 may be attached to the sign. A literature box may be placed next to the "For Sale" sign if required. (See also the CC&Rs, Article V, Section 1F and the Prescott City Code, i.e. garage sales for signs.)
4. Political Signs: The display of political signs shall be limited to a period of thirty (30) days immediately preceding any primary or special election or sixty (60) days before a general election and an additional approximately thirty (30) days corresponding to the number of days that early voting precedes the election.

The total sign area permitted on any lot cannot exceed thirty-two (32) square feet. The signs may be free standing.

Signs shall be removed within ten (10) days after the primary, general or special election. (See the Prescott City Zoning Code, Section 6.12, F, 4.)

5. When displayed, the American flag must be displayed in manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10). Each lot may have one flagpole not to exceed twenty (20) feet in height above ground level.

Property Maintenance: All property within the Cliff Rose development must be maintained such that it is compatible with the prevailing quality and residential image of Cliff Rose. This includes yard and structure maintenance. Plants must be properly trimmed, yards cleaned, driveways and walks repaired and structures painted. This also includes the maintenance of vacant lots. The Homeowner's Association takes care of the PAD's Common Areas. Individual property owners must maintain their property, structures and drainage easements, including any unimproved lots. The following rules have been established to assure that vacant lots are properly maintained.

1. Definition: An unimproved residential lot is defined to be a vacant parcel of land that has been zoned for residential construction and which is owned by any individual, party, or corporation for the purpose of development at a later time.
2. Unimproved residential lots within Cliff Rose must be minimally maintained to standards set forth in City of Prescott Code pages 7-5 and 8-3, and in addition must be maintained to Cliff Rose Homeowners Association standards set forth below.
3. Unimproved residential lots within Cliff Rose may not be used for permanent storage of any kind, and may not be used for temporary vehicle or equipment parking for more than 72 hours.
4. Unimproved residential lots within Cliff Rose must be kept free of weeds in excess of 12" high on the entire lot. Keeping in mind that vegetation is beneficial to wildlife and erosion control, some growth on lots is allowable within these guidelines, however, all vegetation should be trimmed no higher than 4" on the 10-foot easement

measured from the curb. Do not spray to kill all vegetation. Unkempt lot owners will be notified that their property must be maintained and must respond within 10 days to the phone number appearing on the letter. If no response is received, the necessary maintenance for that lot will be ordered by the HOA and billed to the lot owner on record.

5. Unimproved residential lots within Cliff Rose may contain bushes and trees. . However, they must be living. Dead bushes and trees must be removed.
6. Unimproved residential lot erosion that causes adjacent sidewalks and streets to be coated with mud/dirt must be corrected, and the resulting mud/dirt build-up must be removed on a timely basis.
7. Complaints concerning vacant lots from homeowners living adjacent to unimproved residential lots within Cliff Rose will be handled on a case-by-case basis. Lot owners will be notified, where necessary, and a description of actions to correct violations will be provided by the Board. The Board reserves the right, in the absence of lot owner responses to requests for violation corrections, to take whatever action is necessary. This may include correcting the problem and billing the lot owner or referring the violation to City of Prescott officials.

Rental of Homes: The home and its lot must be leased together, in their entirety, and cannot be subleased.

Owners must inform the Association, with written notice to the Secretary of the Association whenever they lease/rent their home. Information is to be supplied to the Board no later than the commencement of the lease. The name and phone number of the lessee/renter must be supplied.

It is the owner's (not the Association's) responsibility to make sure the lessee/renter understands that all matters regarding maintenance and repair of the home are to be handled with the owner and not the Association.

It is the owner's responsibility to supply a copy of these rules and regulations and of the Declaration to the lessee/renter, and the owner is to ensure that the renter and occupants comply with the provisions of such documents.

Rules and Regulations referred to in Association documents:

The following are some of the rules referred to in the CC&Rs and the other above listed documents. They are listed here to serve as an easy reference, but are not intended to be a complete list. Please refer to the governing documents or contact a Board member for more information.

1. All land and building improvements that impact the appearance of the community require review and written approval by the Architectural Control Committee. (See Architectural Control Committee Criterion).

2. No parking shall be allowed on unpaved portions of lot. [See CC&Rs, Art. V, Sect. 1B, amendment 3 (14 Oct. 1997).
3. Pets must not disturb neighbors. (See CC&Rs, Art. V, Sect. 1D)
4. Dogs must be on a leash when outside. [See CC&Rs, Art. V, Sect. 1D, amendment 3 (14 Oct. 1997).
5. No litter in yard. (See CC&Rs, Art. V, Sect. 1D).
6. No unlicensed or unused vehicles are to be stored on any Lot. (See CC&Rs, Art. V, Sect. 1L).