

SIERRA SPRINGS COMMUNITY ASSOCIATION

Rules & Regulations

Revised - May 23, 2011

The following Rules and Regulations have been adopted by the Board of Directors of Sierra Springs Community Association (the "Association") to provide for the pleasure, comfort and security of all homeowners, their guests and tenants. The "Rules and Regulations, Revised - May 23, 2011" will replace any previous version(s).

The Rules and Regulations are a clarification of the portions of the Covenants, Conditions and Restrictions (CC&R's) which continue to apply as full-bodied deed restrictions to all Sierra Springs properties.

Infractions of the rules may be punishable by fines and/or legal action after a warning has been issued. The violation letter will indicate the nature of the complaint and state the corrective action needed. The unit owner has the right to be heard by the Board of Directors and a request for a meeting must be submitted in writing. After notification to the unit owner, a fine ranging from \$5.00 to \$500.00 for non-compliance will be assessed either daily, weekly or monthly based on the seriousness of the violation and the number of times.

General

1. **Rentals.** Any sales or rentals must be reported to the Board or Management Company according to Arizona Law.
2. **Rentals.** Renters must receive and sign a copy of the Rules & Regulations and Crime Free Lease Addendum as a part of the rental agreement.
3. **Pets.** Residents and Guests will not allow their dogs or cats to defecate on any common areas or someone else's property (Town of Gilbert Law). Dogs must be on leashes at all times. No pets are allowed in the pool or pool area. Litter boxes will not be visible from the street or common area.
4. **Maintenance.** Houses and fences must have maintenance at all times as the Board deems necessary (per CC&R's Article 6.30 and 6.27). This includes the painting of houses, trim and fences whether it be complete or touch up. If the required maintenance is not performed in the required time period, the Association may perform the work and debit the cost to the owner's assessment account.
5. **Maintenance.** Homeowners are responsible for the back of their lot. Driveway areas are to be kept clean and orderly at all times (no weeds, grass control, trash control, etc.). Front yards must be kept clean of debris, dead plant material, etc.

6. Paint Schemes. Six paint color schemes are approved for Sierra Springs. See "Paint Color Schemes" on page 5 for details. A community color book is available to homeowners by contacting the management company. Paint chips are available at Dunn-Edwards, 1514 East Ray Road in Gilbert at Ray & Val Vista. Use the HOA Code #233246-000 for a 25% DISCOUNT on Dunn-Edwards purchases.
7. Access for Painting. Because the "house walls" of many homes in Sierra Springs also serve as common property lines, homeowners planning to paint their home must schedule access for painting "house walls" within neighboring fenced yards at least 3 days in advance with "common wall" neighbors. Neighbors must allow such reasonable, scheduled access in a manner so as not to impede or delay a homeowner or contractor in the painting of a home.
8. Landscaping. All bushes, shrubs and trees must be trimmed in a standard adopted by the Board Members as a standard of existing shrubs.
9. Landscaping. All dead trees and branches must be removed 60 days after being notified. Holes where trees were taken out must be filled in and seeded in the 60-day period.
10. Parking. No parking of any vehicles is allowed in the alleyways anytime day or night.
11. Vehicle Restrictions. Recreational vehicles (campers, trailers, boats, motor homes, etc.) will not be stored on common areas or streets. They must be stored in garages or off the premises except pick up trucks of less than 3/4 ton capacity with camper shells not exceeding 7 feet in height measured from ground level and mini-motor homes and boats not exceeding 7 feet in height and 18 feet in length which may be parked in driveways. Inoperable or unlicensed vehicles are not permitted on the streets, driveways or alleys.
12. Pool Privileges. All lot owners with delinquent assessment accounts over 75 days will lose all privileges to the common area. Pool keys must be returned immediately upon demand. Any pool key not returned will result in a fine of \$50.00 per month.
13. Holiday Decorations. Holiday lights and decorations will be removed within 45 days following the end of the holiday being celebrated.
14. Sheds. No storage shed is to be visible above the height of the fence.
15. Basketball Goals. No new installation of basketball goals after January 1, 1998 will be permitted.
16. Satellite Dishes and Antennas. Satellite dishes will be installed within the "walled yard areas" of the home, not on the front façade. The CC&R's prohibit roof-mounted or tower antennas.
17. Contacting the Board. Homeowners must either call the management company or write the Board of Directors regarding any issue with their home. This, or attending a scheduled HOA meeting, are the only accepted methods of contacting the Board.

POOL RULES & REGULATIONS

POOL HOURS:

ADULTS: OPEN 24 HOURS

CHILDREN: 8:00 AM to 9:00 PM

1. Only "MEMBERS" whose homeowners assessments are current are permitted to use the Community Swimming Pool, as per CC&R's Article IV, Section 4.06.
2. Children under the age of 14 years and any individual who cannot swim **MUST** be accompanied by an adult at all times while in the pool area.
3. Only ADULT "MEMBERS" are permitted to use the pool after 9:00 PM. The SIERRA SPRINGS COMMUNITY ASSOCIATION recognizes only persons who have attained 18 years of age as an "ADULT."
4. Family or group picnics and charcoal cooking using barbecue grills is on a first-come basis.
5. Bicycles, skateboards, skates, or any other wheeled vehicles are prohibited within the fenced enclosure of the pool.
6. Running, rough play, in or out of the pool, excessive splashing, and loud noise is prohibited. This also includes the playing of water games, such as water polo, and like games or sports.
7. Pets are prohibited within the fenced enclosure of the pool.
8. GLASS CONTAINERS of any kind are prohibited within the fenced enclosure of the pool.
9. ELECTRICAL APPLIANCES (plug in) of any kind are prohibited within the pool area.
10. DIVING AND JUMPING FROM THE WALLS surrounding the pool is strictly forbidden. This is not only dangerous to all concerned, but is illegal and punishable by law.
11. Climbing the fence to gain access or exit of the pool area will not be tolerated. Persons doing so will be ejected from the pool and subject to arrest for trespassing.
12. ALL ADULT MEMBERS of the Community Association have the right to enforce these rules, and, if necessary, contact the authorities regarding violators.
13. The Sierra Springs Community Association pool is open for the use of "AUTHORIZED MEMBERS AND THEIR GUEST(S)." Please be advised that only "AUTHORIZED MEMBERS" of the Association are permitted to bring guests into the pool area and must accompany their guests at all times. Guests may not have use of the pool facilities without the presence of an "AUTHORIZED ADULT MEMBER."

ASSESSMENT COLLECTION POLICY

- 1ST OF MONTH:** ASSESSMENT IS DUE AND PAYABLE TO MANAGEMENT COMPANY.
- 15TH OF MONTH:** If invoice is not paid after 15 days, the management company will mail a late notice to each delinquent account informing the homeowner that a late charge of \$15.00 has been assessed.
- 45 DAYS LATE:** If the invoice is still unpaid after 45 days, the management company will mail a second notice to each delinquent account that includes the unpaid assessments and late charges. Such second notice will inform the homeowners to remit full payment including late charges within 30 days of such notice to avoid legal action.
- 75 DAYS LATE:** Any invoices that remain unpaid after 75 days of the due date will be handled as follows:
- The management company will mail a delinquent letter to each homeowner with a delinquent account. The delinquent letter will explain the intent to pursue collection efforts if no response is made to cure the delinquency within 10 days of delivery of such letter. It will also state that all privileges to the common area (pool) are revoked and the pool key must be returned.
- If there is no response within the 10-day period, a lien will be placed on the property and collection efforts for the delinquent account will be initiated. Once an account becomes part of the collection process, the Association will not be allowed to directly correspond with the homeowner regarding their account status.
- If the pool key is not returned after 30 days of receipt of the letter, a \$50.00 fine will be assessed. Additional fines of \$50.00 will be assessed for each 30 days the pool key is not returned.
- All costs incurred/charged by the lien and collection process will be the responsibility of the homeowner.

APPROVED PAINT COLOR SCHEMES

The following 6 paint color schemes are approved for homes and fenced walls in Sierra Springs:

Scheme: TAN

Lighter: #DE6148 Antique Linen *
Medium: #DE6149 Cream Washed
Deeper: #DE6150 Gourmet Honey

Scheme: TAUPE

Lighter: #DE6127 Finest Silk
Medium: #DE6128 Sand Dune **
Deeper: #DE6129 Rustic Taupe

Scheme: SAND

Lighter: #DE6113 Alpaca Wool
Medium: #DE6114 Dry Dune
Deeper: #DE6115 Practical Tan

Scheme: CLAY

Lighter: #DE6134 Shortbread
Medium: #DE6135 Verona Beach
Deeper: #DE6136 Terracotta Sand

Scheme: KHAKI

Lighter: #DE6190 Ball of String
Medium: #DE6191 Exclusive Ivory
Deeper: #DE6192 Nomadic Taupe

Scheme: STONE

Lighter: #DE6197 Modern Ivory
Medium: #DE6198 Cream Wave
Deeper: #DE6199 Pale Beach

* *Antique Linen is closest to the original paint color.* ** *Community walls will be Sand Dune.*

FASCIA BOARDS TRIM: #DE6124 Whole Wheat (same for all homes in Sierra Springs)

Use of Colors. Homes may be painted using ANY COMBINATION OF TONES WITHIN A SINGLE PAINT SCHEME. Colors are not to be "mixed" by combining different schemes.

Examples of Use. The "KHAKI" scheme above will be used for the following examples:

"LIGHT-ON-DARK" Example: the "BODY" of the home is painted the deeper tone *Nomadic Taupe* and the "POP OUTS" are painted the lighter tone *Ball of String* for contrast.

"ONE-COLOR" Example: the "BODY" of the home and the "POP OUTS" are painted any one single tone in the chosen scheme, such as the medium tone *Exclusive Ivory*.

"DARK-ON-LIGHT" Example: the "BODY" of the home is painted the lighter tone *Ball of String* and the "POP OUTS" are painted the deeper tone *Nomadic Taupe* for contrast.

Architectural Request. Homeowners are to submit an Architectural Request form to the management company indicating which color will be used for the "BODY" of the home, doors, fenced walls, "POP OUTS" and the "FASCIA TRIM" for Board approval. No work is to commence without prior approval.

Color Samples. A community paint colors book is available to homeowners. Paint is available at Dunn-Edwards, 1514 E. Ray Rd. in Gilbert (at Ray & Val Vista). Use the HOA CODE #233246-000 for a 25% DISCOUNT on purchases. Or, view Sierra Springs colors or order paint chips at <http://dunnedwards.com/Homeowners/ExploreColor/ColorTools/ColorArchive.aspx>.