

**ASSOCIATION
RULES AND REGULATIONS FOR
CENTER COURT VILLAS CONDOMINIUM
AS AMENDED APRIL 26, 1989**

1. No part of the property shall be used for any purpose except housing and the common recreational purposes for which the property was designated. Each Unit shall be used exclusively as a residence for a single family with the maximum number of occupants for a two-bedroom Unit to be four (4) persons and for a three-bedroom Unit to be five (5) persons. No portion or all of any Unit may be used as a professional office whether or not accessory to a residential use; provided, however, that the developer may utilize one or more Units as a model and office.

2. There shall be no obstruction of the common elements nor shall anything be stored in the common elements without the prior consent of the Board of Directors except as provided either herein or in the By-Laws expressly provided. Each Owner shall be obligated to maintain and keep in good order and repair his own Unit in accordance with the provision of the By-Laws.

3. Nothing shall be done or kept in any Unit or in the common elements which will increase the rate of insurance on any building, or contents thereof, applicable for residential use, without the prior written consent of the Board of Directors. No Owner shall permit anything to be done, or kept in his Unit, or in the common elements which will result in the cancellation of insurance on any building, or contents thereof, or which would be in violation of any law.

4. Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of any building and no sign, awning, canopy, shutter or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window, without the prior written consent of the Board of Directors.

5. No animals or reptiles of any kind shall be raised, bred, or kept in any Unit or in the common elements, except that dogs, cats or other household pets, not to exceed one (1) per Unit having a maximum weight of twenty (20) pounds without the approval of the Board of Directors, may be kept in a Unit, subject to the rules and regulations adopted by the Board of Directors, provided that they are not kept, bred or maintained for any commercial purposes; and provided further that any such pet causing or creating a nuisance or

unreasonable disturbance or noise shall be permanently removed from the property upon three (3) days written notice from the Board of Directors. In no event shall any dog be permitted in any portion of the common elements, or in any grass or garden plot under any circumstances unless carried on a leash not to exceed six (6) feet in length and unless the Owners shall promptly clear up their pet's droppings in all portions of the common elements. In no event shall tenants be allowed to keep or maintain pets in any unit or any portion of the common elements.

6. No noxious or offensive activity shall be carried on in any Unit, or in the common elements, nor shall anything be done therein, either willfully or negligently, which may be or become any annoyance or nuisance to the other Owners or occupants. No Owner shall make or permit any disturbing noises in the building by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by any such persons that will interfere with the rights, comforts or convenience of other Owners. No Owner shall play upon, or suffer to be played upon, any musical instrument or operate or suffer to be operated a recorder, television set, radio or stereo phonograph in the premises between the hours of eleven o'clock p.m. and the following eight o'clock a.m. if the same shall disturb or annoy other occupants of the buildings. No Owner shall conduct or permit to be conducted, vocal or instrumental practice, nor give nor permit to be given vocal or instrumental instruction if the same shall disturb or annoy other occupants of any building.

7. Nothing shall be done in any Unit or in, on or to the common elements which will impair the structural integrity of any building or which would structurally change any of the buildings or modify their external appearance.

8. No clothes, sheets, blankets, laundry or any kind of other articles shall be hung out of Unit or balcony or exposed on any part of the common elements. The common elements shall be kept free and clear of rubbish, debris and other unsightly materials.

9. Except in areas designated by the Board of Directors, there shall be no playing, lounging, or parking of bicycles, vehicles, benches or chairs, on any part of the common elements except that terraces and balconies may be used for their intended purposes. Storage by Owners in areas designated by the Board of Directors shall be at the Owner's risk.

10. No industry, business, trade, occupation or profession of any kind, commercial, religious, education or

otherwise designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted in or on any Unit, nor shall any "For Sale", "For Rent" or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the property or in any Unit therein. The right is reserved to the Declarant and the Board of Directors, or its agent, to place "For Sale", "For Rent" or "For Lease" signs on any unsold or unoccupied Units.

11. Nothing shall be altered on, constructed in or removed from the common elements, except upon the written consent of the Board of Directors.

12. No public hall in the building shall be decorated or furnished by any Owner in any manner.

13. Each Owner shall keep his Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, windows, terraces or balconies thereof, any dirt or other substance.

14. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the Owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such Unit.

15. The agents of the Board of Directors and any contractor or workman authorized by the Board of Directors may enter any room or Unit in any building at any reasonable hour of the day after notification for the purpose of inspecting such Unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests. In the event of any emergency, such right of entry shall be immediate, without the necessity or prior notification being given.

16. Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board of Directors.

17. Nothing shall be hung from the windows, terraces or balconies. Nor shall any rugs, mops be shaken or hung from or on any of the windows, doors, balconies, or terraces.

18. No terrace or balcony shall be decorated, enclosed or covered by any awning or otherwise without the

consent in writing of the Board of Directors. No terrace or balcony shall be used for storage of any item if said item is visible from another Unit or the Common Area.

19. No Owner or occupant or any of his agents, servants, employees, licensees or visitors shall, at any time, bring into or keep in his Unit any flammable, combustible or explosive fluid, material, chemical or substances.

20. Draperies, curtains or blinds conforming to standards approved by the Board of Directors must be installed by each Owner on all windows of his Unit and must be maintained in said windows at all times. No materials of any sort other than draperies, curtains or blinds conforming to standards approved by the Board of Directors may be placed in any window so as to be visible from the exterior without the prior written approval of the Board of Directors.

21. Parking. The Association designates areas and spaces for each of your vehicles and those of your guests. If parking spaces are specifically assigned by either name or number, then your parking space is part of your Unit. As such, you have the right to have an offending auto towed away at the Owner's expense. Please be sure that your guests understand this policy and use only unassigned spaces when visiting. The parking spaces are for automobiles and motorcycles only. Motorcycles are not allowed on sidewalks, landscaped areas or in your apartment. If you have a recreational vehicle, trailer, camper, bus, boat or truck larger than a 3/4 ton pickup, you must have the Association's written permission to park the vehicle on the property. Any vehicle, boat or trailer that is not expressly authorized for parking on the property or which appears abandoned or inoperable, even if it is parked in the right space, will be tagged with a 24-Hour Tow Away Notice. This notice says that if the offense is not corrected within twenty-four (24) hours, your vehicle will be towed away at your expense. In no event shall parking spaces be used for parking, repairing, or reconstruction of recreational vehicles, motor homes, mobile homes, trailer of any kind, campers or boats.

22. No bicycles, skateboards, roller skates, wheel driven toys or vehicles allowed on any sidewalks on property.

23. The above Rules and Regulations for Center Court Villas Condominium as amended April 26, 1989 shall apply to that certain real property located in the County of Maricopa, State of Arizona, described as follows:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN
BY REFERENCE FOR COMPLETE LEGAL DESCRIPTION