

ATV-1 HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

Effective this 19th day of May, 2022.

HOLIDAY DISPLAYS

Given the wide range of ethnic and religious backgrounds of the membership, it has been determined that no rule shall restrict the rights of owners to display religious or holiday signs, symbols or decorations on the exterior of their units of the type normally displayed from November 15th to January 31st and no earlier than one week before and one week after any nationally recognized holiday which does not fall within the aforementioned months.

PARKING VEHICLES

No trailer, house-trailer, camper, vehicle with camper shell exceeding the size of the bed and/or the height of the cab, motor home, RV, off-road vehicle, boat, plane, commercial vehicle or other man-made vehicle, except golf carts and regular passenger cars or their accepted substitute such as motorcycles and pickup trucks (equal to or less than 1 ton in capacity), shall be parked on any lot or common area except for loading and unloading purposes (not to exceed 24 hours). No vehicle of any kind shall be parked on an unapproved parking surface (sidewalk, front or side yard, etc.) at any time. Non-licensed or non-operable vehicles shall not be parked within the property so as to be visible from neighboring lots or common areas. Owners shall only use their driveway and garage for parking purposes. Street parking is for short-term, temporary loading and unloading only. Owners should consider the safety of all residents when utilizing the street for those parking purposes. No vehicles should be parked so as to block any access to driveways, cause a visibility hazard around corners or block the firelane.

Parking in the pool area parking lot is strictly for Owners and their guests who are using the pool. No overnight parking is permitted in the pool area parking lot without prior written approval of the Board of Directors.

PETS

Pets are not allowed in the pool area (except for service animals, which shall not be permitted to swim in the pool), cannot be chained to the pool area fencing, and are not permitted to roam free in the pool area greenbelt. Owners are responsible for picking up after their pets, pursuant to Phoenix Municipal Codes. Pet noise must be kept to a minimum.

TRASH CONTAINERS AND DISPOSAL

All rubbish, trash or garbage must be regularly removed at least once a week from each lot and must not be allowed to accumulate thereon. Trash and recycling containers are provided by the City of Phoenix. Trash and recycling containers must be stored out of view of the street on non-collection days. They may be put out for collection after 5pm the day before collection and may remain out for 1 day after collection.

ADDITIONS / IMPROVEMENTS / ALTERATIONS

A great deal of thought has gone into establishing these rules, and recent decisions handed down by judges against HOA's as being too broad or having "grandfathered" too many items were considered. Every effort has been made to establish a broader definition of choices that our homeowners may have when updating or personalizing their homes.

It is the Architectural Committee's goal to maintain the continuing value and appealing appearance of each of our properties. While the Board encourages individuality, homeowners must keep in mind the general appearance and character of the neighborhood when choosing architectural elements for public view.

Except as landscaped, planted, planned or constructed by the Developer, no landscaping or plantings shall be made, and no building, fence, wall, patio cover, awning or other structure shall be commenced, erected or maintained upon the property within ATV-1, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to and approved in writing as to the harmony of the external design and location in or by an Architectural Committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, the plans submitted to the Architectural Committee shall be deemed denied. The members of the committee shall serve without compensation.

Any addition to the dwelling unit constructed by the Developer must be of like material, color and craftsmanship. All approved additions, changes or plantings shall be maintained by the owner and not the Association. The Board grants the owner permission to maintain such approved additions, changes or plantings within the standards set by the Association.

Owners wishing to make modifications or additions to components that are normally maintained or replaced by the Association must submit for architectural approval and will only receive approval upon receipt of a signed, notarized Property Agreement. For the Board to consider such request, the Owner must be in good standing with no indebtedness to the Association and no more than sixty (60) days in arrears of uncured violations of Association rules at the time request for architectural approval is submitted. The Property Agreement will serve as acknowledgement that the owner and all future owners are responsible for the maintenance of the modification or addition. The Agreement will be recorded on the property with Maricopa County Recorder's Office for the County of Maricopa, Arizona. If the required standards are not maintained, the Association shall have the right to maintain said additions, changes or plantings at the owner's expense. The owner of the lot expressly agrees to reimburse the Association for any additional cost and expenses incurred thereby.

ADDRESS TILES ON FRONT OF HOUSE:

Metal tile holders may only be used in lieu of artifact. Only the colors listed below shall be permitted and, if used, do not require prior written approval from the Association.

Colors: Brown (existing), white, beige (stucco color) or terra cotta

ARTIFACTS UNDER/NEAR ADDRESS TILES:

Colors: Predominately Verde green, brown beige, terra cotta, or "southwest" white.

Size: Moderate size artifact

Material: Any combination of tile, stucco, glass, terra cotta or metal.

Quantity: One without approval if meets above guidelines. Additional artifacts to be approved by submitting Architectural Committee review.

OUTDOOR LIGHTS ON FRONT OF HOUSE/OUTSIDE GATE:

All lights must match. Lights shall consist of those installed by the original builder or conform to the following guidelines:

- **Size:** Ten (10) inch minimum
- **Color:** Verde/Green, Stucco, White
- **Material:** Brushed/Polished Brass and Copper, Terra Cotta/ tile and/or Wrought Iron

FRONT DOORS AND SECURITY DOORS:

Front doors and security doors shall be the colors approved for the current paint cycle. Current approved colors can be found on the Association's website.

GATES:

All gates must match the color of the wall or trim of the house.
Wooden gates must be no higher than the fence.
Wrought iron gates must remain open at the half circle (i.e., no slats, etc.)

MAILBOXES:

The Association does not assume responsibility for mailbox repairs or replacement. Homeowners are expected to maintain their mailbox and post and repair or replace them as the need arises. Replacement mailboxes must be predominately the same design and color as is typical throughout ATV-1. Variations must be approved by the Architectural Committee prior to installation.

Mailboxes not enclosed in a stone column are to be black with gold numbers at a height no less than one-inch (1") per USPS regulations. Address number must appear on the front (door) of the mailbox.

Column mailboxes:

- Trim around column mailboxes is to be terra cotta color.
- Number tiles on column mailbox can be brown, white, beige (stucco color) or terra cotta.

GOLF COURSE LOTS:

The cement block and aluminum fences installed by the developer on lots adjoining the golf course shall be maintained in their original condition by the owner of the lot and shall not be allowed to deteriorate or otherwise be in a state of disrepair.

With the exception of Association-wide painting, the Association: 1) does not give permission to install gates; 2) does not maintain gates installed along the golf course; and 3) does not maintain any walls supporting gates.

FLAGS AND FLAGPOLES:

As used herein, the term "flagpole" shall mean a ground-mounted metal pole and the term "staff" shall mean a rod, which is attached by a bracket to a dwelling, for display of the American flag. The "union" portion of the American flag is the portion with the stars on the blue background.

- Prior to installing a flagpole on any Lot, the Owner of said Lot must, in writing, submit a request including specific plans detailing the height, type, location, method of installation and color of the flagpole to the Design Review Committee for approval. Staffs need not be submitted.
- Only one (1) flagpole of any type is allowed on a Lot.
- The height of a flagpole can be no higher than the height of the rooftop of the owner's home on the Lot.

There shall be no more than one (1) American flag displayed at any one time, and no flag shall be disproportionately large. An Arizona flag or flags representing any of the five United States military branches (Army, Marine, Air Force, Coast Guard, Navy), may also be displayed, provided their display is in accordance with the Federal Flag Policy.

- No flag may be placed on Common Area (Common Elements) or Association- maintained property, e.g., rights-of-way, etc. without the express written permission of the Board of Directors.
- No other flag should be placed above or, if on the same level, to the right of the flag of the United States of America.
- If the flag of the United States is displayed from a vertical flagpole, or a flagpole/staff projecting horizontally or at an angle from the windowsill, balcony, or front of a Unit, the union of the flag should be placed at the peak of the flagpole/staff unless the flag is at half-staff.
- When displayed either horizontally or vertically against a wall, the union should be uppermost

and to the flag's own right, that is, to the observer's left.

- The American flag should never be displayed with the union down, except as a signal of dire distress in instances of extreme danger to life or property.
- The American flag should never touch anything beneath it, such as the ground, the floor, water, or merchandise.
- The flag, when it is in such condition that it is no longer a fitting emblem for display, should be removed and replaced with a new flag.

MONETARY ENFORCEMENT POLICY

See "Enforcement Policy" document. Available on Association's website

POOL INFORMATION & GUIDELINES

See "Pool Rules" and "Pool Key Policy" documents. Available on Association's website

CERTIFICATION

IN WITNESS WHEREOF, the undersigned acknowledges that these Rules and Regulations were approved and adopted by a majority of the Board of Directors at a duly noticed open board meeting held on this 19th day of May, 2022 and is reflected in the meeting minutes.

Signed this 19th day of May, 2022.

ATV-1 Homeowners Association

By: John T. Smith
Its: President