

CRIMSON MOUNTAIN RULES & REGULATIONS

November 15, 2000

1.02 General

- 2.1 Maintenance of these documents.
 - 2.1.1 The following rules should be kept with your important Association documents as they are now official rules, like the Declaration of Covenants, Conditions and Restrictions (CC&R's). They go into effect immediately.
- 2.2 Additional or revised Rules and Regulations
 - 2.2.1 Additional or revised Rules and Regulations may be enacted in the future and distributed to the members of the Association, which additional or revised Rules and Regulations will be subject to the enforcement provisions set forth herein and shall become effective upon receipt.
- 2.3 Non-compliance
 - 2.3.1 It is important that all Crimson Mountain homeowners read and follow these rules as violations may result in the imposition of fines, penalties, attorney's fees and costs for non-compliance.
- 2.4 Tenants/Sale of Your Home
 - 2.4.1 Please note that if you have tenants, it is your responsibility to make sure that they are informed of these rules as well and if you sell your home, you must disclose these rules to the potential homeowners.
- 2.5 Witnessing of Actions
 - 2.5.1 Anyone witnessing these actions must send a letter to:
Vision Community Management
16625 S Desert Foothills Parkway, Phoenix, AZ 85048
stating the address of the violating party and the date(s) and time(s) of the violation(s).
 - 2.5.2 Further, if fines are contested, you must be willing to attend a Board Meeting to testify that you personally saw the party in question violate the Crimson Mountain rules.
- 2.6 We look forward to your cooperation in the observance of these rules. If you have any questions, please call Vision Community Management at 480-759-4945.

1.03 Definitions

- 3.1 CC&R's – Declaration of Covenants, Conditions and Restrictions
- 3.2 HOA – Homeowners Association

1.04 Pet Rules

- 4.1 Owners are responsible for cleanup after their pets in the community.
- 4.2 All dogs must be on a leash and the leash attached to the owner while outside the boundaries of your home or back yard.
- 4.3 Dogs and other pets must be kept quiet and orderly at all times.
- 4.4 No more than two dogs are permitted to be kept on any lot.

CRIMSON MOUNTAIN RULES & REGULATIONS

1.05 Basketball Goals

- 5.1 Written architectural approval is required PRIOR to the use of any basketball goal on any lot at Crimson Mountain. The following types of PORTABLE basketball goals will be permitted.
- 5.2 Front Yard
 - 5.2.1 Only portable style basketball goals that can be wheeled from location to location shall be permitted in the driveway area. In an attempt to be courteous to your neighbors and eliminate any property damage liability to yourself, the basketball backboard must be positioned so that missed shots will land in the goal-owner's lot and not in your neighbors.
- 5.3 Rear Yard
 - 5.3.1 Wheeled portable basketball goals or semi-permanent goals that can be lowered completely below the six foot height of the fence so that the entire structure is out of sight when not in use shall be permitted in the rear yard.
- 5.4 When not in use, all portable basketball goals must be stored away IMMEDIATELY in such a manner that the portable basketball goal cannot be seen from above the top of the fence line, street or common areas.
- 5.5 Permanent Goals Installed in Rear Yards
 - 5.5.1 Owner must receive permission from all immediate neighbors (both sides and rear yard), in writing, and a copy given to the architectural committee for evaluation.
 - 5.5.2 Property owner must provide an approved hardscape (i.e., concrete slab) for the playing surface.
 - 5.5.3 The pole holding the basketball goal shall not exceed three (3) feet above fence line or 8 feet 6 inches in height.
 - 5.5.4 The goal shall be lowered when not in use.
 - 5.5.5 The goal shall be placed in the owner's yard so that all missed basketball shots do not go into neighbors' yards.
- 5.6 Playing time will not be before 10:00 a.m. or after 10:00 p.m.

NO EXCEPTIONS!

1.06 Trash/Recycle Containers

- 6.1 In no event shall trash or recycle containers be maintained so as to be visible from the street or neighboring property except to make them available for collection.
- 6.2 These containers can be put out on the curb no earlier than 5:00 p.m. the evening before collection and must be stored away completely out of sight prior to 5:30 a.m. the day after collection.
- 6.3 Large items which cannot fit in your trash container are picked up by the City of Phoenix Solid Waste Division on a quarterly basis. This "Uncontained Collection" time schedule can be obtained by calling this city department.

CRIMSON MOUNTAIN RULES & REGULATIONS

1.07 Retention Basin

- 7.1 The Retention Basin is not a park.
- 7.2 The retention basin is first and foremost a municipal requirement for rainwater run-off collection. We have the opportunity to make use of the space for recreation, provided no cost to the Homeowner's Association is incurred. As such, the retention basin and basketball court may be used as an impromptu gathering for homeowners only.
- 7.3 No organized sport or regularly scheduled activity is allowed.
- 7.4 City Ordinance Article #1 Chapter #27, Section 27-8 requires pet owners to clean up and properly dispose of dog waste. Report animal violations to Animal Control. Phone Number (602) 262-7251.

1.08 Fine Policy

- 8.1 Non-compliance with any of the regulations in the CC&R's or the above-mentioned rules will result in fines.
- 8.2 Upon the third notice for a particular violation, minimum \$25.00 fines, per occurrence, will be levied.