

**Dunlap Condominiums
Rules and Regulations
Revised
March 1, 2010**

DUNLAP CONDOMINIUMS HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS

REVISED MARCH 1, 2010

The following Rules and Regulations have been developed by the Board of Directors in accordance with the Declaration of Restrictions (CC&Rs) and By-Laws of Dunlap Condominiums (“Dunlap”). The goals are simple and ones we all share:

1. To ensure enjoyable living conditions for all residents;
2. To maintain a visually pleasing environment; and
3. To protect the property values of Dunlap

The Board of Directors has the responsibility to see that the following Rules and Regulations are adhered to by all homeowners and residents. It is the responsibility of each resident to cooperate in enforcing these Rules and Regulations whenever infractions are observed. When an infraction is witnessed, please call the Property Management Company and let them know. A picture of the infraction will also be helpful.

If a conflict exists between these documents and the Declaration of Restrictions or By-Laws, that latter two shall take precedent.

These Rules are effective from the date of their approval, March 1, 2010.

Table of Contents

Mischievous Acts

Any person observed damaging property of the Association will be billed for expenses to cover the repair or replacement of the property. Adult residents and owners are responsible for any damage incurred by their guests, children, or children's guest.

Noise

All interior and exterior noise and music must cease between the hours of 11:00pm-7:00 am (Phoenix City Code 1962, §26-3; Ord. No. G-3119, §§1-2.). This is the homeowner's responsibility, even if they do not live at the residence. This noise curfew applies to the pool area and the units surrounding the pool area. Anyone reported as playing music and/or creating noise such as having barking dogs, which is deemed a nuisance by the Board, may be subjected to fines.

Nuisances and Offensive Activity

No nuisances shall be permitted to exist or operate upon the Condominium, and no activity shall be conducted upon the Condominium, which is offensive or detrimental to any Owner, Lessee, or Occupant or which interferes with quiet enjoyment of a unity by an Owner, Lessee or Occupant. No exterior speakers, horns, whistles bells, or other sound devises shall be located, used, or placed on the Condo without the prior written consent of the Board. This is the Owner's responsibility even if not in the residence. The noise curfew applies to the pool area and the units surrounding the pool area as well. Anyone reported playing music and/or creating noise, which the Board deems a nuisance, may be subjected to fines. This also includes barking dogs

Animals

Except as expressly permitted by this section, no animals, including birds, reptiles, fish, fowl, poultry, or livestock shall be maintained or kept in any Unit or on any other portion of the Condominium. A reasonable number of "Permitted Pets" may be kept or maintained in a unit if they are kept, bred solely as a domestic pet and not for commercial purposes. For the purpose of this section, a "Permitted Pet" shall mean dog, cat, fish, small reptile, or bird of a variety commonly kept as a household pet.

The Board of Directors shall have the absolute authority to determine what constitutes a reasonable number of permitted pets. No more than two (2) Permitted Pets are allowed in a Unit without prior approval of the Board of Directors. No Permitted Pet shall be allowed to make an unreasonable amount of noise or cause an odor, which is detected outside of the Unit. All pets must be on a leash and under the control of the owner at all times when outside of their Unit. All pet waste must be picked up and disposed of immediately. No washing off of pet waste from a patio onto the common areas (grass or sidewalk) will be permitted. Failure to comply may result in a fine. All animals are prohibited from being on the back patio from 9:00 pm till 9:00 am. All animals must be 40 pounds or under. All dogs must have a license. All cats must have a collar. A picture of all animals must be provided to the HOA board along with license, breed, sex, and age. No animal is allowed to reside on any back patio. No feces or urine can be present at any time on the back patio. Feeding feral cats is strictly prohibited. Failure to comply may be subject to fines.

Antennas

The Board of Directors shall regulate, to the extent permitted under federal, state and local law, any antenna, aerial, satellite television dish, or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation proposed to be erected, used, or maintained outdoors on any portion of the Condominium whether attached to a building, structure, or otherwise.

Satellite dishes are NOT to be mounted to any portion of common walls or roofs.

Satellite dishes are permitted on the back patio only unless approved by the board.

Failure to comply may result in fines and automatic removal of antennas or dishes and any damages incurred will be charged to the homeowner.

Improvements or Alterations

Any Owner may make nonstructural additions, alterations, and improvements within his/her unit without prior written approval of the Board of Directors, but the Owner shall be responsible for any damage to other units and to the Common Elements which results from any such additions, alterations, or improvements. No Owner, Lessee or Occupant shall make any structural additions, alterations or improvements to the exterior unless the Owner, Lessee or Occupant receives prior written approval of the Board of Directors and an architect or engineer, licensed in Arizona, certifies that such addition, alteration or improvement will not impair the structural integrity of the mechanical systems of a Building or lessen the support of any portion of the building.

Patio Coverings

The Board of Directors must approve all patio coverings. All plans, including renderings of such plans, must be brought before the Board. After Board Approval, the Owner, Lessee, or Occupant must obtain a building permit from the City of Phoenix. Once obtained, this must be submitted to the Board for final approval. If a permit is not submitted, the Board will notify the City and the Owner, Lessee, or Occupant may be required to remove the patio covering. All approved patio covers must be painted "Faded Stucco". No unapproved patio coverings may be erected. This includes tarps, window shades, bamboo, lattice board, etc. Failure to comply may result in fines.

Patios

Patio furniture, umbrellas, plants, and clotheslines may be kept and maintained in a Patio as long as they do not extend above the top of the fence or wall enclosing the patio.

Sofas, loveseats, recliners, broken, or beaten furniture will be unacceptable if visible. No storage will be permitted on patios. No towels, rugs, bedspreads, or other indoor articles are to be draped over the railings or wall of the patio. All barbeques need to be rolled out and operated in the common area. There is no use of barbeques within the patio, as this is a fire hazard. All ashes and materials used for barbequing must be disposed of properly. No dumping of ashes or trash on common areas will be permitted. Failure to comply may result in a fine.

Window Coverings

No reflective materials including aluminum foil, reflective screens or glass, mirrors, or similar items shall be installed or placed upon the outside or inside of any windows of a unit. Sunscreens, custom fit to windows are permitted, but must either be black or tan so as not to conflict with the color scheme of exterior wall of the building. No enclosures, drapes shades, or other items affecting the appearance of a Unit from outside of the building shall be constructed or installed without prior written consent of the Board. Window tinting is only allowed with Board approval. Sheets, towel, blankets, etc. as use of window coverings is also prohibited. All windows must have blinds that are in working order and they must be either cream or white. Failure to comply may result in a fine.

Security and Screen Doors

All security and screen doors must be black, ivory, or white. There are not specific design requirements. All security or screen doors must be maintained by the unit Owner, Lessee, or Occupant. Security or screen doors deemed in disrepair by the Board must be removed immediately. Failure to comply may result in a fine.

Trash Collection

No rubbish, trash or garbage shall be placed or kept on the Common Elements of the Condominium. Owner, Lessee or Occupant shall remove rubbish, trash or garbage from the unit daily. Dumpsters are for household refuse only. Any large items need to be disposed at the Owner, Lessee or Occupant's expense.

Examples of large item would be:

- Appliances (kitchen sink, refrigerator, stoves, etc.)
- Furniture (sofas, mattresses, dressers, etc)
- Cabinets (kitchen or bathroom)
- Rolls of carpet
- Tile
- Construction debris
- Auto Parts

Failure to comply may result in fines.

Common Areas

Please note that the Common Areas include all areas beyond the front door and the back patio door of each Unit. No alterations can be made to the common areas, except those approved by the Board. No personal items are allowed to be displayed on common areas, including but not limited to benches, tables, holiday decorations, etc. No furniture or other items of a personal nature can be placed in the common areas unless approved by the Board. Any item found in the common areas that is not approved by the Board is subject to removal. No planting of any plants, trees, or hedges will be permitted without Board approval. All common areas are for the enjoyment of all Owners, Lessees, and Occupants. These areas are not to be blocked or cluttered at any time. Owners, Lessees,

and Occupants are responsible for the actions of all guests invited to the property. No parties or excess gatherings of individuals are allowed in the common areas unless approved by the Board. Failure to comply may result in a fine.

Playground Area

No child under the age of 12 is permitted to use the playground without the supervision of an adult. Any damages done to the equipment will be charged to and is the sole responsibility of the Lessees, Owner, or Occupants. All trash must be placed in the trash receptacle before leaving the playground area. Failure to comply may result in a fine.

Signs

All signs, including but not limited to, "For Sale" or "For Rent" signs that are placed on the exterior or interior of a building or unit, if the sign would be visible from the exterior of the building shall be no larger than twenty four (24) inches by eighteen (18) inches and cannot be hand written. Alarm signs provided by an alarm company are permitted but must not be more than ten (10) inches in diameter and must be posted within the unit or limited common area of the unit. Failure to comply may result in a fine.

Yard Sales

No yard sales without the Board approval will be permitted at any time. Failure to comply may result in a fine.

Motor Vehicles

The speed limit while driving at any time at all parking lots in the Condo is five (5) MPH. This speed limit will be posted and once warned, repeat violator may have their parking privileges and right to drive upon the Condo suspended or revoked by the Board. Except for emergency repairs, no automobile, motorcycle, motorbike, or other motor vehicle shall be constructed, reconstructed, serviced, washed, or repaired in any portion of the parking lot. In addition, none of the above mentioned vehicles shall be constructed, reconstructed, serviced, washed, or repaired in any portion of the parking lot. No vehicle mentioned above shall be parked upon any part of the common areas, etc. except in the designated parking spaces.

No trailer, boat, Jet Ski, RV, or other wheeled or motorized machine may be parked or stored overnight in the parking area with out prior written consent of the Board.

Overnight parking of any vehicle that is too large to fit within a designated parking space is prohibited without advance written approval of the Board. Vehicles that are blocking other vehicles, taking up more than one space, parked in a fire lane, or parked in a handicapped spot (without a handicapped tag) will be automatically towed at the owners expense. All vehicles must have valid registration and be in working condition. If they are not, the Board has the right to tow the vehicle at the expense of the owner.

Towing of Vehicles

The Board shall have the right to have any automobile, SUV, van truck RV, trailer, boat, motorcycle, motorbike, or other item which is parked, kept, maintained, constructed, or reconstructed or repaired in violation of the Condominium documents or rules, towed away at the sole cost and expense of the owner of the towed item. All vehicles must have

current registration and in workable condition or the vehicle will be towed away at the sole cost and expense of the owner.

Lawful Use

No immoral, improper, offensive, or unlawful use shall be made of any part of the Condominium. All valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction of the Condominiums shall be observed. All violation of such laws, zoning ordinances, or regulations shall be a violation of the Declaration.

Hazardous Materials

No keeping or storage of any hazardous materials on the patio will be permitted at any time unless approved by the Board. This includes but not limited to propane tanks, gasoline cans, oil cans, paint cans, and the like.

Pool Area

The pool area is closed and shall not be used after 10:00 pm seven days a week. Anyone in the pool area after 10:00 pm will be asked to leave and may be subjected to fines. If someone refuses to leave the pool area after it has closed for the night, the police will be called for trespassing. Pets are not allowed in the pool or the pool area at any time. All Owners, Lessees, and Occupants must abide by all posted rules in the pool area. For safety reasons, the gates of the surrounding pool area must be kept closed and locked at all times. Use of the pool is intended for the exclusive use by Owners, Lessees, and Occupants, and all guests are the responsibility of unit Owner.

All guests must abide by the same pool rules:

- No running or diving
- No glassware or breakable china
- All rubbish, trash, and garbage is to be placed in designated covered containers upon leaving the pool area
- Children in diapers or children who are not potty trained are not permitted to use the pool at any time
- Persons with open sores or infectious illnesses are not permitted to enter the pool
- No food or beverages are allowed when in the pool
- Swim suits may be worn in the pool
 - No cut-offs, shorts, or other pants are allowed to be worn in the pool.
- Children under the age of 16 must have an adult in attendance at all times when in the gated pool area

Failure to follow the Rules and those posted in the pool area may result in suspension or revocation of the use of the pool area

Renters/Lessees

All owners of units that are renting or leasing to other occupants must provide a copy of the lease to the board no later than 30 days after the lease has been signed. All renters/lessees must sign the crime free addendum before they reside on the property.

Enforcement

Please refer to the Enforcement Policy adopted by the board on July 17, 2018