

Ramblewood North, Inc.

RULES & REGULATIONS

July 1, 2003

1st Revision – November 17, 2016

2nd Revision – September 10, 2019

3rd Revision – April 13, 2021

1.0 ARCHITECTURAL CHANGES:

No alterations of any common elements or any additions or improvements thereto or any alterations, additions or improvements to the unit exterior, patio, balconies or garages associated with any unit shall be made without submitting a written Architectural Request form to the Board of Directors. The Board of Directors will review the request(s) and notify the applicant of their decision in writing.

2.0 WINDOW COVERINGS:

All window coverings visible from the exterior of the building shall be manufactured for the sole purpose of covering window areas and be a neutral color. The use of bed sheets or other materials not specifically made for the purpose of covering windows is prohibited. Foil or light reflective materials shall not be placed or maintained in windows or glass areas, and these or similar materials shall not be installed anywhere else on any structure or erected on the common elements. Sunscreen material may be installed, after receiving prior approval from the Board of Directors.

3.0 SIGNS:

No signs of a commercial nature except for one "FOR RENT", "FOR LEASE", or "FOR SALE" signs, no larger than 18x24 may be displayed from the inside of the window of the unit. Political signs may not be erected on the member's property earlier than seventy-one (71) days before the day of an election and must be removed no later than three (3) days after such election.

4.0 DOORS:

All doors must remain the same initial style as when built. If you wish to install a wrought iron security screen door, it must be of black or neutral in color. All other door styles will be on case by case basis. An Architectural Request must be submitted before any installation begins.

5.0 NUISANCES:

No owner shall keep or maintain anything or shall suffer any condition to exist in his unit or cause any other condition on the property or the common elements which materially impairs any easement or right of any other owner or otherwise materially impairs or interferes with the use and enjoyment by others owners of their units and the common elements. No motorized scooters, go-carts, skateboards, skateboard/roller-blade ramps or rails are not allowed within the community. Trash and debris is not allowed to accumulate in or around any unit or any limited common element.

6.0 PETS:

Pets must be kept on a leash no longer than 6 feet in length and be under the control of the pet owner when outside the condominium Unit. Pet owners will be responsible for ensuring their pets do not make unreasonable noise or become a nuisance. Complaints regarding barking dogs should be directed to the local police. Owners walking their pets will be responsible for picking up all droppings.

7.0 SATELLITE DISHES – ANTENNAS – CABLES:

All cables are to be run within the interior walls of the unit. Satellite Dishes and Antennas cannot and shall not be erected on any common wall or roof within the complex. Satellite dishes may be placed on a free-standing tripod on the front patio landing only. Prior to installation, it is advisable to have the installer contact the management company for details on installation. Satellite dishes that require placement elsewhere require a written Architectural Request form and approval from the Board of Directors.

8.0 GRILLS ON PATIO:

No charcoal, gas, propane or any other combustible type grills are permitted on any landing or patio. Charcoal grills are supplied on the common area grounds within the courtyard area. When using the common area grills, please take the time to ensure that the coals are doused with water and not left alone when they are still hot. Please clean up the area of any debris before leaving.

9.0 TOWELS, RUGS, CLOTHES, PLANTERS, ETC:

Placing planters or other solid objects on the ledge of your patio wall is prohibited. A strong wind can easily blow them off the wall causing property damage and/or bodily injury. Towels and rugs left out to dry must be promptly removed within 24 hours.

10.0 PARKING PERMITS:

Each unit may obtain a maximum of two (2) parking permits. Permits must be posted on the left rear bumper or lower left back window. You must be a resident to obtain a parking permit. A resident is identified as any person who occupies a Unit as their primary residence. Contact the Management Company if you have unique situation and need assistance.

11.0 RESIDENT PARKING:

The parking spaces in the community are for the use of residents only, except for those parking spaces designated as "Guest Parking". A resident is identified as any person who occupies a Unit as their primary residence. A parking permit is required to utilize any of the resident parking spaces. Vehicles found in non-compliance will be tagged with a warning sticker and towed. Contact the Management Company if you have any questions regarding a warning sticker you may have received.

12.0 MOTOR VEHICLES, PARKING:

- a) Recreational vehicles are NOT permitted to park within the community at any time.
 - 1. Recreational vehicles include but not limited to any boat, boat trailer, motor home, self-contained camper, mobile home, trailer, pop-up camper/tent trailer, horse trailer, limousines or artificially extended vehicles.
- b) Commercial Vehicles are permitted to park in the community so long as:
 - 1. The vehicle is parked in a space and/or area designated by the Board of Directors.
 - 2. The vehicle does not obstruct other parking spaces or impeded access.
- c) No noisy or smoky vehicles, off-road, or unlicensed vehicles shall be operated on the property.
- d) Automobiles, motorcycles, motor bikes and any other type of vehicle shall not be constructed, reconstructed or stored in any Unit or on any common element including the parking area.
- e) All vehicles must be registered and have current license plates and tags.
- f) Parking in the fire lanes, in front of your garage or double parking is prohibited. You are subject to tow without notice if found in violation.
- g) Vehicles must be parked within the spaces provided and in such a manner as to not obstruct other parking spaces or impede access.
- h) Vehicles must park headfirst, so the parking permit is clearly visible. Backing into parking spaced is prohibited.
- i) Car covers may be placed on your vehicle so long as the vehicle plate and permit are visible.

13.0 GUEST PARKING:

Guest Parking spaces are in front of the clubhouse and other designated areas throughout the community. Designated "Guest Parking" spaces are to be used by guest only. A guest is identified as any person who does not occupy a Unit as their primary residence. Unless otherwise specifically permitted by the Board, a guest may only utilize guest parking areas for no more than seventy-two (72) hours total during any seven (7) day period at a time. Contact the Management company for a Guest Parking Pass if your guest will be utilizing Guest Parking for a longer period.

14.0 GARAGE DOORS:

For security, residents shall keep garage doors closed except as reasonably necessary for ingress and egress.

15.0 SWIMMING POOL RULES:

Pool Hours are: **8:00am to 10:00pm** – Please be considerate of your community neighbors.

- a) Residents are not permitted to have more than four (4) guests at one time without prior approval from the Management Company.

- b) Pool gates shall be locked at all times. Check and make sure all gates are secured and latched as you enter and exit the pool area. Propping the gate open is prohibited. This includes the restroom doors. **(MARICOPA COUNTY ENVIRONMENTAL HEALTH CODE CHAPTER IV, REGULATION 4)**
- c) Breakable items and glass containers are strictly prohibited. **(MARICOPA COUNTY ENVIRONMENTAL HEALTH CODE CHAPTER IV, REGULATION 4)**
- d) No drinks, candy, tobacco, popcorn, gum, alcohol, or food of any kind shall be permitted in the pool or within the required walkways of the pool. **(MARICOPA COUNTY ENVIRONMENTAL HEALTH CODE CHAPTER IV, REGULATION 4)**
 - 1. Tobacco includes but not limited to the use of medical marijuana, e-cigarettes or any other electronic smoking or vapor devices.
- e) For safety reasons, persons without swimming skills should be accompanied by a person with swimming skills, regardless of age. All persons must be courteous, non-disruptive, and make the pool/spa available for use to all Residents.
- f) Wear tight fitting rubber or plastic pants or a swim diaper if incontinent.
- g) Persons using portable audio equipment must maintain sound at a level that cannot be heard beyond their immediate area. Earphones are strongly recommended. Only battery-operated equipment is permitted.
- h) Diving is strictly prohibited. **(MARICOPA COUNTY ENVIRONMENTAL HEALTH CODE CHAPTER IV, REGULATION 4)**
- i) No running, pushing, jumping off furniture, or horseplay is allowed.
- j) No pets are allowed in the pool area except service animals. **(MARICOPA COUNTY ENVIRONMENTAL HEALTH CODE CHAPTER IV, REGULATION 4)**
- k) Pool keys will be replaced at a cost of **\$50.00**. Your account must also be in good standing.

16.0 TRASH / RECYCLE:

- a) All household trash must be placed in plastic bags and tied to prevent spillage before being placed into the dumpster. Any large cardboard boxes, etc. shall be cut down and flattened before being placed in the dumpsters.
- b) Acceptable recycle items can be placed in the designated dumpster which is identified by signage. For more information on acceptable recyclable items, visit <https://www.rightawaydisposal.com/recycle.php>.
- c) To dispose of large useable household items such as furniture, appliances, clothes, etc., including small items, it is suggested you call Goodwill, Salvation Army or some other charity or thrift shop of your choice. Most will be glad to arrange to pick up your donations. **DO NOT DUMP SUCH ITEMS IN THE DUMPSTERS.** If such items are traced to a Unit, the Association will assess monetary penalties and bill the Unit Owner for any costs incurred.

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**UNANIMOUS CONSENT TO ACTION BY THE BOARD OF DIRECTORS OF
RAMBLEWOOD NORTH INC
C/O PREFERRED COMMUNITIES
P.O. BOX 5720, MESA, ARIZONA 85211
(480) 649-2017 FAX (480) 649-0902**

Pursuant to the authority contained in the Arizona Revised Statutes and the governing document of the association, the Board of Directors of the Ramblewood North Homeowners Inc. hereby adopts the following resolution by unanimous consent for and as the actions of the Ramblewood North Homeowners, as of the date set forth above:

RESOLVED, to adopt the following.

Fine schedule and policy for violations of the CC&R's and Rules and Regulations as may be adopted or modified from time to time by the Board of Directors for the Ramblewood North Inc.

DATED as of the 8th day of December 2015.

Violations will be cumulative for the fiscal year. Beginning December 8, 2015.

1. First notice Reminder/warning letter giving 10 days to comply.
2. Second letter stating final reminder/warning letter giving 10 days to comply.
3. Third letter stating fine in the amount of \$50.00, giving notice to owner that they have a right to a hearing and must contact the manager for date and time. 10 days to comply.
4. Fourth letter stating subsequent fine of \$75.00 for continuing violations. Letter to state total fines assessed as of the subsequent violation. 10 days to comply.
5. Fifth and all letters thereafter stating subsequent fine of \$100.00 to \$200.00 for continuing violations. Letter to state total fines assessed as of the subsequent violation. 10 days to comply.
6. Subsequent non-compliance: Upon board approval the Association will seek relief of violations through the Association Attorney and the Court system. All cost will be a part of the judgment that is being sought.
7. Any recurrence of the same violation within six (6) months of the original violation shall make the Owner subject to imposition of a fine.


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Violations that threaten the health, safety and welfare of homeowners and residents, such as drug use and sales, discharging firearms, arson, vandalism and any other violation that the Board deems to be of an egregious nature will be fined at \$200.00 to \$500.00 per occurrence.

Procedures:

1. Homeowners will be notified by mail of all violations.
2. The homeowner has the right to a hearing before the Board or Violations Committee where decisions of the Board are final.
3. Board will direct Management Company, as to waiving or assessing of fines at each hearing or board meeting and for all pending fines and/or legal action with the Association's Attorney.

I hereby certify that the above resolution(s) were duly adopted by unanimous consent by the Ramblewood North Inc. Board of Directors on the above date.




HOA Secretary

The undersigned officer hereby certifies that the foregoing instrument has been signed by the Secretary of the HOA.

Attest:

HOA President



or HOA Vice President