

**CONSENT TO ACTION
BY THE BOARD OF DIRECTORS
THE CROSSROADS HOMEOWNERS ASSOCIATION**

**CROSSROADS HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS**

ADOPTED MAY 25, 2016

The undersigned, constituting a majority of the members of the Board of Directors of The Crossroads Homeowners Association, an Arizona nonprofit corporation, hereby take the following action in writing at a duly called meeting of the Board held on May 25, 2016.

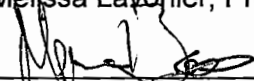
RESOLVED, that the Board of Directors hereby adopts the attached Rules and Regulations.

FURTHER RESOLVED, that the Board of Directors hereby instructs the managing agent to notify all Owners of the implementation of the Rules and Regulations effective as of July 1, 2016.

IN WITNESS WHEREOF, the undersigned have executed this consent as of this 25th day of May, 2016.



Melissa Lavoie, President and Director, Board of Directors



Mike Barnett, Vice President and Director, Board of Directors

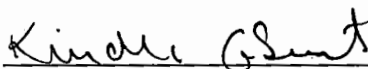


Holly Collins, Treasurer and Director, Board of Directors

Kaile Kellogg, Secretary and Director, Board of Directors



Josh Winder, Director, Board of Directors



Kindra Sweet, Director, Board of Directors



Chad Schimmel, Director, Board of Directors



The Board of Directors has adopted the following Rules, which apply to the Crossroads Homeowners Association and all Lots in Crossroads. This document is intended to enhance property values and sustain the high standards of Crossroads.

The following does not eliminate the need to obtain approval from the Architectural Committee. In the event of inconsistencies between these Rules and the CC&Rs, the CC&Rs shall control:

1. Business

a. A resident may conduct a business within Crossroads so long as: (i) the existence or operation of the business activity is not apparent by sight, sound or smell from outside the Residence (ii) the business activity conforms to all applicable zoning ordinances, (iii) the business activity does not involve persons coming onto the Lot or the door-to-door solicitation of Owners or other Residents, and (iv) the business activity is consistent with the residential character of Crossroads.

b. Owners may rent their house. However, the rental period must be a minimum of thirty (30) days. Members are responsible for the actions of their guests and tenants. Please provide a copy of the CC&Rs and these Rules to your tenants.

2. Animals

a. Dogs, cats, parakeets and similar household birds are allowed on Lots. The allowed pets must be kept as domestic pets and not for commercial purposes.

b. Fowl, poultry, reptile and livestock are not permitted.

c. No animal shall be permitted to become a nuisance.

d. All animals must be kept on a leash when not inside of a house.

e. All residents are responsible for properly disposing of animal waste. Please pick up after your pet. There are pet waste stations through the Common Areas.

f. Residents are not permitted to have a structure to house or care for an animal that is visible from a neighboring property.

3. Trash, Garbage and Nuisance

- a. Trash and debris shall not accumulate on any property.
- b. No odor or loud noise is permitted so to render a property unsanitary, unsightly, offensive or detrimental to any other property or occupant of any other property.
- c. Trash and recycling containers may be placed for pick-up at 6:00 p.m. the night before the scheduled pick-up and must be removed by 6:00 a.m. the day after pick-up and stored out of view of neighboring properties when not out for pick-up.
- d. Bulk pick up occurs per the Town of Gilbert schedule. Residents may place items for bulk pick-up no earlier than the Saturday before the scheduled pick-up week.
- e. Residents shall ensure noise levels are kept to a minimum between the hours of 10:00 p.m. and 5:00 a.m.

4. Play Equipment

- a. Basketball goals are allowed as set forth in the Design Guidelines.
- b. Swing sets, play structures and trampolines are allowed as set forth in the Design Guidelines.

5. Parking

- a. Parking on the street is prohibited, except that guests may park on the street for no more than twelve (12) consecutive hours.
- b. Commercial vehicles, recreational vehicles, mobile homes, trailers, boats, watercraft, oversized vehicles and inoperable vehicles are prohibited from or stored within view of neighboring properties, except as allowed per the CC&Rs.
- c. Recreational vehicles, travel trailers, campers, boats and boat trailers are allowed for the loading and unloading of equipment not more than twenty-four (24) consecutive hours in a seven (7) day period.
- d. Vehicle repairs are not permitted to occur on a property, except emergency repairs completed within forty-eight (48) hours or repairs that occur within a garage.
- e. Parking on landscaping including the granite is prohibited.

e. The Association has the right to tow any vehicle parked in violation of the CC&Rs and these Rules. The owner of the vehicle towed is responsible for the costs of the towing.

6. Exterior Appearance

a. All buildings, improvements and landscaping shall be kept in good condition and repair.

b. All grass, hedges, shrubs, vines and plants shall be irrigated, mowed, trimmed, and cut at regular intervals so as to be maintained in a neat and attractive condition.

c. Any tree, shrub, plant or grass that dies shall be promptly removed and replaced. All Lots shall be maintained free of weeds and debris.

d. No Improvement that would be visible from neighboring properties, no modification to the exterior of the Lot or Improvements and no construction shall commence without first obtaining written approval from the Architectural Committee. This includes, but is not limited to, landscaping alterations, painting the exterior of the residence and driveway expansions.

e. Windows shall not be covered with paper, aluminum foil, sheets or other temporary materials.