

HUNTER'S GLEN
HOMEOWNERS ASSOCIATION

RULES & REGULATIONS

PREAMBLE

As residents of Hunter's Glen, we are all vitally interested in seeing our property values appreciate, in seeing to it that quality of our grounds and amenities are properly maintained, and that goodwill and tranquility within our small community is both preserved and encouraged.

With that in mind, your Board of Directors, in accordance with Article IV, section 4.4, Page 3, of the Hunter's Glen CC&R's, has drafted the following list of Rules & Regulations. Each section of which was designed with the view and purpose of providing continuing pleasure, comfort, and security for Homeowners, tenants and their guests.

If we are truly to attain the goals outlined above, we must all be held equally accountable. Not only must we comply with these Rules & Regulations, CC&R's and the Bylaws of the Association, but we must make sure that our guests, tenants and their guests are in compliance as well. It is necessary then that all parties involved be provided with and thoroughly understand these documents. Copies are and will be made available by the management company.

Unfortunately, enforcement provisos in the form of monetary penalties have been made a part of Rules & Regulations in order to affect correction and compliance among violators.

GENERAL

1. Each property, owned or rented, shall be used solely as a single family dwelling, not to be used as a boarding or rooming house.
2. No Homeowner or tenant shall cause, or permit to be caused, any disturbing noise that would in any manner interfere with another person(s) quiet and peaceful use of any property or any common area.
3. No visible storage of any nature is permitted on any exterior wall, window, atrium, patio or fence without prior approval from the Architectural Committee.

GARAGES

1. Garages shall be used exclusively for parking of vehicles and storage and shall not be converted into any type of living or office space.

PARKING

1. Any vehicle construction, restoration, body working or repair, other than immediate emergency repairs, is strictly forbidden.
2. No mobile home, commercial truck, recreational vehicle, camper van, delivery van, boat, trailer or any kind or inoperable motor vehicles shall be kept on any driveway or street.
3. Commercial and delivery vehicles may park on streets when services are being performed or goods are being delivered.
4. Vehicles of all Owners and residents are to be kept in garages, carports, or residential driveways.

PETS

1. Dogs, cats and other generally recognized household pets may be kept only as provided in the CC&R's.
2. Leash laws are in effect in the City of Mesa. Pets must not be a nuisance. Should pets dirty the sidewalks, streets, grass or common areas, the owner is required to clean up the mess promptly.
3. Pet owners are not permitted to allow a pet to roam freely regardless of the time of day or night. The Maricopa County Animal Shelter will be called when animals are not restricted or controlled by the owner. Similarly, owners are not permitted to chain a pet in any common area.

MISCHIEVOUS ACTS

1. Mischievous acts and vandalism cost each resident money. Repairs for damage must come from the Association funds, either directly or indirectly through insurance premiums, when damage is covered by the

Association's insurance policy. Any person caught damaging property of the Association will be billed for expenses to cover repair or replacement. Adult residents are responsible for damage incurred because of their guests, children or children's guests. Owners will be held responsible for damage incurred by tenants or tenants' guests. Association property belongs to you. Please treat it as such. All residents are responsible to discourage and / or report mischievous acts to the management company or to the police as the circumstances necessitate.

TRASH

1. No trash / recycle containers shall be maintained on any lot so as to be visible from neighboring property. Trash containers may be placed out the night before collection, and stored out of sight within the shortest possible time after collection.

COMMUNICATIONS, COMPLAINTS & REQUESTS

1. Residents should notify the management company of any serious accidents or injuries which occur within the common area.
2. All unresolved complaints, communications and requests relating to common areas and areas maintained by the Association within the complex shall be made in writing to the management company designated by the Board of Directors.

ARCHITECTURAL CONTROL

1. No improvements, alterations, repairs, excavation or other work which in any way alters the exterior appearance of the Property or the improvements located thereon from its natural or improved state existing on the date such Property was first conveyed by Declarant shall be made without the prior approval of the Architectural Committee.
2. Portable basketball goals are to be stored out of sight when not in use.
3. Homeowners should be aware that the Board of Directors meet once a month. Therefore, submissions made after that calendar date can be in the review cycle for a period of twenty-eight (28) days before final review is made and the homeowner so notified.

4. Approval or disapproval will be in writing as to harmony and compatibility of external design and location in relation to surrounding structures, landscaping and topography.
5. Homeowners will have fourteen (14) days to remedy an architectural violation. Failure to do so will result in a fine being imposed against the owner.

FINES

When a violation of the preceding Rules & Regulations, including the CC&R's is observed, the management company at the direction of the Board, will write a letter to the resident involved, providing the resident an opportunity to respond to the alleged violation. The letter will also contain appropriate warning or fine levels.

1. Fines for non-compliance will be invoked at the following levels:
 - **Violation Occurs-** A courtesy letter will be sent to the homeowner letting them know that if they do not address the issue/violation within the next 21 days, they will receive their first fine.
 - **Fine-** If the issue/violation is not resolved within 30 days of the initial courtesy letter, a \$50.00 fine will be added to homeowner's HOA account balance.
 - **Second (2nd) Fine-** If the issue/violation is not resolved within another 30 days of the first (1st) fine, an additional \$75.00 fine will be added to homeowner's HOA account balance.
 - **Third (3rd) Fine-** If the issue/violation is not resolved within another 30 days of the second (2nd) fine, an additional \$100.00 fine will be added to homeowner's HOA account balance.
2. Failure to pay any fine within sixty (60) days of the written notice will result in a lien being placed on the individual (owner's) property. All legal fees will be added at that time. Additionally, legal action will be pursued and the owner will be held liable for all fees incurred.

These Rules and Regulations as adopted by the Board of Directors, amend and supersede all previous published Rules & Regulations and become effective thirty (30) calendar days after mailing to all homeowners.

Date Mailed: