

RULES AND REGULATIONS

ESTATES AT DREAMY DRAW

REVISED May 9, 2016

CC&R'S

- Each resident is responsible for knowing the contents of the Covenants, Conditions and Restrictions applicable to The Estates at Dreamy Draw ("CC&R's"). The CC&R's were provided to you by your title company at close or by the Board of Directors (hereinafter, the "Board") when you purchased your home.
- The CC&R's constitute a legally enforceable contract between each homeowner and the Association. You are deemed to know the contents whether you have actually read them or not. Please read the CC&R's.
- If you need another copy of the CC&R's, please contact either Cornerstone Properties, Inc. or a Board of Directors member.

PARKING AND STREETS

- Provisions relating to parking upon the streets and driveways within the Estates at Dreamy Draw are specified within the CC&R's at Article II, Section 2.9.
- Please do not park on sidewalks, and advise your guests and delivery and service truck drivers accordingly.
- The Streets are somewhat narrow, and one-way traffic (from entrance to exit) is preferred. Enter through gate on Carol; exit through gate on Vogel.
- Please drive at a speed which is reasonable and prudent.

LANDSCAPING AND ARCHITECTURAL

- All landscaping visible from the streets and architectural changes within a residence parcel must be approved by the Board or the Architectural Committee. Members may not add or modify existing landscaping or structures within the common areas.
- Requests for approval of changes should be submitted to the Board, in writing, and, where appropriate, include detailed plans. Changes made without approval are subject to removal.
- If pots are to be used for plants, they must (a) be approved by the Board as a landscaping change; and (b) be either terra cotta or stucco-colored with no decorations.
- Please screen garden hoses from view with shrubbery or approved decorative materials when not in use. Certain styles of metal hose pots have been approved for use in front yards. Samples of those may be seen at 2511 E. Carol and 2524 and 2531 E. Vogel. Any other style must be approved by the Board prior to use.

- If your front doors are visible from the streets, no decorative items may be placed on or at the front doors or front of your home without Board approval.
- Appropriate holiday decorations may be displayed without prior Board approval, but must be removed within a suitable period of time following the holiday, and, in any event, not later than three weeks following the holiday.
- Continually maintain yards for a groomed appearance, free of debris and excess vegetation, including trees located in front yards and trees located in backyards and visible from the streets or community walkways.
- Sweep your driveways as necessary, especially if you have trees that drop pods, leaves or flowers. Use your good judgment; no one expects you to sweep daily, but if your driveway or sidewalk becomes covered, please do not wait for a weekly or bi-weekly landscaper. Inhibit growth of olive fruit.
- Landscaping visible from the streets and adjoining property should be limited to desert plants and flowers.

The CC&Rs proscribe, within Sections 2.12 and 2.13, various activities, including, inter alia, altering, improving, painting and decorating any Patio Home Unit (which includes the land and the improvements) without prior Board approval. The Board has, however, and shall, from time to time, preapprove certain of those activities as described and summarized upon the Association's website and within printed pamphlets which are made available to Members upon request. They include:

- Paint colors for houses, trim, garage doors, front doors, walls and gates.
 "House" includes all stucco surfaces, columns, drains, and fence walls.
 and community walkways.
 "Trim" includes all wood trim and garage doors.
 For clarity, Trim may be painted the same color as the House.
- Installation of security screen doors and front doors that are also security doors which must, unless otherwise approved by the Board, be painted the same color as the House or the Trim.
- Light fixtures other than those originally mounted on exterior walls.
- Window tinting.
- Low level malibu-type landscaping lights.
- Intercom face plates

ENTRANCE GATE

- **NEVER POST YOUR PERSONAL GATE CODE AT THE GATE FOR ANY REASON.**
- You have a personal gate code. Unless you have requested a specific gate code, your gate code is four numbers ending with your two-digit lot number (e.g. 1001 or 1023). Use that gate code for yourself and your family.

- Obtain additional gate codes for others, such as landscapers, cleaning services, etc.
- Call Cornerstone Properties, Inc. (602-433-0331) for new or additional gate codes.
- Instructions for use of the phone at the gate are posted. Calls from the gate must be made using the key pad, not a mobile phone. When you are called from the gate, you press "9" on your phone to open the gate. You will hear quick tones that tell you that the code went through.
- You may order remote controls for the gate through Cornerstone Properties.
- If you are concerned that someone who has your four-digit code should no longer have access, call Cornerstone Properties to have the code changed.
- For open houses, leave instructions at the gate box for calling your home to be admitted. Do not use your private code(s) for that purpose and do not give your private code(s) to your real estate agent or broker for publication, especially on the MLS.

TRAFFIC FLOW

- The gate on Carol is for entrance only, and the gate on Vogel is for exit only.
- Do not use the entrance gate for exiting. A sign confirming this is posted inside the gate.
- Inform your guests, vendors, service providers and delivery services that the exit is on Vogel; that the gate will open automatically as they approach (drive slowly to the gate).

TRASH COLLECTION

- Place your trash containers out the night before, or morning of, the collection day, and no earlier. Bring your trash containers in as soon as possible the day of collection, but no later than the night of collection.
- If you will be out of town, make arrangements with a neighbor to put your trash can out and put it out of sight after collection.
- If regular collection day falls on a holiday on which there will not be collection, do not put your container out until the night before, or morning of, the day following the holiday, which is the actual collection day.
- Trash containers must be kept out of view, in your garage or behind your fence.
- All trash containers must be placed as required by the City of Phoenix, for collection.
- Bag your non-recyclable trash. Do not leave any trash next to your container.
- Call the city if you are uncertain as to what can go in the recycle container. Do not bag your recyclables, except that shredded paper may be placed in a clear plastic bag.
- Pick up items left in your yard, driveway or sidewalk.

MAINTENANCE AND APPEARANCE

- Garage doors should be kept closed except for ingress, egress and cleaning purposes. A small opening for ventilation year round is permissible.
- Do not replace your garage door with any type other than the approved door (See Landscaping and Architectural)
- Keep light bulbs in outside lighting replaced and lights in working order.
- Keep your driveways, walkways and sidewalks clean.
- Replace missing or rotted wood spacers in driveway and walkways.

SIGNS

- The Association will provide, on an as needed basis, a For Sale sign for the community. That sign is located on the common area on 26th Street when a home is for sale and no other sign is permitted on 26th Street. Call a member of the Board when you need to have the sign placed on 26th Street.
- A tube for information flyers may be hung/attached to the approved community For Sale sign. Each tube must be clear or white unless otherwise approved by the Board.
- In accordance with Arizona law, one For Sale sign no larger than 18 inches by 24 inches, with a ride no larger than 6 inches by 24 inches, may be placed in a homeowner's front yard when the home is actively on the market. No other signs identifying a broker are allowed.
- Open House signs may be placed on the day of the Open House. One Open House sign may be placed at the front gate, one within the development in order to lead buyers to the home for sale; and one Open House sign may be placed at the home.
- There shall be no For Rent signs.
- In accordance with Arizona law, one or more political signs visible from the street may be placed at individual homes provided that the aggregate total dimensions of all political signs on a member's property shall not exceed nine square feet. Signs may be placed not earlier than 71 days prior to an election and must be removed not later than 7 days after the election, provided that primary election signs for a successful candidate may be left in place through the general election. No political signs shall be placed in the common areas.
- You may post a small sign identifying your security company in the front yard.
- No other signs are allowed. Please advise your service providers that they may not place any signs within the common areas or at your home (e.g. XYZ Roofer or ABC Pool Service).

POOL AND SPA

- You have been provided a gate key to enter the pool area and should make certain that the gate is latched and locked when you leave. Separate keys are required for the rest room and for the equipment area lock where the controls for the spa are located. If you do not have the appropriate keys, contact a Board member.
- There is no lifeguard. Swim at your own risk.
- No diving, running, pushing or horseplay.

- Children under 14 must be accompanied by an adult. Never leave a child unattended; even for a moment!
- Babies without swimming diapers are not allowed in the pool.
- Be courteous; make sure all children in the pool are toilet trained. If not, they should not be in the pool.
- Swimsuits only: no clothing and no skinny-dipping!
- No glass containers near or in the pool.
- No alcoholic beverages in the pool. No consumption of alcohol by persons under the legal age (currently 21) or abuse of alcohol by any persons in the pool area.
- If you have a pool party, please be courteous to your neighbors.
- No loud music or noise after 10:00 p.m.
- No animals in the pool. No animals, other than service animals, in the pool enclosure area. Service animals are animals such as guide dogs, signal dogs, or other animals trained to provide assistance to an individual with disabilities.
- Learn how to properly work the spa before you use it. Unless other instructions have been posted by the Board, turn off the spa and the spa heater when done. If you are uncertain how to use the spa, please ask. Instructions are currently posted at the spa.
- Do not leave anything in the pool.
- Take all personal belongings with you when you leave, and pick up and appropriately dispose of your trash.
- If you use the rest room or shower, please leave those areas in a neat and clean condition. Lock the rest room after use.
- If you see anything that needs repair, please call the property management company (Cornerstone Properties at 602-433-0331 or for after-hours emergencies at 602-231-6784).
- Close and securely latch the gates when entering or leaving the pool area. Make sure the gates are locked when you leave. Please keep in mind how quickly a child can enter a pool area and drown without anyone noticing. Do not allow anyone to climb on or over the fence at any time.
- Close umbrellas when you leave. A strong wind can damage both the umbrellas and tables if the umbrellas are left open.
- If you have used the portable heaters, make certain they are properly turned off before you leave.
- If you have used the portable heaters for an activity outside the pool area, return them promptly with recharged fuel tanks.
- Homeowners are responsible for advising their guests of all pool rules. When possible, please accompany your guests.

PETS

- Dogs and cats may be kept as household pets in reasonable numbers. Common courtesy requires that pet owners control their animals so that they do not create a nuisance, including maintaining sanitary conditions around the home at all times.
- Please pick up after your dogs when you walk them. Bags for picking up dog feces are available in a dispenser located next to the mailbox Ramada. Feel free to use them.
- Maintain control of your dog when walking in the community. Do not let your dogs wander in your neighbor's yards without the neighbor's permission. Members are reminded that the City of Phoenix has an ordinance that prohibits residents from allowing dogs to run "at large". A dog is considered to be at large unless it is on a leash not longer than 6 feet or within a suitable enclosure such as a fence.
- Take reasonable steps to keep your dogs from barking (do not leave the dogs outside unattended; train your dogs). If you control your dogs, then there will be no need to contact the City of Phoenix regarding the Barking Dog ordinance.

OWNER DIRECTORY

- The Association publishes a directory of residents from time to time. The directory is intended solely for the convenience of our residents and is not to be used for any commercial purpose.
- When there is a change in telephone number, e-mail address or other information in the directory, please notify the Board so that the correct information may be included in the next edition of the directory.

PRIVACY: SOLICITORS

- The streets, sidewalks and other common areas within the Association boundaries are private property. The walls and gates are intended to assist in maintaining the private nature of the property.
- No door-to-door solicitation is allowed within the Association. A member encountering any persons conducting door-to-door solicitation, should remind them that this is private property and no such solicitation is allowed, tell them to leave, and attempt to confirm that they do so.

HOMEOWNERS FINANCIAL OBLIGATIONS TO THE ASSOCIATION

- You are required to pay monthly association dues. Dues payments are due on the first of each month and delinquent on the last day of the month. No dues notices will be sent but you will receive payment coupons. You may pay more than one month in advance.
- Dues payments may be made only in the following ways:
 - 1) By mailing payment with coupon to:

Cornerstone Properties, Inc. P.O. Box 62524, Phoenix, AZ 85082-2524
 - 2) By instructing your bank to mail payment to Cornerstone Properties, Inc. at: Cornerstone Properties, Inc. P.O. Box 62524, Phoenix, AZ 85082-2524
 - 3) By making arrangements with your bank to pay by ACH transfer directly to the Association bank account at Mutual of Omaha Bank.

Payment in any other manner will be delayed and possibly not received. Do not mail payments to the Association post office box.

- Failure to pay dues or repeated payment after the last day of the month will automatically incur a late charge of the greater of \$15 or 10% of the amount due. The Association or Cornerstone Properties may notify you by e-mail or telephone call if your payment has not been received by the end of the month or if you are otherwise delinquent but timely payment is always the individual owner's responsibility.
- If a special assessment is approved by the Association, you will be notified of the amount and the due date. Provisions regarding late charges set forth above for the monthly dues will also be applicable to the special assessment.
- Dues and assessments constitute liens against your property. The Association may act to enforce this lien on the property and take other legal action to recover the amount of the dues and assessments and the expenses incurred in filing the lien or taking other legal action.
- Failure of a homeowner to pay any dues or assessment within 60 days of its due date may result in (i) suspension of the homeowner's right to vote in any matter submitted to the homeowners, or (ii) suspension of the homeowner's right (including the right of the homeowner's guests) to use the common facilities including the pool, Jacuzzi and Ramada, or (iii) both such actions.

RULES VIOLATIONS

- Each homeowner is responsible for compliance with the CC&R's and each of the regularly adopted and published Rules and Regulations of the Association. Whenever a homeowner, or the homeowner's tenant or guest, is in violation of the CC&R's and/or any of the Rules and Regulations, the homeowner shall be held accountable.
- Upon determination by the Board that a violation has occurred, the homeowner will be notified, in writing describing the nature of the violation and any action necessary to remedy the same.
- If a homeowner fails to remedy the violation within a reasonable time and, in all events, within the time specified within the written notice, the Board may proceed to exercise any and all remedies authorized or permitted by law.
- Any Notification required or permitted under the foregoing provisions may be given by the Board or by a management company acting on behalf of the Board, by personal delivery to the homeowner or by mail addressed to the homeowner's primary address as maintained by the Association.

The Above Rules and Regulations have been duly adopted by the Board, in accordance with the Association's governing documents, as of the 14th day of June, 2016.