

Note: In the case of any inconsistency between the CC&Rs, the Bylaws and these Rules, the CC&Rs will govern, then the Bylaws, and then these Rules & Regulations.

Contents:

Rules & Regulations: Simply states and defines rules based on our CC&Rs, Arizona Revised Statutes, and Pima County Code and cites origin where appropriate.

Definitions, Inspection & Enforcement: Provides definitions and explains the inspection process and the enforcement procedure.

Rules & Regulations

Assessments: Assessments are due semi-annually on January 1 and July 1. Appropriate instructions are given on your statement for payment of all assessments.

If assessments are not paid within 30 days of the due date they are considered delinquent. A \$38.50 late fee will be added and bear interest monthly until the assessment is paid in full from due date.

Common Walls, Gates, and Iron Barriers: For the safety of all Green Ridge residents, the climbing of common walls and gates is prohibited. If common walls are climbed or damaged violators may be fined, made to pay for any damage, and/or reported to law enforcement. If children residing in Green Ridge are caught violating this rule, the parents will be held responsible. Climbing on movable gates is inherently dangerous and prohibited at all times.

Home Maintenance: Building structures should be kept in good condition and not be allowed to fall into disrepair. Homes should be maintained to preserve the appearance of the neighborhood. Tile shingles should be in place and of the same material and color as originally installed. House walls should remain free of cracks, stains, mold or obvious signs of damage. Windows should not be cracked, broken or missing and window screens should be in good condition (not bent or torn) and secured in place. Doors and gates should be in place and in good condition. (CC&R Article VI, Section 6.01) Exterior lighting fixtures should be attached as designed and down shielded. Working light bulbs need to be maintained at all times since part of the light from these fixtures is used to illuminate the driveways and streets (Pima County Outdoor Lighting Code, Chapter 4, Section 401, Illumination levels and Shielding Requirements)

Home Improvements: Improvements, alterations, repairs, painting, excavation or other work done to the exterior appearances of any lot requires prior approval of the Architectural Review Committee (ARC). If it is attached to the house, in the front yard or can be seen from above the wall in the backyard, seek approval from the ARC. Repainting the exterior of your home the same color as the existing home color does not require ARC Approval.

Holiday Decorations/Lights: Homeowners may place outside decorations on their lot 30 days prior to any generally recognized holiday. All decorations must be removed fifteen days after the holiday. Exceptions are possible by approval of the board.

Junked Motor Vehicles: Inoperable and unregistered vehicles must be stored in a garage.

Junked motor vehicles may not be stored or parked in the driveway or street. Junked may be defined as wrecked, dismantled, stripped, damaged, inoperable, or as having an expired registration.

Nuisance: Common nuisances include pet waste and/or odor and excessive noise. Please be considerate of your neighbors. Anything that is injurious to health, or is indecent or offensive to the senses, or is an obstruction to the free use of property, so as to interfere with the comfortable enjoyments of life or property by an entire community or neighborhood, or any considerable number of persons, is declared to be a public nuisance. Odors, including those from pets, and loud noises should not arise from your property so they become offensive to neighboring properties. (CC&R Article II, Section 2.07) Nuisances should be immediately reported to the management company in writing. Exterior lights such as accent lights for shrubbery, other landscape lights and lights on exterior of the house shall abide by the Night Sky Light Ordinance in Pima County and will not shine from one homeowner's lot into the windows of another property owner.

Signs: Real estate signs may be placed in your yard when needed. Security signs less than one square foot may be placed in your yard. Temporary signs no larger than six square feet may be placed in your yard for the shortest time necessary. Political signs, no larger than nine square feet, may be placed in your yard 71 days before an election and must be removed within 3 days after the completion of the election process (ARS 33-1808).

Parking: Resident vehicles shall not be parked on the streets on a regular basis. Overnight parking should be in garages or in driveways. Parking on the streets should be minimized and in accordance with County laws. Do not park on decorative rock in front or side of homes.

Pets: Dogs are to be kept on a leash and may not run free (Pima County Code, section 6.04.030) The owner of a dog that is found "at large upon the streets, sidewalks, alleys, or public property" is guilty of a Class 2 misdemeanor. "At large" is defined as "neither confined by an enclosure nor physically restrained by a leash." The penalty for this Class 2 misdemeanor can include a fine of between \$100 and \$750; up to four months in jail; and/or two years' probation. So, if your dog is not fenced at home, keep it on a leash at all times.

Pet solid waste is to be removed immediately by the pet owner. It notes that it is unlawful for the owner or the person with custody of the dog to fail "immediately" to "remove and dispose of in a sanitary manner" any dog poop deposited on public property or on private property without the consent of the property owner. A person who commits such a violation is guilty of a Class 3 misdemeanor, for which the penalties may include a fine of between \$100 and \$500; up to 30 days in jail; and/or one year probation. (This section does not apply to blind persons or persons with mobility disabilities.) (Pima County Code, Section 6.04.030)

Pool Drainage: Both Pima County and the City of Tucson allow the discharge of dechlorinated freshwater swimming pool water to U.S. waterways only under certain restrictive conditions. However, such discharge is prohibited across strip-paved streets or onto neighboring private properties. (NOTE: Saltwater pools must be discharged on the pool owner's private property only in such a manner as to not enter U.S. waterways.) Consistent with these best practices, in Greenridge, dechlorinated freshwater swimming pool water is prohibited from being drained onto Community-maintained roads or onto adjacent private properties. Owners and their contractors are required to drain dechlorinated (<1 ppm total chlorine) freshwater swimming pools using appropriate hoses such that water drains away

from all community roads and into a natural or man-made waterway. Saltwater pools can be drained only onto the owner's property.

RVs and Trailers: Parking recreational vehicles, motor homes, campers, trailers, boats and similar vehicles is prohibited on all portions of the Properties, except that such vehicles may be parked on the driveway of an Owner's Lot for short periods of time (not to exceed five days) for purposes of loading or unloading. Commercial vehicles may not be parked overnight on an Owner's lot. (refer to Amendment IV of the CC&Rs, Article II, Section 2.14)

Rentals: Any property rented within the Association is required to complete the rental form attached to these Rules & Regulations and submitted to the management office prior to the start of the lease. All renters must receive a copy of the CC&Rs & Rules and Regulations by the owner. Failure to submit the rental form is subject to fine. (ARS 33-1260.1 c)

Speeding: The speed limit in Green Ridge is 15 MPH. Excessive speeding or tailgating within the community is prohibited. Reckless driving will be cause for immediate and maximum fines.

Sports Equipment: Sporting equipment must be garaged at night. Basketball standards may remain outside, provided they are on the homeowner's property, not in the street, and must be kept in good "playable" condition.

Trash Containers: Trash is to be kept in covered containers, maintained out of view of surface streets and neighboring properties, and made available for collection only on days of collection and must be removed immediately after collection.

Weeds: Maintain landscaped property so it is free of weeds. This includes all weeds and dead plants or dead parts of plants. Weeds also include desert broom, Russian Thistle, ragweed.

Inspection of Association Records: Any association member (or his/her designated agent) may, after having made a request in writing, inspect permitted financial and other records of the association as defined by ARS 33-1805 or most current AZ Revised Statutes. Comments, suggestions or concerns are requested in writing and may be mailed to the property management company or sent via e-mail to the board of directors. Should the situation require immediate attention, please call the management office and the board will be notified.

Additional guidelines are located in the Declaration of CC&Rs. Please refer to the list. Homeowners and the Association must follow Pima County Ordinances, State Laws, and Federal Laws.

These Rules of the Green Ridge Homeowners Association are accepted on **February 17, 2014** and supersede all previous Rules. These Rules are in addition to and consistent with the Declaration, the Articles of Incorporation, and the Bylaws of the Association.

Definitions, Inspection & Enforcement

Definitions

Infraction: Failure to comply with the CC&Rs and rules as outlined by the Association. For these situations, the board will offer up to two (2) reminders to correct the problem.

Violation: A situation that has progressed to the point that the Board believes an imposition of fines may be required to obtain corrective action. A violation may be deemed as repetitive if the noncompliance is continuing, and the issue has not been resolved between the homeowner and the Board. This could result in continued fines until a resolution has been reached.

Inspection Process

Front yard and common area inspections will be held periodically by the management company. If upon inspection, or as a result of a legitimate complaint filed in writing by a Green Ridge resident, a member is in noncompliance with the Covenants, Conditions and Restrictions (CC&Rs), Rules, or other governing document, the homeowner will be notified. All infractions and violations will be recorded by the inspector and kept on file following the inspection.

Enforcement Process

When an infraction of the CC&Rs, Rules or Landscape Standards has been observed by the inspector or submitted in writing by a Green Ridge resident, the homeowner will be either called on the telephone or sent a postcard entitled a "Friendly Reminder" by the managing agent. The homeowner is responsible to take corrective action. A copy of the "Friendly Reminder" or a notice of the telephone call will also be sent to the President of the Board.

If corrective action is not taken within **twenty one (21) days (per ARS 33-1803)** of the "Friendly Reminder" or the same infraction is noted on a second inspection or twice within six (6) months, the homeowner will be sent a letter entitled "2nd Reminder" by the managing agent advising him/her that they have **another 21 days** to correct the infraction. A copy of the "2nd Reminder" will also be sent to the President of the Board. The homeowner shall mail to the managing agent an action plan stating when the infraction will be corrected or that the infraction has since been corrected.

If corrective action is not taken within **twenty one (21) days** of the "2nd Reminder or three times within nine (9) months, a "Notice of Violation and Hearing" will be sent by certified mail, return receipt requested, to the homeowner by the managing agent. A copy of the "Notice of Violation and Hearing" will also be sent to the President of the Board. This notice will contain the following information:

The nature of the alleged violation(s);

The date(s) on which the violation(s) occurred;

The time and place of the hearing, which shall not be less than seven (7) days from the date of the notice;

An invitation to attend the hearing and produce any statement, evidence, and witness on his or her behalf; and

The option to petition for an administrative hearing on the matter through the AZ Dept. of Real Estate (ARS 33-1803, fees may apply)

The proposed sanction to be imposed includes the imposition of a fine of \$100.00 and an additional \$100.00 fine for each 30 day period if the violation has not been remedied and the payment of any attorney fees incurred by the Association. Violations remedied after a penalty fine has been assessed do not cancel the fine.

At the hearing the homeowner will be given reasonable time to make a statement, present evidence or a witness on his/her behalf. The Board of Director's will deliberate and may or may not impose a fine. The decision of the Board is final. The Homeowner will be notified in writing, sent by certified mail, return receipt requested, of the Board's decision.

Should the homeowner/leasing agent fail to appear before the Board, the Directors may impose a fine *in absentia*. The fine assessed may continue to double if upon further inspections the violation has not been corrected.

Once a fine has been imposed the homeowner will be sent notification and given fifteen (15) days to pay the fine. If the fine is not paid, the Board may authorize legal action, and the homeowner will be responsible for all attorney fees and costs.

Violations remedied after a penalty fine, has been assessed, do not cancel the fine.

The President or the Board of Directors may, at their sole and absolute discretion, waive the three (3) notice requirement in the event of an extreme situation needing immediate resolution.

Fine Schedule

Board imposed fine: \$100.00 for first offense.

Owners and their contractors who drain pool water on Community-maintained roads or adjacent private properties will automatically incur a \$500 fine.

Additional \$100.00 will be assessed each subsequent thirty (30) day period the violation has not been remedied and the fine paid.

When the fines reach \$500.00, the debt will be turned over to a collection agency. The fines will continue on a 30 day basis until the infraction is remedied and the fines have been paid.

All fines will accrue penalty and interest according to the AZ Revised Statutes.