

**Rules & Regulations
For
Red Rox Condominiums**

INTRODUCTION

These Rules and Regulations ("Rules") are adopted by the Board of Directors of Red Rox Condominium Association (the "Association") pursuant to the authority granted to the Board of Directors of the Association by the Condominium Declaration for Red Rox, recorded at Recording No. 2005-1940054A, in the records of the County Recorder of Maricopa County, Arizona, as amended from time to time (the "Condominium Declaration").

These Rules supersede and replace all prior Rules. In the event of any conflict between the Condominium Declaration and these Rules, the Condominium Declaration shall control. Unless otherwise defined in these Rules, each capitalized term used in these Rules shall have the meaning given to such term in the Condominium Declaration. The Owners, Lessees and Occupants shall be referred to collectively in these Rules as the "Residents."

These Rules govern the use of the Common Elements of Red Rox and are in addition to, and not in lieu of, the restrictions on the use of the Common Elements and the Units set forth in **ARTICLE 4** of the Condominium Declaration. Each Resident should carefully review the Condominium Declaration to become familiar with the restrictions on the use of the Common Elements and the Units set forth in the Condominium Declaration. It is the Owner's responsibility to fully acquaint his/her immediate family, houseguests, visitors and lessees with the Condominium Declaration and Rules that govern the Condominium. The Owner will be responsible for any violations made by these individuals.

MANAGEMENT

The Board of Directors has engaged Rossmar & Graham to be the managing agent of the Association and to assist in the task of operating and administering the Association (the "Management Company"). The Management Company works at the direction of the Board of Directors and serves as the homeowner's primary point of contact in communicating with the Board of Directors. The responsibilities of the Management Company include, but are not limited to, the following:

- Billing and collection of assessments.
- Maintain the financial records of the association.
- Accept, record and supervise requests for repairs or maintenance to the common areas.
- Supervise contractors hired on behalf of the Association.
- Act as liaison with the established committees of the Association.
- Respond to inquiries from Residents.
- Administration of common area insurance and directors and officers insurance.
- Monitor violations of the Condominium Declaration and these Rules and oversee resolution of violations as designated by the Board of Directors.

Residents shall promptly notify the Management Company of any maintenance problem relating to the Common Elements or any violation of the Condominium Declaration or these Rules. The mailing address, telephone number, fax number and e-mail address of the Management Company is as follows:

VIOLATION/FINES

Any violation form submitted to the Management Company will be copied as a matter of course and sent to the Board of Directors. The Management Company shall notify Owners of any violations filed against them. Owners are entitled to a hearing before the Board. The Board may impose a fine for any violation. If no hearing is requested within ten (10) days of delivery of notice of the violation to the Owner, the complaint will be accepted as true and a fine may be imposed on the Owner. Owners must request such a hearing in writing to the Management Company. Owners will be informed of the date for the hearing within ten (10) days of the Management Company's receipt of the request. All hearings will be in front of the Board. Owners will have the opportunity to present all relevant evidence to refute the complaint. After hearing all the evidence, the Board will render a decision which is final. Owners have ten (10) days from the date of decision to pay the fine and/or correct the violation. Unpaid fines will be added to the Owner's assessment and may result in the fining of a lien against the Owner's Unit.

PRIVACY/SECURITY

The Board of Directors may provide measures to attempt to enhance privacy for Residents and partial security for the Condominium in such manner as the Board of Directors shall determine from time to time in its sole discretion. All Residents are responsible for reporting any problems or suspicious activities to the Management Company. All Unit doors should be kept locked at all times whether you are in the Unit or not. Security access codes should not be revealed to non-residents.

PETS

Section 4.5 The Declaration of Covenants Conditions and Restrictions set forth certain restrictions as to pets at the project, and Residents are advised to read those restrictions.

MOTOR VEHICLES

Section 4.7 of the Condominium Declaration contains restrictions on motor vehicles and should be reviewed by all Residents. The Board of Directors has the right to have motor vehicles towed away at the sole cost and expense of the owner of the vehicle.

TRASH CONTAINERS

Section 4.4 of the Condominium Declaration contains restrictions regarding trash containers and collection and should be reviewed by all Residents. Residents may not place furniture, large objects, or Christmas trees in trash receptacles. No flammable or toxic items may be disposed of in trash receptacles. All boxes must be broken down to a reasonable flat size. Moving and storage boxes may not be disposed of in any of the Association's trash containers. No items for

disposal are to be placed in the common area. Appliances, not removed by retailer, can be disposed of by calling a salvage company. If such a violation occurs, the Board reserves the right to impose a monetary penalty set by the Board of Directors. *Refrigerators being disposed of are required by law to have the doors removed.*

DO NOT PLACE ITEMS NEXT TO DUMPSTER. IF IT WON'T FIT IN THE DUMPSTER, DO NOT LEAVE IT.

SIGNS

Section 4.9 of the Condominium Declaration contains restrictions regarding signs and should be reviewed by all Residents. The Board of Directors has approved the use of up to four (4) temporary "Open House" signs which may be placed in the Common Elements on the day in which a bona fide open house event is to be held. Such signs must no larger than 18" by 24", and must be professional in appearance. Either a real estate firm or the homeowner may place the temporary signs. The signs may be in place during daylight hours and must be removed by dusk or when the real estate agency representative leaves the property, whichever comes earlier. If signs are not removed by dusk, they may be removed and disposed of by the Association. No advertisement, notices, etc. shall be allowed in windows or on doors. A 3"x5" card may be posted on the bulletin board (dated) for approximately three (3) months. No commercial advertising is allowed.

USE OF SWIMMING POOL/SPA

Residents and their guests using the pool do so at their own risk. The Association, its directors, officers and agents will not be responsible for injuries sustained by persons in or about the pool or spa. Anyone using the pool is required to do so in a manner considerate of others and to comply with the following rules for safety, hygiene, and prevention of added repair and maintenance costs:

- Children under the age of 14 may not use the pool or spa unless accompanied by an adult Resident at all times. No diapered persons are allowed in the pool or spa at any time.
- Pool area gates and doors are to be closed and locked immediately after entry/exit (according to State Law).
- All residents must have a key/card in their possession while using pool/fitness or community room.
- Residents shall not provide pool area key/cards to non-residents at any time. Lost key/cards will be replaced at a substantial charge to be determined by the Board of Directors.
- Individuals using the pool or pool area shall remove their own trash from the pool area.
- No glass containers or glassware of any type are allowed in the pool/spa area.
- No diving, running, pushing, scuffling or horseplay is permitted in the pool area.
- Rafts, floats and other items belonging to users of the pool or pool area shall be removed

when leaving the pool area.

- Radios or tape players, battery operated only, used in the pool area must be operated at a volume that does not create a nuisance or interfere with the enjoyment of others.
- Foreign or objectionable matter will not be placed in the pool or spa.
- Pool hours are from 6:00 a.m. to 10:00 p.m.
- Pets are not allowed in the pool area.
- Facilities are used at resident's own risk; no lifeguard is on duty.
- Residents must accompany their guests (4 max) in the pool/spa area. Residents are responsible for the actions of their guests in all Common Elements.
- Life preservers are to be used only in case of an emergency; not as a toy.
- All users of the common facilities will, at all times, be required to wear proper attire while using the facilities. Specifically, appropriate footwear shall be worn on the pool deck area and bathing suits (no cutoffs) shall be worn in the swimming pool and spa.
- Lawn furniture will not be removed from the pool areas.
- Smoking is allowed in marked designated areas only. Smoking will not be permitted elsewhere within the pool area.
- If a solar cover is on the spa, Residents need to replace the solar cover immediately after use.
- No alcoholic beverages are allowed in the pool area without the prior written consent of the Board, which consent may be conditioned upon providing guards, insurance or other restrictions imposed by the Board. Persons under the influence of alcohol or drugs are not allowed in the spa, pool, or the pool area.
- Persons having infectious skin diseases, open sores, eye, nasal or ear discharges are not allowed in the pool or spa. Persons using prescription medications or persons with health problems, heart disease, or pregnant women should consult a physician before using the spa.
- Persons should spend no more than ten (10) minutes in the spa at any one session.
- No motorcycles, bikes, motor scooters, minibikes, mopeds, gopeds, rollerskates, rollerblades, skateboards or other equipment of similar nature are permitted in the pool area.
- The Association is not responsible for lost or stolen articles.

BBQs

Private BBQ grills (other than electric) may not be used. When using grills provided by the Association, please follow the instructions for use carefully. Turn off after use!! Clean grill and BBQ trays after each use. Hours of use are from 8:00 a.m. to 10:00 p.m. only.

USE OF FITNESS ROOM

The following rules shall apply to the use of the fitness room:

- Children under the age of 14 may not use the fitness room unless accompanied by an adult Resident at all times.
- ALL PERSONS USING THE FITNESS AREA DO SO AT THEIR OWN RISK. The Association, its directors, officer and agents will not be responsible for injuries sustained by persons resulting from the use of the fitness area.
- Before exercising, persons should consult their physician.
- Fitness area doors are to be closed and locked immediately after entry/exit. All residents must have a key/card in their possession while using pool/fitness or community room.
- Residents shall not provide key/cards to non-residents at any time. Lost key/cards will be replaced at a substantial charge to be determined by the Board of Directors.
- Individuals using the fitness area shall remove their own personal items and trash from the area.
- No glass containers or glassware of any type are allowed in the fitness area.
- Radios or tape players used in the fitness area must be operated at a volume, which does not create a nuisance or interfere with the enjoyment of others.
- Foreign or objectionable matter will not be placed in the fitness area.
- Pets are not allowed in the fitness room.
- Residents must accompany their guests (2 max) in the fitness area. Residents are responsible for the actions of their guests in all Common Elements.
- All users of the common facilities will, at all times, be required to wear proper attire while using the facilities. Specifically, appropriate workout attire and footwear shall be worn when using equipment.
- Fitness equipment will not be removed from the fitness room.
- No smoking is allowed in the fitness room area.

- The Association is not responsible for lost or stolen articles.

USE OF COMMUNITY CLUB ROOM

The following rules shall apply to the use of the Club Room:

- The Club Room may only be reserved by Residents.
- No recurring reservations will be allowed except for groups whose membership is limited to Residents and whose usage is limited to no more than once a month.
- When the Club Room is reserved, the pool, deck and spa will be open for use by all Residents, and cannot be exclusively used by the reserving group.
- Reservations for the Club Room shall be made through the Management Company.
- No political, religious or commercial use is permitted, and no fees may be charged by a Resident for entry or use of the Club Room.
- Residents reserving the Club Room are required to pay the Association a Security Deposit in such sum as is set by the Board of Directors. Except for any part of the Security Deposit which is established by the Board of Directors as non-refundable, the Security Deposit will be returned provided that clean up of the Club Room is satisfactorily completed within 24 hours, or sooner if deemed necessary by the Board of Directors or Management Company, and the Club Room has not been damaged.
- Smoking is allowed in marked designated areas only.
- Use of sound equipment shall be confined to the Club Room and sound shall be kept at reasonable levels as to not disturb the Residents.
- All food and beverages are to be served and consumed in the Club Room and designated patio area only.
- The Association disclaims any liability for personal injury, which may occur to guests using the Club Room.
- The maximum number of guests permitted in the Club Room shall be 12.
- The Association is not responsible for lost or stolen articles.
- Clubroom availability for use by Residents is subject to the marketing and sales rights of Declarant pursuant to the Declaration of Covenants Conditions and Restrictions.

FRONT DOORS AND CORRIDORS

Passages, elevators, staircases, corridors and Common Elements must not be obstructed in any manner. Safety and Fire Department regulations must be observed by all Residents. Temporary

seasonal decorations which are tasteful, in the sole opinion of the Board of Directors, hung on front doors of Units are permitted provided they are fire retardant. No personal items of any kind are allowed in the corridor area or outside the Unit.

PATIOS AND BALCONIES

Section 4.13 of the Condominium Declaration contains restrictions regarding the Patio and Balcony areas adjacent to each Unit and should be reviewed by all Residents. If the Board approves the installation of tile on a Patio or Balcony, the maximum tile thickness permitted is ½” installed. A border edge angle is required at the tile edge to conceal the edge, and the perimeter must be painted to match the handrails. No plants or flowers shall be placed or kept on any Patio or Balcony without the approval of the Board of Directors. Approved potted plants must be set in a dish or similar item to catch any water overflow. No planting is allowed in the common areas. Planted pots will be allowed on patios or walkways as long as they do not create a safety hazard. Potted plants on walkways must be placed on drainage trays. Pots must be emptied and stored when leaving for the season. Unattended pots will be thrown away. Nothing is to be placed on the railings of balconies without written approval of the Board of Directors. Trellises are not permitted on patio, balconies or common area.

WINDOW TINTING AND COATING

Tinting or coating of windows is prohibited. The Board of Directors must approve window screens or sunscreens. Aluminum or brown frames with aluminum, black or brown window screening will be required for approval. Security doors must be black in color. Security door approved designs are Heavy wrought iron is suggested for doors and window guards. Unit owners are responsible for the painting and maintenance of screen doors, security doors, window screens and window guards. Metal kick plates on entry doors are not permitted.

GAS DRYERS PROHIBITED

No gas clothes dryers shall be installed or used within any Unit.

PENETRATION OF FLOORS OR WALLS

Some interior walls of the units encase plumbing, gas, electrical and other pipes and wiring. Damage to one or more units can occur if such pipes or wiring are damaged by nails, screws, bolts or other wall penetrations. Before using nails, screws, bolts or other items that would penetrate interior walls, Residents should contact the Management Company to determine those walls where pipes and wiring may be located. Penetrating the perimeter walls could damage the soundproofing and fire rating to perimeter walls of the Units. Penetrating the floor slabs could cause structural damage to the building or damage the post tension cables that are located within the floor slabs. UNDER NO CIRCUMSTANCES SHOULD RESIDENTS DRILL, CUT, OR CORE THE CONCRETE SLAB OF THEIR GARAGE OR UNIT. TO DO SO MAY CAUSE INJURY IF A POST TENSION CABLE WITHIN THE CONCRETE IS HIT.

CONSTRUCTION/REMODELING

Section 4.3 of the Declaration sets forth restrictions regarding construction and remodeling of the units. Pursuant to Section 4.3.5, Residents must provide the Management Company with certificates of insurance designating the Declarant, the Association, the Board of Directors and any other Person designated by the Board of Directors as additional insureds under the policies.

All approved work must be scheduled with the Management Company. Work is permitted between the hours of 8:00 a.m. and 6:00 p.m. weekdays, and 10:00 a.m. and 5:00 p.m. Saturdays. All debris resulting from construction work must be removed from the building by the contractor or Resident, at the Resident's expense. No construction debris is to be placed down the trash chute or left at the Condominium dumpsters.

ANTENNAS

Antennas and Dishes- Installation of satellite dishes and antennas (collectively "Dishes") shall be in accordance with the Federal Communications Commission (FCC) rules regarding consumer-owned satellite dishes and other types of antennas and must also comply with the antenna policy and resolution, as summarized below. Only the following types of antennas have been approved by the Board:

- a. Direct Broadcast Satellite (DBS): antennas one meter in diameter or less and designed to receive direct broadcast satellite service, including direct-to-home satellite service, or receive/transmit fixed wireless signals via satellite. DBS antennas larger than one meter are prohibited without approval of the Board.
- b. Multi-point Distribution Service (MDS): antennas one meter or less in diameter or diagonal measurement, designed to receive video programming services (wireless cable) or receive/transmit fixed wireless signals via satellite. MDS antennas larger than one meter are prohibited without approval of the Board.
- c. Antennas designed to receive local television broadcast signals (TVBS and data services, including internet access. Masts higher than 12 feet above the roof line are strictly prohibited without approval of the Board.
- d. Antennas must be installed in the residence or on a balcony, terrace, deck or patio and must be shielded from view from the property and neighboring residences to the maximum extent possible. They may not encroach on another property. All visible portions of the antenna and wiring must be painted to match the color of the structure.
- e. Antennas must comply with all applicable city, county and state laws, regulations and code, must be installed pursuant to manufacturer's instructions and must not damage or impair the common elements or integrity of the building. Owner is responsible for all installation and maintenance costs.
- f. Antennas must be properly grounded and secured and placed in a location where it will not come in contact with a power line or obstruct any driver's view of an intersection/street.
- g. Installation of antennas is not allowed to penetrate the exterior of the building,

unless it is necessary to receive an acceptable quality signal. If penetration is necessary, proper waterproofing and sealing are required to prevent structural damage to the building from moisture.

h. The Association will provide owners with ten (10) days' written notice in the event maintenance requires the temporary removal of any antenna. Owners are responsible for removing/relocating/replacing antennas in the required time at owner's expense. The Association is not liable for any damage to antenna caused by Association removal.

i. Owners must complete the appropriate Notice of Installation of Antenna and/or Notice of Oversized Mast Installation within five (5) business days after installing an antenna allowed by these rules. (Blank forms attached.)

j. If the FCC expands the types of antennas that fall under FCC rule, this policy shall encompass those antennas as well.

CERTIFICATION OF ADOPTION

The undersigned, being the Secretary of the Red Rox Condominium Association, certifies that these Rules were adopted by the Board of Directors of the Red Rox Condominium Association on, August 14, 2006.


Secretary, Red Rox
Condominium Association