

**SUNRISE CONDOMINIUM
ASSOCIATION
AKA
SUNSCAPE VILLAS**

**REVISED
RULES & REGULATIONS
APRIL 2014**

INTRODUCTION

These Rules and Regulations are adopted by the Board of Directors of Sunrise Condominium Association (the "Association") pursuant to the authority granted to the Board of Directors of The Association by the Condominium Declaration for Sunrise Condominium, recorded at Recording No. 20051917249, in the records of the County Recorder of Maricopa County, Arizona, as amended from time to time (the "Condominium Declaration"). These Rules and Regulations supersede and replace all prior Rules and Regulations. In the event of any conflict between the Condominium Declaration and these Rules and Regulations, the Condominium Declaration shall control. These Rules and Regulations govern the use of the Common Elements of Sunscape Villas and are in addition to, and no in lieu of, the restrictions on the use of the Common Elements and the Units set forth in the Condominium Declaration. Each Owner, Lessee and Occupant 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. Unless otherwise defined in these Rules and Regulations, each capitalized term used in these Rules and Regulations 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 and Regulations as the "Residents".

MANAGEMENT

The Board of Directors has engaged City Property Management Company 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 Regulations and oversee resolution of violations.

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 and Regulations. The mailing addresses, telephone number, fax number and e-mail address of the Management Company is as follows:

City Property Management Company
4645 East Cotton Gin Loop
Phoenix, Arizona 85040
Phone: (602) 437-4777
Fax: (602) 437-4770

ANIMALS AND PETS

Section 4.5 of the Condominium Declaration contains restrictions on the keeping of pets in Units and the Common Elements. Pets are not allowed in the pool area at any time. Pet owners are responsible for any damage caused by their pet(s) and must clean up after their pets. Pets must be kept on a leash when outside of a Unit. No dog or cat that weighs more than forty (40) pounds may be kept or maintained in a Unit.

Based on Article 6.3 Rules – Board of Directors adopted a new rule 2/24/09 requiring all permitted pets be registered with the Management company. Not more than two (2) pets are allowed in a Unit.

Anyone who owns a pet must register their pet within thirty (30) days of receipt of this letter. If an owner/resident who owns a pet fails to register their pet, the Board may impose a fine. Owners are responsible for their tenants providing the information in a timely manner.

MOTOR VEHICLES

Except for emergency repairs, no motor vehicle shall be repaired in parking areas open or covered. No inoperable vehicles of any kind shall be stored or parked on the Common Elements. A non-current registration is considered an inoperable vehicle. No motor vehicle, which exceeds 8 feet in height or 10 feet in length, shall be parked or stored in any Parking Space. Parking spaces shall be used solely for the parking of authorized vehicles and shall not be used for storage. Motor vehicles of Owners, Lessees and Occupants must be parked in the Parking Spaces allocated to their Unit as Limited Common Elements by the Condominium Declaration or assigned to the exclusive use of their Unit by the Board of Directors.

Based on Article 6.3 Rules – Board of Directors adopted a new rule requiring all vehicles parked in a covered space must have a visible parking permit hanging from the rearview mirror. Owners are responsible for their tenant's compliance. Any vehicle parking in the covered spaces without a visible parking permit hanging from the rearview mirror may be towed at the expense of the owner of the vehicle.

VISITOR PARKING

All Parking Spaces labeled "Visitor" are intended for visitor motor vehicle parking only. "Visitor" Parking Spaces are for "coming and going" traffic only and are in no way associated with secondary motor vehicle parking, occupation and/or storage. Any motor vehicle occupying a Parking Space labeled "Visitor" for a period of time exceeding five (5) consecutive calendar days shall be subject to tow at the sole cost and expense of the owner of the vehicle.

TOWING

The Board of Directors shall have the right to have any automobile, sport utility vehicle, van, truck, recreational vehicle, motorcycle, motorbike, or other motor vehicle parked, kept, maintained, constructed, reconstructed or repaired in violation of the Condominium Documents towed away at the sole cost and expense of the owner of the vehicle. This includes any vehicle parked in a covered space without a visible parking permit hanging from the rearview mirror.

TRASH CONTAINERS

No rubbish, trash or garbage shall be placed or kept on the Common Elements, except in covered containers of a type, size and style, which are approved by the Board of Directors. No rubbish, trash or garbage shall be kept on any Patio or Balcony or outside the front door. Do 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.

SIGNS

No signs are permitted on the interior of a Unit if the signs would be visible from the exterior or interior of the building without the prior written approval of the Board of Directors. No signs of any kind shall be placed or installed on the Common Elements without the prior written approval of the Board of Directors. It is the responsibility of the Owner to make their real estate agents aware of these restrictions.

USE OF SWIMMING POOL/SPA

Use of the swimming pool and spa shall be governed by the following:

- No illegal drugs in the pool/fitness or community room.
- No alcoholic beverages are allowed in the pool/fitness or community room.
- Pool hours are from 6:00a.m. to 10:00p.m.
- Pets are not allowed in the pool area at any time.
- 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 are to be closed and locked immediately after entry/exit (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 used in the pool area must be operated at a volume that does not create a nuisance or interfere with the enjoyment of others. Failure to comply with Security Officer when asked to lower the volume will be a fine of \$185.00.
- Foreign or objectionable matter will not be placed in the pool or spa.
- Facilities are used at resident's own risk; no lifeguard is on duty.
- Residents must accompany their guests in the pool/spa area. Residents are responsible for the actions of their guests in all common areas.
- 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.

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.
- 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 area.
- Facilities are used at Resident's own risk.
- Residents must accompany their guests in the fitness area. Residents are responsible for the actions of their guests in all common areas.
- 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.

FRONT DOORS

Nothing, other than holiday decorations, may be hung on the outside of the front door without the prior approval of the Architectural Committee. No personal items of any kind are allowed in the area outside of the Unit.

PATIO AND BALCONIES

No tile, carpeting or other floor covering shall be installed on any patio or balcony without the prior written approval of the Board of Directors. No BBQ or fire pit may be placed on any patio/balcony in violation of the City of Scottsdale Fire Code. No plants or flowers shall be placed or kept on any patio or balcony without the approval of the Board of Directors. Potted plants must be set in a dish or similar item to catch any water overflow. Doggie doors are not permitted on any Patio or Balcony. No patio or balcony shall be used as a storage area for items or materials that are not customarily intended for use on a patio or balcony, such as bicycles or exercise equipment. Sunscreens and/or sunshades are not permitted on any patio or balcony without the approval of the Architectural Committee. Umbrellas shall be of a neutral color harmonious with and not in conflict with the color scheme of the exterior walls of the Building in which the Unit is located.

SATELLITE DISHES

Satellite dishes and receiving dishes shall not be attached to any portion of the Common Elements or Limited Common Elements without prior written approval from the Board of Directors. Satellite dishes and receiving devices may be placed on a tripod in the patio or balcony of the Unit.

WINDOW COVERINGS

All Unit patio doors and window coverings visible from the exterior of the Unit shall consist of white, non-metallic or reflective material.

WINDOW TINTING AND COATING

Tinting or coating of windows is prohibited. No reflective materials, including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar items, shall be installed or placed upon the outside or inside of any windows of a Unit without prior written approval of the Board of Directors.

PENETRATION OF FLOORS OR WALLS

No Owner, Lessee or Occupant or any other Person (except for the Association) shall penetrate, alter or damage any part of the Common Elements, including but not limited to, the perimeter walls or floor slabs of the Building. Penetrating the perimeter walls could damage the soundproofing and fire rating to perimeter wall 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.

RENTAL OF UNITS

No lease shall be for a term of less than one (1) month. There shall be no subleasing of Units or assignment of leases. All leases must be in writing and must provide that the terms of the lease are subject in all respects to the provisions of the Declaration and the Rules and that any violation of the Declaration or the Rules by the Lessee or the other Occupants shall be a default under the lease. The Owner shall provide a copy of the lease to the Association at least ten (10) days prior to commencement of the lease term. Any Owner who leases his Unit must provide the Lessee with copies of the Declaration and the Rules. The Owner shall be liable for any violation of the Declaration or the Rules by the Lessees or other persons residing in the Unit and their invitees and shall immediately take all necessary actions to correct any such violation.

BICYCLE STORAGE ROOM FACILITY

Due to a limited number of bicycle storage racks available in the Bicycle Storage Facility Room, the association will determine who will be awarded storage privileges based on an annual lottery system. Unit owners/tenants who reside in second floor units will be entitled to two (2) lottery entries and unit owners/tenants who reside in first floor units will be entitled to submit one (1) lottery entry. Each lottery submission represents one (1) bicycle. A \$50.00 fee will be assessed to unit owners/tenants for lost or stolen Bicycle Storage Room Facility keys.