

**Rules
for
Community
Living**

Mountain Park Ranch



Rules for Community Living in Mountain Park Ranch Homeowners Association

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Please refer to the association office and/or MPRHOA website for any changes, updates or amendments to this booklet

Rules for Community Living in Mountain Park Ranch Homeowners Association

INTRODUCTION

Mountain Park Ranch Homeowners Association is a 2,650-acre community which has been carefully planned and constructed with the creation of a top-quality living environment in mind. The master plan includes single family homes, churches, condominiums, town homes and apartments, businesses, in addition to shopping centers, office buildings, schools and parks. Together, these uses provide for a balanced community in which people live, work and play. Today, the association comprises more than 7,000 members.

A Declaration of Covenants, Conditions and Restrictions (the "CC&R's") has been recorded to establish a uniform development plan for Mountain Park Ranch Homeowners Association. Each homeowner's property is subject to the CC&R's that, among other things, provides for the collection of an annual maintenance fee and establishes an Architectural Review Committee (ARC). The annual maintenance fee will be collected on a semi-annual basis on January 1st and July 1st. In accordance with the CC&R's, the Architectural Review Committee has adopted design guidelines (available at the association office) to evaluate all construction in Mountain Park Ranch Homeowners Association to ensure that it is architecturally consistent with the community master plan. This evaluation will be based on an architectural request form provided by the association, submitted by the homeowner/member and inspections by staff and committee members. The homeowner is obligated to answer all questions on the form fully and accurately. Failure to do so, ambiguity in design or faulty measurements could result in a delay of consideration or rejection of the application. Construction should not deviate from the plans approved by the ARC. In the event that changes are required, a new request must be submitted and approved prior to the start of the project. **All approvals are written and never given orally.** All approved work must be completed within ninety (90) days of the date of approval.

Pursuant to Article V, Section 3 of the CC&R's, the Board of Directors has adopted the following

rules and regulations, which are intended to supplement, summarize or detail certain major components of the CC&R's and design guidelines of which all homeowners should be aware. However, in the event of a conflict between these rules and the CC&R's or the design guidelines, the provisions of the CC&R's and the design guidelines shall prevail over any provisions contained in these rules.

These rules establish standards for constructing and remodeling residences and defining community rules concerning property use. The rules also demonstrate the importance each homeowner plays in maintaining the quality environment of Mountain Park Ranch Homeowners Association. Your compliance with these rules is necessary to make Mountain Park Ranch Homeowners Association a lastingly beautiful community.

**Mountain Park Ranch Homeowners
Association**
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Amended by Resolution of the Board of Directors of the Mountain Park Ranch Homeowners Association on January 27, 2009.

Amended by Resolution of the Board of Directors of The MPR Homeowners Association on August 19, 2003.

Amended by Resolution of the Board of Directors of The MPR Homeowners Association on October 23, 1997.

Amended by Resolution of the Board of Directors of The MPR Homeowners Association on July 28, 1992.

Amended by Resolution of the Board of Directors of The MPR Homeowners Association on May 30, 1991.

Adopted by Resolution of the Board of Directors of The MPR Homeowners Association on March 02, 1989.

Every property owner in Mountain Park Ranch is a member of The Mountain Park Ranch Homeowners Association (the "association"), the entity responsible for the management of all common areas and related facilities, and administration of construction activities by homeowners in accordance with adopted design guidelines and standards.

The Board of Directors (the "board") manages the affairs of the association. The board may vary in size from five to eleven members and board elections are held at the annual meetings of the association. The board has a wide range of powers including the ability to adopt rules and regulations and to employ management to assist in the operation of the association.

The Architectural Review Committee (ARC) is established by the board to review exterior improvements within Mountain Park Ranch Homeowners Association, including new construction and modifications to existing properties. Other current committees of the board include the Budget and Finance Committee, the Landscaping Committee, Nomination Committee and a Water Drainage Committee. Other committees may be established to advise the board on specific operational functions of the association.

The association is self-managed with an on-site staff and business office. It is the function of the staff to administer the community rules and policies set forth by the board. The association staff responds to homeowners' concerns regarding violations and enforcement of the CC&R's and overall operation of the planned community. The board, however, maintains the ultimate responsibility for the management of the association.

The requirements, objectives, standards, and procedures contained in these rules are intended to establish and maintain a harmonious community image for Mountain Park Ranch Homeowners Association. Through these rules and the design review process, an attempt is made to achieve a consensus between individual aesthetic judgment and the broader interests of community standards.

The CC&R's state that written approval of the Architectural Review Committee be given before any improvement or change to a site or building exterior of a Mountain Park

Ranch Homeowners Association property is made.

Failure to request ARC approval before beginning any project that alters the exterior of your home could result in a fine regardless if the committee later approves the change to your property. Members planning to make changes should contact the business office or visit the Mountain Park Ranch Homeowners Association website at www.mtparkranch.org to obtain the necessary forms and instructions.

Only the Architectural Review Committee or the board may grant written approval of any improvement or change. In some cases, the Executive Director may also approve a submittal. **Oral approvals are never given.**

New construction or remodeling, including changes in **house color** or any other exterior change, must not occur without the prior written approval of the Architectural Review Committee, the office staff or in some cases the board. The responsibility of these entities is to ensure that the harmonious appearance and high standards of Mountain Park Ranch Homeowners Association are maintained.

Certain subdivisions within Mountain Park Ranch Homeowners Association have amenities, common areas, or other elements unique to that subdivision. In these instances, a "sub-association" is created with its own governing documents and association structure. In some cases, the guidelines of the sub-association will be more restrictive than those of the "master" Association. (Mountain Park Ranch Homeowners Association.) In these instances, sub-association architectural approval, in addition to approval by the association, may be required for a proposed architectural modification. In the event the sub-association does not establish its own architectural guidelines, the Mountain Park Ranch Homeowners Association standards will prevail.

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by these and other local, state, and federal government agencies. The Mountain Park Ranch Homeowners Association and the ARC assume no responsibility for obtaining these reviews, permits, and/or approvals.

The board may, at its sole discretion, grant variances. Variances will be granted only in extenuating circumstances, based upon the determination that a restriction would create an unreasonable hardship or burden upon an owner or that a change of circumstances since the adoption of the CC&R's has rendered such a restriction obsolete. Any activity permitted by variance may not have an adverse effect upon other homeowners and must be in keeping with the high standards intended for Mountain Park Ranch Homeowners Association.

General Principles

The goal of the Architectural Review Committee is to ensure a fair and consistent application of the Design Guidelines. The Design Guidelines promote those qualities which enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography, color, and overall design.

Relationship of structures and treatment of the site must relate harmoniously to adjacent sites and structures that have a visual relationship to the proposed construction, as determined by the ARC.

Neighboring Properties:

The interests of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, preservation of views (not guaranteed), light and air, and other aspects of design which may have an effect on neighboring properties. During the approval process for projects the ARC may ask for input from surrounding property owners to insure

enough information is gathered to make an adequate decision. However, neighbor consent is not necessarily a condition for approval, nor does it, by itself, constitute approval of the request.

Design Compatibility:

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties, and the overall neighborhood setting. Compatibility is defined as harmony in style, scale, materials, color, original design of the developers and construction details.

Workmanship:

The skill and quality of workmanship evidenced in construction or design plans and experience of craftsmanship must be equal to or better than that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and even create safety hazards. The Architectural Review Committee assumes no responsibility for the safety, engineering or livability of new construction by virtue of design or workmanship.

In general, any exterior addition or alteration to an existing residence shall be compatible with the design, character and color of the original structure and includes maintaining the original roofline. Used, stained or aged building materials are prohibited unless part of a planned theme or design specifically identified to the ARC in the application.

Tennis Courts:

Private tennis courts in un-gated subdivisions are not permitted within Mountain Park Ranch Homeowners Association due to the size of the lots and the adverse impact of lights and fences on neighboring properties. Tennis courts have been provided at the three recreation centers for the use and enjoyment of Mountain Park Ranch Homeowners Association residents and their guests.

Awnings (window and retractable awnings) The Architectural Review Committee and/or Staff must review and respond to any submittals related to awnings. Size, colors, methods of attachment and patterns are carefully evaluated to ensure consistent visual character within the development.

(This section applies only to window awnings, not retractable awnings or patio covers)

As with all other elements of the architectural review process, the principal concern with awnings is both their relationship to the individual dwellings as well as their effect on the overall community, and in particular the street scene. The street scene shall be concerned with and shall be treated according to the priority elevations rules discussed in the design guidelines booklet, a copy of which can be reviewed at the association office.

Homeowners who wish to install awnings are to coordinate house color and awning color, to provide a harmonious look, acknowledging that not every awning color complements every paint scheme. Awning trim color must be the same as the primary awning color, and must be one of three approved styles. These styles are straight (no trim), standard trim, or Old English trim.

All fabric is to be 100% acrylic and pulled taut with no exposed framing, grommets or lacing. All seams are to be sewn. Samples of all colors and trim styles are available for inspection in the Mountain Park Ranch Homeowners Association office during normal business hours..

Window Coverings:

No covering material, including but not limited to aluminum foil, reflective glass or mirrors, flags, sheets, blankets, newspaper, plywood, or similar items, shall be installed on the outside or inside of any window of any residence without written approval of the ARC.

Patio Covers and Storage Sheds:

Metal or other backyard storage sheds detached from the house are allowed when they are no higher than the home's surrounding block wall and limited to 100 square feet in area. Architectural review and approval is not required in these cases.

All permanent additions to a home including patio covers and buildings must be submitted to the Architectural Review Committee for written approval prior to construction. Such additions may require a City of Phoenix building permit. A five-foot side yard property line setback is required for covered patios.

Security and Front Doors:

Security doors shall be sturdy and constructed of metal bar and tubing of a color that blends with the existing color scheme of the home. Front door colors must match the existing color scheme of the home, which includes the body or trim or pop out color. Wood doors must be stained a wood color. Installation should ensure that the doors blend with each other.

Double Gates:

Double gates may be installed at Mountain Park Ranch Homeowners Association to allow wider access to back yards. Double gates shall be limited to a ten-foot opening of the same type, design and color and meet the same standards as the existing single gates. Gates should be hung from and swing from pillars and not be attached directly to side fence walls or house walls. Approval of double gates is not an approval of additional parking space or additional driveway area. Double gates may be denied in "zero lot line" subdivisions.

Antennas & Satellite Dishes:

No antenna or other device, including microwave dish apparatus, for the transmission or reception of television or radio signals, shall be installed without prior approval of the Architectural Review Committee or office staff. Dish antennas are limited to less than one meter (3 feet, 3.7 inches) in diameter and must be mounted on the rear half of the house, unless reception is limited. A

letter from your communication company may be required regarding location of the dish. Cables and all attachments shall match the color of the background surface and be properly secured to the structure.

Roof Equipment:

Except antennas, no devices of any type, including evaporative coolers or air conditioning units shall be placed on any roof.

Solar Equipment:

No solar equipment may be installed without the prior written approval of the Architectural Review Committee or office staff. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building architecture. They may be ground or wall mounted behind a party wall. If panels are roof mounted, the top surface should be flush with the roof surface, with all appurtenances recessed into the structure's attic whenever possible. Solar panels should be located on the least visible part of the roof's surface.

Gutters:

Gutters and downspouts may be placed on homes for water diversion. They must be of sound construction and colors must match the portion of the house where they are located.

Painting Options and Specifications:

The body color and the garage color must be the same color. The body is defined as any wall area, including *party walls. This also includes trim/fascia and pop-outs. All pop-outs must be a consistent color and all trim must be a consistent color. The body color and the trim colors may not be switched. A homeowner may choose two trim colors, one trim color, or no trim colors.

*Party wall painting is not required if you back up to or are adjacent to a common area. If you are not certain of common areas, please contact the office for clarification prior to painting.

A homeowner may choose a single body color and apply it to the entire exterior surface of the house. Pop-outs can be described as architectural features that stand out or project from the straight plane of the house. Pop-outs may be located around windows, garages, on front column pillars, and/or at the bottom and/or the top of the house. They can also be described as any small feature where a small shape has been characterized to stand out. It is acceptable to have two adjacent houses painted in the same color.

Exterior color (repaint) of homes must first be approved by the office staff or ARC and conform to an approved color list for each subdivision which is maintained in the association office. Failure to obtain approval before painting could result in a monetary fine and a required paint color change.

A Paint Addendum Form must be attached to the Architectural Review Form and approved by Mountain Park Ranch Homeowners Association Office. Homeowners in a sub-association within Mountain Park Ranch Homeowners Association must obtain approval from that sub-association's Architectural Review Committee and/or Board of Directors prior to any color change. Sub-associations are listed below.

The Townes at Mountain Park Ranch
Keystone
Canyon Reserve
The Landings
Diamond Ridge I
Diamond Ridge II
Estates at the Ranch
Terraces

The association does not review, for prior approval, all landscaping plans for individual single family lots. However, you must obtain approval for any hardscape alterations, which include, but are not limited to, walkways, pony walls, etc. Each homeowner is responsible for keeping his yard neatly trimmed, properly cultivated and free of trash, weeds, dead plants and other unsightly material. Vacant lots will be held to the same standard except for the installation of finished landscaping.

No landscape installation shall alter or block natural hillside or off-lot drainage. Trees that are near any sidewalk, community mailbox, street or anywhere that would be subject to vehicle or pedestrian traffic, must have a clearance of no less than 10 feet above the ground.

While the approval process at Mountain Park Ranch Homeowners Association may not call for homeowners to submit all landscape plans for review, homeowners shall blend their landscape design with the natural desert environment found in the hillside areas throughout Mountain Park Ranch Homeowners Association and the arid region landscaping installed in common areas and along rights-of-way. Natural desert landscaping is not acceptable for yard landscaping. Finished landscaping must be readily identified as either "turf" or "desert."

Homeowners must have landscaping installed within six months of occupancy of their residence. This includes the installation of turf, groundcover, plants or gravel. Native soil is not an acceptable groundcover. If gravel is used, it should be of a natural earth tone, not white, green, blue, red or other bright colors. Artificial grass is acceptable as long as it is of high quality and green in color to match real grass as closely as possible. **(Please also see additional provisions in this booklet that apply to landscaping.)**

Planters and Walkways:

Planters, paved walkways and other hardscape features visible from neighboring property must be reviewed and approved by the Architectural Review Committee. Surface textures and colors should match the paint color and materials of the house. Pony walls (small, non-load-bearing walls) are limited to three feet in height including columns. Pony wall gates are to be compatible in size to the pony wall and recommended to be no higher than the overall pony wall.

Seasonal Decorations:

Exterior decorations can be placed no sooner than 30 days prior to an identified and national or commonly known celebration and removed from view within 30 days after the holiday or event which they celebrate.

Ornamentation:

The use of non-living objects as ornaments in the landscape is generally discouraged, particularly in front or side yards visible from adjacent properties and roads. Such ornamentation includes driftwood, swings, wagons, animal skulls, wagon wheels, wind driven wheels, spinning devices, sculptures, including flamingos, deer, etc. The goal of any landscape improvement is to promote a pleasing and harmonious neighborhood character. Individual expression is permissible so long as it does not detract from this goal.

Water Conservation:

In the landscaping of home sites, occupants are urged to use plant material, irrigation systems, and maintenance practices that conserve water. Although water-conserving landscapes are often associated with a rather arid appearance, a more traditional "green" look can be achieved while still using much less water than typical residential landscapes. This is known as "xeroscape." Seasonal turf yards may go dormant during the winter months, but shall be revived in the springtime around the first part of the month of May.

Signs:

Not more than one "For Sale" or "For Lease/Rent" sign may be placed on a single commercial or residential parcel during the period such property is offered for sale and during which time a contract is pending for its sale, lease or rent. Such signs shall be of the type and content customarily utilized by real estate and/or property management companies (or similar thereto) and:

In the case of residential properties, signs shall have a face area of not more than six square feet and shall be secured to a post having a height of no more than 78 inches, placed in the ground in the front yard of such residence; and in the case of commercial properties, signs shall have a face area of not more than 32 square feet and shall be secured to a post having a height of no more than 78 inches placed in/on the ground anywhere on such property or placed within a window of a building on such property with the

exception of the visibility triangles located on corners and at driveways. All such signs shall further be in compliance with the requirements of the City of Phoenix.

Trash Pickup:

No garbage or trash shall be placed or kept on any lot or parcel, except in covered containers of a type, size, and style which are approved by the City of Phoenix and the Architectural Review Committee. Such containers may not be visible from neighboring property except to make them available for collection. Trash containers can be placed out no earlier than 6pm the day prior to your collection day and brought in no later than 6am the following day. If you have a damaged trash container and need a replacement, contact the City of Phoenix. Please notify the association office that your trash container is being left out for pickup by the City of Phoenix to avoid a violation letter. All rubbish, trash, or garbage shall be removed from lots and shall not be allowed to accumulate. No outdoor incinerators shall be kept or maintained on any lot. The placement of bulk trash for collection by the City of Phoenix is permitted, in accordance with applicable city ordinances.

Maintenance:

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash. Wildflower growth sometimes used in desert landscaping shall be removed at the end of the flowering season and not be allowed to mix with uncut grass. Gravel groundcover used in desert landscaping should be raked when needed to remove debris from

traffic wear and the stone refreshed every five to seven years. Special attention should be given to the appearance of palm trees regarding the trunk and the husk. If the husk becomes loose or missing in spots, the trunk shall be trimmed or "skinned" up to a uniform spot. Dead or hanging fronds and seedpods must be removed when apparent.

Hillsides:

Much of the outstanding visual character of Mountain Park Ranch Homeowners Association comes from the natural desert foothills that meander through the community. The hillside areas help define neighborhoods and serve as visual buffers. The hillsides generally have an open, wrought-iron type fence abutting neighboring houses. The installation of gates from individual residences to the hillside areas is prohibited, unless approved by the Architectural Review Committee or office staff.

Residents and their tenants and guests are to respect and adhere to the hillside signage which stipulates areas open for hiking with restrictions, and sections designated as "No Trespassing" areas. Hikers and walkers must stay on the established trails and no unleashed animals are permitted. No plant of any kind shall be removed from hillsides or common areas.

No children are permitted on the hillside areas unless accompanied by a responsible adult over the age of 18. All residents of Mountain Park Ranch Homeowners Association should be aware that hillsides produce substantial amounts of runoff during rains and care should be taken to learn the locations of natural flow and not change its intended course.

Swimming Pools:

Prior to construction of a swimming pool, a homeowner should contact the Mountain Park Ranch Homeowners Association business office to coordinate the point of construction access to minimize damage to common landscaped areas, natural hillside areas, and common perimeter "theme" walls. A construction bond may be required to insure the access point or wall replacement is properly returned to the original condition. In most cases, residents will be advised to enter through the side yard wall, from the front of their homes.

Pools may not be back washed into the drainage ditches adjacent to hillside areas, common landscaped areas, drainage ways or streets. All backwash water must be retained on the owner's lot or discharged into the capped sewer drain located in the front yard of each home. In the event a hole is made in a wall to backwash into prohibited areas, the association may repair the wall or hillside erosion at the homeowner's expense.

Swimming pool fence requirements are regulated by the City of Phoenix. The city's Building Safety Department should be contacted to determine the safety fence requirements for pools.

Flags & Flagpoles:

Flagpoles in residential areas at Mountain Park Ranch Homeowners Association are limited to 13 feet in height as measured from the surrounding ground level and must have prior approval. Flags must be limited to a reasonable size as determined by the ARC and hung in a manner consistent with the Federal Flag Code. The preferred method is to use brackets mounted on the house or garage to display flags. Commercial properties are allowed to use flagpoles on a limited basis at their complexes. However, they must conform to the recorded tract declaration and design guidelines.

In addition to the American flag, the following flags are also acceptable; an official or replica of a flag of the United States Army, the United States Navy, the United States Air Force, the United States Marine Corps, the United States Coast Guard, the POW/MIA Flag, the Arizona State Flag and the Arizona Indian Nations Flag.

Basketball Goals:

Basketball goals are allowed in back yards only, not front yards. Backyards are described as any area behind a homeowner's party wall. A "party wall" shall mean a wall constructed on or

immediately adjacent to the common boundary of lots and parcels. They should be located near the house to reduce the visual impact from adjacent properties with a minimum distance of 15 feet maintained from any perimeter wall to the pole. All opaque surfaces, including the backboard, metal supports and pole should be painted to match the house color. Portable poles in driveways and streets shall be removed and stored from sight when not in use.

Driveways:

Driveways may not be altered in any way without the prior written approval of the Architectural Review Committee. In many cases, driveways may be widened to a maximum of 27 feet, which will accommodate three vehicles. Driveway expansion must be contiguous to the existing driveway, and of the same color, texture and material. Driveway surfaces exceeding 27 feet in width are prohibited in all cases unless as a part of the original design by the developer. The parking surface shall not exceed 35 percent of the total yard frontage area. ARC approval of wide access gates to back yards does not constitute approval for an additional driveway or approval of parking in the area between the gates and street. Granite or turf areas used to access rear yards may not be used for vehicle parking or show visual evidence of being used as a driveway.

Clotheslines:

Clotheslines or other outside facilities for drying clothes are not allowed unless they are placed exclusively within a fenced yard or otherwise concealed. Such facilities may not be visible from neighboring property.

Play Structures:

Children's play structures may be erected in back yards only subject to approval by the Architectural Review Committee or office staff. Backyards are described as any area behind a homeowner's party wall. A "party wall" shall mean a wall constructed on or immediately adjacent to the common boundary of lots and parcels. The maximum height is ten feet, platform height four feet and the structure must be at least five feet from any wall. Wood structures must remain natural or be painted to match the house. Any shade canopy must be a solid earth tone color or blue. Lighted structures and tree houses are prohibited.

Changes in Lot Grading:

Homeowners should apply to the Architectural Review Committee to assure that any planned re-grading of their lot will not affect the flow of runoff water. Most lots are designed to drain from the back yard to the front and any raising of the front yard grade may cause water to collect and pond in the back yard and cause damage to a residence or adjoining common walls or fences. Backyards are described as any area behind a homeowner's party wall. A "party wall" shall mean a wall constructed on or immediately adjacent to the common boundary of lots and parcels.

Drainageways:

A variety of drainageways have been designed and constructed to collect and move storm water through Mountain Park Ranch Homeowners Association. Some major drainage ways also serve as landscaped corridors, with sidewalks and bike paths connecting neighborhoods, recreation centers and other planned uses.

"Mountain ditches" behind subdivisions move storm water utilizing paved-surface lateral drainageways that run either between yards or in some limited cases, through yards. These drainageways should not be blocked in any way, since any alteration in water flow capacity could result in flood damage. Any alteration of drainageways may be considered unacceptable and corrective action may be taken under the provisions of the governing documents.

Ramadas, Gazebos and Sail Shade Covers:

These back yard structures are permitted subject to approval by the Architectural Review Committee. Backyards are described as any area behind a homeowner's party wall. A "party wall" shall mean a wall constructed on or immediately adjacent to the common boundary of lots and parcels. The maximum under roof area is 196 square feet with a setback of at least five feet from any perimeter wall. The height limit is eight feet for a flat roof and ten feet for a pitched roof. The structure must be painted to match the house color or be left the natural wood color. Some wood types may not qualify for natural wood color. Any roof tile must also match the tile of the house. Sail shade structures must be no more than 196 square feet in total size, which includes all shade structures. Heights and setbacks follow the same specifications as ramadas and gazebos.

General Property Restrictions:

Owners may rent only the entire house. Rental must be made only to a single family, related family or a group of not more than three persons unrelated by blood or marriage. A copy of the lease agreement must be filed with the Mountain Park Ranch Homeowners Association business office along with a Tenant-Occupancy Registration Form containing the telephone number and mailing address of the owner. The board has adopted a monetary fine schedule to ensure this requirement is met. Forms may be obtained from the business office or on-line at www.mtparkranch.org.

In residential areas, no gainful occupation, trade or other nonresidential use may be conducted on an individual homeowner's property. Homeowners will not allow another person to enter their property for the purpose of receiving products or services related to such usage. Garage sales are permitted, however no more than two times per year, unless approved by the association office. Mountain Park Ranch Homeowners Association property owners should be aware the Mountain Park Ranch Homeowners Association board may challenge and resist any application for a rezoning change, variances or use permits issued by a government agency.

Zero Lot-Line Subdivisions have a shared Easement/Ownership Agreement between property owners. The easement rights established by this agreement shall be limited to the rear sideyard and will not be expanded forward beyond the side connecting fence. No change or construction shall take place in this easement area without the approval of the ARC and both property owners.

Pets:

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Also, no structure for housing such animals may be visible from neighboring property. Dogs must remain on leashes at all times while on association property, unless approved in writing by the association. All owners must clean up after their pets, and no pets are allowed in the pool or tennis court areas.

Lakes:

No swimming, wading or fishing is allowed in the lakes at Mountain Park Ranch Homeowners Association. Residents should be aware that chemicals used in the lakes to control algae may be harmful and exposure to these chemicals should be avoided.

Machinery and Equipment:

No machinery or equipment of any kind shall be placed, operated or maintained upon any lot except machinery or equipment used during the period of authorized construction or used for routine property maintenance. This includes auxiliary equipment mounted on a vehicle of any size.

Vehicles, Campers and Boats:

No motor vehicle classed by a manufacturer as a 3/4 ton or more, and/or seven feet high, mobile home, travel trailer, camper shell, off-road vehicle, boat, or other similar equipment or vehicle, including commercial vehicles (unless the commercial vehicle fits the emergency usage criteria under "parking") may be parked, maintained, or repaired on any lot or on any street in Mountain Park Ranch Homeowners Association so as to be visible from neighboring property.

A vehicle shall be deemed "inoperable" if severely wrecked, shows significant or unsafe body damage, is in a state of disrepair, lacks license plates or exhibits expired plates. All motorized vehicles, including ATV's, motorcycles, go-carts and similar vehicles are prohibited from entering onto any common areas including hillsides, bike paths and walkways.

Parking:

On-street parking should be limited to the greatest extent possible. Vehicles of homeowners and their guests are to be parked in garages, or on hard-surfaced driveways. Parking on any unpaved surface is prohibited.

Utility vehicles used for "repair or maintenance" of electrical or water infrastructure can be parked on a street adjacent to a homeowner's property or on a homeowner's driveway if the vehicle is required to be at the person's residence as a condition of the person's employment. The exception only applies if the resident/employee is required to prepare for emergency deployments, the vehicle has a gross vehicle weight rating of 20,000 pounds or less, the vehicle is owned by the municipal utility and the vehicle bears an official emblem or other visible designation of the utility.

Building Repair:

No building or structure shall be permitted to fall into a state of disrepair. Owners of every home or structure are responsible at all times for keeping their buildings in good condition, and adequately painted or otherwise finished. One of the assigned duties of the Mountain Park Ranch Homeowners Association staff is to tour the community and identify properties that exhibit worn, faded or sun-bleached paint and cracked or weathered wood in need of repair and/or refinish and report the adverse condition. A notice will be sent to the property owner asking for a correction of the condition within a reasonable period of time.

In the event any building or structure or any part thereof is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Construction materials and vehicles may be temporarily stored in areas approved in writing by the Architectural Review Committee.

Recreation Centers:

Three recreation centers have been developed for the use and enjoyment of Mountain Park Ranch Homeowners Association residents and their guests. Use by guests is limited. The guest limit for swimming pools is four persons per household; the tennis court limit is three persons per household.

The recreation centers include swimming pools, spas, wading pools, tennis courts, volleyball courts, tot lots and other elements. The recreation centers are owned and maintained by the association and located at 15216 Ranch Circle South (Recreation Center 1), 3939 Ranch Circle north (Recreation Center 2) and at 2578 Thunderhill St. (Recreation Center 3).

Recreation centers hours are from 8 am to 10 pm each day (subject to the weather and maintenance). No loitering is allowed around the recreation centers after 10 pm and enforcement action may be taken if this restriction is ignored. No lifeguards are on duty at the pools, and owners must assume complete responsibility for the conduct, liability and safety of their children and guests and any damage to recreation center property resulting from misconduct. The commercial use of the pools and tennis courts for private lessons is prohibited.

No children under the age of 14 are permitted in the pool area unless accompanied by an adult and children using the wading pool must be supervised by an adult at all times. Other rules pertaining to pool usage are posted at the recreation centers.

Keys permitting entry to the recreation centers are issued only to residents of Mountain Park Ranch Homeowners Association. These keys may not be duplicated. In the event a key is misplaced, or the previous owner fails to provide one, replacement keys may be obtained from the business office for a fee.

If there are residents waiting to use the tennis courts, play should be limited to one hour. Tennis shoes must be worn, and gates should be closed and locked when entering or leaving the courts.

Violation Enforcement

One of the most sensitive issues in a planned community is the enforcement of the CC&R's and other rules which are violated, either knowingly or unknowingly, by residents. Enforcement of Mountain Park Ranch Homeowners Association rules is the responsibility of the board of directors and the board will take the appropriate action, if required, to ensure that violations are resolved.

This summarizes some of the common provisions found in the CC&R's as well as rules established by the board. Cooperation on the part of all residents in following these rules will help to make living in Mountain Park Ranch Homeowners Association more enjoyable.

Please refer to the association office and/or MPRHOA website for any changes, updates or amendments to this booklet.