

Monterey Park Association Villa Monterey Units 5 and 5A
7816 E. Highland Scottsdale, AZ 885251

RULES AND REGULATIONS ADOPTED JANUARY 17, 1989
(Amended April 17, 2007 - September 9, 2008 - October 22, 2012 - June 1, 2015)

The following rules govern the use of Villa Monterey Units 5-5A Pool/Ramada/picnic area, and rules governing other aspects of our Villa Monterey lifestyle.

POOL

- Shareholder: A shareholder is the person(s) named on the Monterey Park Association stock certificate.
- Guests: A guest is anyone that is not a shareholder.
- Guests temporarily visiting or residing with a shareholder must be accompanied by the shareholder when visiting the pool/recreation area, or have in their possession a Monterey Park Association Pool Pass, which can be obtained from any Board member. The only exception to the Pool Pass requirement is a family member living in the shareholder's home in Villa Monterey 5-5A.
- A Pool Pass is intended only for the guest(s) named thereon. Any additional non-residents must be accompanied by a shareholder.
- A non-resident guest, under age 17, must be accompanied by a shareholder or an adult guest Pool Pass holder.
- Pool hours are 7:00 AM to 10:00 PM. The pool is scheduled to be cleaned on Monday and Thursday.
- Maricopa County dictates that our pool is a non-diving pool. Failure to adhere to this regulation could result in suspension of our permits and closure of the pool.
- Glassware is not allowed on the pool deck area.
- All bathers (shareholders and/or guests) using sunscreen must use a towel to protect the pool furniture.
- Use caution on the sidewalks/pool deck during the winter months, as moisture may become icy due to freezing.

RAMADA/PICNIC AREA

- Per Arizona law, smoking is allowed outdoors as long as it occurs at least 20 feet away from entrances, open windows and ventilation systems.
- Radios are not to be used on the pool deck without a headset/personal listening device rendering them inaudible. Music is allowed in the Ramada/pool area during a party or coordinated event as long as the volume level is such that it will not disturb proximate residents.
- No televisions are allowed in the Ramada or on the pool deck area.
- A shareholder is expected to be present with any and all groups using the Ramada area. Shareholders wishing to reserve the Ramada must make a prior reservation with the Ramada Chairperson. The pool and pool deck area are to remain open at all times and cannot be

reserved for private functions and events. A \$100 deposit is required prior to the event and the event host must supply all paper products/utensils. After the event, the Ramada Chairperson will determine if the area is left clean and in the same condition as it was prior to the event. If so, the \$100 deposit will be returned; if not, all or a portion of the deposit will be retained to cover the cost of cleaning.

GATES AND FURNITURE

- When entering or leaving the pool/Ramada area, make sure all gates close firmly behind you. Failure to adhere to this government regulation may result in financial liability and/or pool closure.
- No Ramada/pool furniture may leave the grounds.

PETS

- Pets are not permitted in the Pool/Ramada area.
- All dogs must be on a leash when outside of the home, per Scottsdale city ordinances.
- Do not allow pets on private lawns.
- Clean up after your pet when walking in the neighborhood.
- Be considerate of neighbors by not allowing your pet(s) to make excessive noise.

PARKING

- There are restrictions related to parking of vehicles in carports, driveways, and streets. (Refer to Article II, Section 8, Page 6 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for details.)
- Residents also must abide by City of Scottsdale Parking Ordinances.

CARPORTS

- Carports are intended for the parking of passenger vehicles.
- Garbage and recycle containers, ladders, bicycles and other extraneous objects are not to be stored in carports.

GARBAGE AND TRASH

- Garbage is picked up by the City of Scottsdale on Monday and recycle items on Thursday.
- Do not block streets or sidewalks with refuse containers.
- Refuse should not be placed out before 6:00 PM the day before pick up.

TREES, SHRUBS, AND YARDS

- All shareholders are urged to take pride in the appearance of their property by controlling growth of weeds and other vegetation.
- All shareholders with street sign(s) in a corner of their front yard need to maintain an unobstructed view of the sign(s).
- Shareholders and/or lawn maintenance services must not blow dirt or other debris onto the street. Violators may be penalized by the Scottsdale Police Department.
- Olive-bearing trees need to be sprayed annually in the spring/early summer time.
- All palm trees must be trimmed annually by July 15th.

EXTERNAL BUILDINGS, FENCES AND PAINT

- No unattached structure higher than any wall or fence can be placed on your property.
- Any structural change to a front yard must be approved by the Board and be in compliance with our Historic Designation.
- Plans for the addition of any wall or patio to a front yard must be submitted to the Board for approval. A front yard patio wall can be no higher than 36 inches and must be six feet in from the sidewalk.
- All changes in paint color to the exterior of the home must be approved by the Board.
- Shareholders are responsible to maintain the appearance of their lamp posts. Lamp posts are only to be painted black.