



The Ranch at Prescott HOA

Use Restrictions and Rules Revised

Adopted by the Governing Council

**March 25, 2010 (f. Flagpoles - Revised June 2, 2011) (i. Weed Abatement and Dead Tree Removal – Revised January 23, 2014) (j. Procedures for Vegetation Removal – Revised July 13, 2017)
(Additional Use Restrictions and Rules)**

The following restrictions and rules shall apply to all of the properties until such time as they are amended, modified, repealed or limited by rules of the Association adopted pursuant to the Declaration.

1. General. The Properties shall be used only for residential and related purposes consistent with the CC&R's, this Declaration and any Supplemental Declaration.
2. **Restrictions and Rules.** The following restrictions and rules are hereby adopted by the Governing Council:
 - a. **Holiday Decorations.** Holiday decorations are permitted to be installed without approval of the Association's Architectural Committee; provided however, such decorations shall be installed or erected no earlier than sixty (60) days prior to the subject holiday and shall be removed no later than sixty (60) days after such holiday. All holiday decorations shall be turned off by 11:00 p.m. each night.
 - b. **Lawn and Roof Ornaments.** Except as permitted under Rule 2.a regarding holiday decorations, no lawn or roof ornaments or other decorative items visible from neighboring properties are permitted without the prior consent of the Association. Existing lawn and roof ornaments placed prior to approval of subject Use Restrictions and Rules are grand fathered in and can remain in place until changed or removed.
 - c. **Maintenance and Repair.** Unit owners are responsible for maintaining all aspects of the exterior of their home in good condition and repair including but not limited to painting, roof, downspouts and gutters, decks, fences, exterior windows and doors, driveways, walkways and landscaping. Any changes to the exterior of the home including painting, re-roofing, etc. shall require approval, in writing, of the Association's Architectural Committee.
 - d. **Glass and Glass Treatments.** The installation of non-reflective metallic film (designed to reduce sun and heat) on the inside of windows shall be subject to the approval in writing of the Association's Architectural Committee and shall not have an obtrusive appearance or reflective glare visible on any neighboring lot or parcel. Reflective glass, reflective foil, aluminum foil, newspapers, sheet or towels are not allowed on windows.
 - e. **Outside Storage.** Personal property other than barbecues and lawn

and/or deck furniture' may not be stored outside of a residence or garage unless totally screened from view of neighboring properties. The erection of a play set shall require the review of the Association's Architectural Committee.

- f. **Flags and Flagpoles.** Flagpoles are permitted for displaying the following flags; American, the State of Arizona, other Official State, U.S. Army, U.S. Navy, U.S. Air Force, U.S. Marine Corps, U.S. Coast Guard, POW/MAI, an Arizona Indian Nation, and the Gadsden flags are permitted but are restricted to a flag no larger than 3' by 5' mounted on the outside of a home on a pole no longer than 7' in length or on a free standing pole in the front yard or backyard not greater than the height of the member's rooftop. No more than two flags may be displayed at one time in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10). (Council Approved: June 2, 2011)
- g. **Nuisances - Non-Constructing.** No activity shall be permitted on any lot that may disturb the quiet enjoyment of any other lot. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any property, within the Association, and no odors shall be permitted to arise therefrom, so as to render any such property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. No motor vehicle shall be operated within the Association except by a licensed operator. No motor vehicle or recreational apparatus shall be operated within the Association as to create a loud or annoying noise. No exterior horns, whistles, bells or sirens, with the exception of wind-chimes and except security devices used exclusively for security purposes, shall be located or used on any property located within the Association.
- h. **Auto Maintenance.** No repair or maintenance work shall be performed on any motor vehicle or other equipment except wholly within the enclosed garage. Motor vehicles in an inoperative condition shall not be stored anywhere on the property except in the homeowner's garage.
- i. **Weed Abatement and Dead Tree Removal.** Weeds approximately 12 inches tall and dead trees on properties will be considered a violation as they create a fire hazard. It is the responsibility of the owner to cut or remove grass and weeds in excess of twelve inches (12") high, dead brush and trees which appear dead, dangerous or likely to fall or appear to be infected with infectious diseases, parasites or insects throughout the property and/or is likely to be the source of or act as ignition fuel or fire accelerant, and/or a hazard to the abutting and adjoining neighbor's property. If the owner can provide an expert opinion that the tree is not dead, the tree removal will not be required.
- j. **Procedures for Vegetation Removal.** Unit owners shall contact the Association's management company prior to any substantial vegetation removal as referenced in item i. above, or clearing on an improved or unimproved lot in order to obtain the Association's regulations on proper vegetation removal and clearing for lots within The Ranch at Prescott. Notwithstanding the above, unit owners shall not be required to contact the Association's management company for regular and routine maintenance of vegetation on an improved landscaped lot.