

ISLAND ESTATES HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

This document has been reviewed and approved by the Island Estates Association Board of Directors on June 1, 2019.

The purpose of these Rules and Regulations is to provide the Association Homeowners with a reference document that summarizes and defines the more commonly referenced sections of the CC&R's, the Bylaws of the Association and the Architectural Guidelines.

All homeowners are expected to read and to be familiar with the Documents as listed above. If you have questions or need assistance in interpreting any of the above documents, please contact the Association's Management Company or one of the current Board members. If you believe any homeowner is in violation of an Association rule or guideline, it is your responsibility to submit your concern, in writing, to the Association's Management Company. The Management Company, as a representative of the Board, will confirm the violation and initiate communications with said homeowner to resolve the violation.

RULES AND REGULATIONS

This document is effective as of June 1, 2019, and supersedes all previous Rules and Regulations issued by the Island Estates Association Board of Directors.

GENERAL PROVISIONS

These rules and regulations are hereby adopted under provisions of the Declaration of Covenants, Conditions, and Restrictions for the CC&R's Article 6.3. These documents authorize the Board of Directors to adopt such rules and regulations.

Fines or penalties imposed under these Rules and Regulations shall be enforceable as provided in the CC&R's.

HOMEOWNER RESPONSIBILITIES AND RIGHTS

Each Owner is responsible for his/her actions and conduct and those of his/her family, lessees, guests and pets.

Infractions of the Rules and Regulations by an owner, family, lessee, guest or pet may result in the imposition of fines and penalties.

ASSOCIATION DUES

Monthly association dues are due on the first of each month regardless of whether a statement is received. They are considered delinquent if not received by the 15th of the month and a late fee of \$15.00 will be assessed. Effective July 1, 2018, all payments made to the Island Estates Association will be applied on past due amounts first then the balance will be applied to any amounts currently owing regardless of the classification of the past due amount. Should there be a balance remaining unpaid then a \$15 late fee will be charged. Interest at the rate of 10% per annum is charged on all past due amounts. In an effort to control expense to the association, Statements are emailed only. Any request to be mailed a copy, must be submitted in writing to the Association Manager and approved by the Board of Directors. Mailed hard copies will incur a fee.

ARCHITECTURAL/LANDSCAPING CHANGES

All changes to the landscape of the property that are more than just replacement of existing plants and trees must first be submitted to the Design Review Committee for approval. Mail boxes and flag poles must be preapproved by the Design Review Committee however no fee will be charged for submitting the application.

PARKING AND VEHICULAR RULES

Refer to the language in article 4.15 of the CC&Rs

No motor vehicle shall be constructed, reconstructed or repaired upon any portion of any lot, including driveways or any private street.

No motor vehicle which is abandoned or inoperable shall be kept, placed or maintained on any lot or private street.

The Owner/Tenant may park their motor homes, travel trailers, tent trailers, camper shells or other similar vehicles on the owner's lot or the street directly in front of the owner's residence for a period not to exceed 24 hours for loading and unloading purposes only.

Watercraft, watercraft related vehicles and similar equipment (such as but not limited to boats, jet skis, trailers that transport such water craft registered to the Owner, Lessee or Resident of that lot that are being used on a daily basis, may temporarily park on the street, directly in front of the lot of the Owner, Lessee or Resident or can be parked on the Lot of said owner, Lessee or Resident for up to 5 consecutive days, after which it must be removed for a period of no less than 30 days. CC&Rs section 4.15

Except to the extent otherwise required by law, motor vehicles owned or leased by an Owner, Lessee or Resident of a Lot must be parked in the garage situated on the Lot to the extent space is available in the garage for the parking of such motor vehicles. If space is not available in the garage then may be parked on the driveway constructed as part of the initial construction.

Repeat violators of the above parking rules are subject to tow-away at the Owner's expense. This may include towing and storage expense.

PET CONTROL

All pet owners shall be subject to applicable city, county and state ordinances and to the Island Estates Association Rules and Regulations. Refer to Article 4.11 of the CC&Rs.

All pets must be on a leash not to exceed six feet (6') at all times.

Persons walking pets in the Common Area and private streets are responsible for picking up their pet's excrement immediately.

No pet shall create a nuisance by making excessive noise, barking or biting.

NUISANCE

No rubbish or debris of any kind shall be placed or permitted to accumulate, for any unreasonable length of time at Lots or Residences.

Lots shall be abated from uncontrolled visible weed growth. Landscaping must be maintained at all times.

DISEASES AND INSECTS

No person shall permit anything or condition to exist upon any Lot which may induce, breed or harbor infectious plant diseases or noxious insects.

ANTENNAS

To the extent permitted by applicable law, the installation of antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval of the Design Review Committee.

TRASH CONTAINERS AND COLLECTION

No garbage or trash shall be placed or kept on any Lot except in covered containers of a type, size and style that are approved by the Design Review Committee. Trash containers are to be placed so as not to be visible from neighboring property except for collection and then only after 3:00 PM on the day prior to collection and removed by 8:00 AM the day after collection.

No outdoor incinerators shall be kept or maintained on any Lot.

SIGNS

Except for signs constructed or erected by the Association, no signs whatsoever may be erected, posted or displayed on any Lot in a location that is visible from neighboring property without the prior written approval of the Design Review Committee including any FOR SALE or FOR RENT signs. A written application must be submitted to the Design Review Committee. If approved, the approval will be for a period of 90 days only after which a new application must be submitted.

Political signs may be displayed as defined in A.R.S. 33-1808 no earlier than 45 days prior to an election and must be removed no later than 7 days after an election in accordance with CC&R's article 4.13.

GARAGES

Garages shall be used for parking vehicles only and shall not be used or converted for living or recreational activities.

BASKETBALL GOALS AND BACKBOARDS

No permanent basketball goals or backboards may be constructed, installed, or maintained on any lot (CCR's Article 4.19)

PLAYGROUND EQUIPMENT

No jungle gyms, swing sets or similar playground equipment which would be visible from neighboring property shall be erected or installed on any Lot without the prior written approval of the Design Review Committee.

RENTAL OF LOTS

No Owner may lease less than his entire Lot and the Residence situated thereon. All leases must be in writing per CCR's Article 4.21, Any lease of a Lot or Residence situated thereon must be for an initial term of at least thirty (30) days. A copy of the rental/lease form showing the tenant's name, number of tenants occupying the residence, contact phone number and duration of the contract must be submitted to the HOA Manager within 10 days of the beginning of the rental or lease. Owners attempting to circumvent the rule, knowing tenants are staying less than 30 days shall be subject to a \$500 fine.

SCREENING MATERIALS

All screening materials, whether fences, hedges or walls, shall be maintained and replaced in accordance with the original construction of such improvements as approved by the Design Review Committee.

LIGHTS

No spotlights, floodlights or other high intensity lighting shall be placed or utilized upon any Lot or any structure erected thereon which in any manner will allow light to be directed or reflected on any other property.

WINDOW COVER MATERIALS

Within sixty (60) days after becoming the Owner of a Lot, the Owner shall install permanent draperies or suitable window coverings on all windows facing the street (CCR's 4.24)

FLAGS

An application must be submitted to the Design Review Committee for approval (no fee will be charged). All displays of the American flag must be in a manner consistent with the federal flag code.

MISCELLANEOUS RULES

Garage Sales are not allowed to be held anywhere in the community.

Excessively loud noise will not be tolerated or permitted where it is disturbing to the surrounding residents.

The storage of explosives, fireworks, or non-household flammable or hazardous materials shall be prohibited within the Island Estates development.

No business of a commercial, manufacturing, warehousing or retailing sales nature is permitted within the Island Estates development refer to Article 4.1

Outside clothesline or other outside facilities for drying or airing clothes shall not be erected, placed or maintained on any Lot refer to Article 4.8.

Discharging a firearm, BB gun, pellet gun or using a slingshot to propel missiles of any description is prohibited.

The rules and regulations set forth in this document and the provisions requiring Owners and other persons to obtain the approval of the Board or the Design Review Committee with respect to certain actions are independent of the obligation of the Owners and other persons to comply with all applicable laws, ordinances and regulations, and compliance with these rules and regulations shall not relieve an Owner or any other person from the obligation to also comply with all applicable laws, ordinances and regulations.

Any violation of any state, municipal, or local law, ordinance or regulation pertaining to the ownership, occupation or use of any property within the Property is hereby declared to be a violation of these rules and regulations and subject to any or all of the enforcement procedures as set forth in the Island Estates CCRs.

In the event of any conflict between the rules and regulations and the Association CCRs, the CCRs shall control. Conflicts shall be handled as per Article 10.9 of the Island Estates Association CCRs.

VIOLATION ENFORCEMENT

The enforcement process must be started by a written complaint to the management company by any property owner. The complaint shall contain all available information such as (a) the nature of the rule or regulation being violated (b) the name and/or address of the violator and (c) the date of the violation and, if applicable, a picture of the violation.

Upon receipt of the complaint, the management company will phone the alleged violator and send a follow-up Notice of Violation Letter, based upon the penalty provided under these Rules and Regulations.

All Notice of Violation Letters shall state the following:

1. The rule or regulation alleged to have been violated.
2. The date of such violation.
3. The penalty that may be imposed.
4. The Owner's right to request a hearing.
5. A picture of the violation upon request.

PENALTIES

Unless provided otherwise in these Rules and Regulations, the penalty for violation of each rule or regulation is as follows:

1. First offense (violation of any Rule or Regulation)—Issuance of a Notice of Violation.
2. Second offense (violation of the same Rule or Regulation)—A fine not to exceed \$100 and possible loss of Association voting rights.
3. Third offense (violation of the same Rule or Regulation)—A fine not to exceed \$250.00.
4. The fine shall be increased by 25% for each continued violation of the same Rule or Regulation.

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| STARTUP FEE* | \$150.00 |
| TRANSFER FEE/DOCUMENTATION | \$ 50.00 |
| DESIGN REVIEW FEES | |
| PLAN REVIEW | \$500.00 |
| *IMPROVEMENT/CHANGE REVIEW | \$150.00 |
| HOME OWNERS ASSOCIATION DUES | \$75.00 per month |

Dues are due the 1st day of every month. They are considered delinquent if not received by the 15th of the month and a late fee of \$15.00 will be assessed. Effective July 1, 2018 all payments made to the Island Estates Association will be applied on past due amounts first then the balance will be applied to any amounts currently owing regardless of the classification of the past due amount. Should there be a balance remaining unpaid then a \$15 late fee will be charged. Interest at the rate of 10% per annum is charged on all past due amounts

***HOA ASSOCIATION LATE FEES are \$15.00 per month.

NON-COMPLIANCE & VIOLATION FEES – per the Non-compliance Policy

*A startup fee and transfer fee are charged each time a property changes ownership.

*No fee will be charged for the following:

Mail Boxes

**Plant replacements or additions

**Replacement rock/ground cover

Solar Panels

Signs

** Do not have to be submitted to Design Review

Revised and reviewed June 1, 2019