SUNTREE EAST HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS

Revised: February 2022

The following Rules and Regulations have been developed by the Board of Directors, based on the Covenants, Conditions and Restrictions, dated November 21, 1985, to provide a comprehensive explanation of use and restrictions.

It is imperative that Suntree East residents (owners and tenants) take the time to read, understand and comply with this governing document to ensure enjoyable living conditions for all residents, to maintain a visually pleasant environment and protect the property values of Suntree East.

Residents and tenants failing to comply with these documents may be subject to monetary penalties and appropriate legal action as deemed necessary.

For this document the abbreviations of the following shall be used.
STE: SUNTREE EAST
SRCA: SCOTTSDALE RANCH COMMUNITY ASSOCIATION
CC&R's: COVENANTS, CONDITIONS & RESTRICTIONS

TRASH CONTAINERS & DUMPSTERS
Refer to: Article IV, Section 2, Page 15 SRCA, CC&R's

Trash and recycling containers shall be placed outside on the street the evening prior to the day of collection and must be removed by the evening of the same day of collection. When containers are not out on collection day, they must be stored where they are not visible from the street or neighboring property.

1. Items placed out for bulk pickup shall follow City of Scottsdale regulations and must not be placed on the grass in the common area. All bulk items shall be placed at the curb line or the driveway of the resident
2. Residents before beginning remodeling or construction that requires the use of a dumpster must submit the appropriate request form to both STE & SRCA for a permit for the dumpster. Construction dumpsters and non-motorized moving pods must be placed in the driveway, not on the street. Permits for the dumpster are for 60 days, but may be extended to a maximum of 90 days by the management company and the board of directors from STE.

PETS

Refer to: Article 10.8, STE CC&R's

1. Pet owners are responsible for the clean up after their pets.
2. Pet waste must be bagged and placed in garbage containers.
3. All dogs and cats must be on a leash when walking in the common areas.
4. Loose dogs and cats will be considered strays and will be subject to Animal Control being notified for pickup, and any expense will be borne by the pet owners and will be in addition to monetary penalties levied.
5. Persistent barking for extended periods of time is subject to fines.
6. Owners will be responsible for any damage caused by their pets.

DRIVING & PARKING

Refer to: Article 9, STE CC&R's

1. A maximum speed of 20 mph within the boundaries of STE, must be observed by all residents, visitors, and vendors. Speeding, offensive or reckless driving by residents or guests may incur a fine. The fines for speeding or reckless driving within the association boundaries may be written by a Board member after viewing the speeding or reckless driving vehicle or after multiple reports of speeding or reckless driving viewed by other residents.
2. Driveway must be used for parking.
3. All vehicles that are parked within the boundaries of STE must be operable and have current registration tags.
4. Overnight street parking between the hours of 12:00 AM and 6:00 AM is prohibited. Exceptions will be made only with prior approval from the Management Company via telephone (602-943-2384) or by email, and will be for a limited period. Residents must provide the make and model of the vehicle and the license plate number. Vehicles granted an exemption shall park the vehicle at the pool parking lot. A permit will be issued by the management company and must be displayed in the rear window when parked in the lot.
5. No mechanical repairs or maintenance will be permitted on the premises except for quick minor repairs, such as changing a flat tire, replacing a battery, replacing lights, window replacement etc.
6. No recreational vehicles, such as motor homes, campers, boats, trailers, and commercial vehicles may be parked within the boundaries of STE between the hours of 12:00 AM and 6:00 AM unless prior approval from the Management Company is obtained and only on a temporary basis, maximum of 3 consecutive nights.
7. Vehicles when parked at the curb line must be parked with the direction of traffic flow.
8. When parking pick-up trucks on the driveway, please park as close to the overhead garage door as possible so that the public way is not blocked.
9. Vehicle covers are not permitted on vehicles parked within STE.
10. Any vehicle parked within the boundaries of STE between 12:00 AM - 6:00 AM may not display any type of commercial or business advertising on said vehicle. Magnetic covers may be used to cover business name on vehicles.

GARAGE DOORS
Refer to: Article 10.13, STE CC&R's

To help deter unlawful entry to your residence, garage doors must be kept closed, except for ingress and egress or when the homeowner or contractors hired by the homeowner are working in the garage. During the extensive heat of the summer months, the door may be raised one (1) foot from the concrete floor to allow for ventilation.

SIGNS
Refer to: Article 10.7, STE CC&R's

No sign of any kind shall be displayed for public view on or from any residence, or in the common area without prior consent from the Board of Directors except as required by law. One for sale or for lease sign is permitted **behind the front pony wall only**.

FLAGS & BANNERS
Refer to: SRCA Architectural Guidelines

EXTERIOR APPEARANCE
Refer to: Article 10.4, STE CC&R's

1. Tables and chairs are permitted in the homeowner's front courtyard or entryway, Tables and chairs shall not remain in the front lawn common area of a home for overnight periods.
2. All outside walls, gates and fences shall be painted or stained in accordance with the color scheme on file at the Scottsdale Ranch office.
3. Holiday decorations must conform with Scottsdale Ranch requirements.

NUISANCE/ACTIVITY
Refer to: Article 10.9, STE CC&R's

1. No resident or guest shall permit a radio, stereo or television or any other device or activity to be loud enough to disturb other residents either from his/her residence, pool area, parking area or other common areas. The City of Scottsdale nuisance ordinances should be adhered to for enforcement.
2. No wheeled activities (such as skateboarding) shall interfere with health and safety of the residents.
3. No one is permitted to climb walls or fences in the common areas at any time.

POOL & HOT TUB RULES

1. The following pool rules and regulations have been set up for the health and safety of the owners and guests and to prevent damage to the pool. Please adhere to all posted pool rules and regulations.
2. An adult must accompany all children under the age of 14 for the safety of the child while at the pool or hot tub spa.
3. Children age (5) five or younger are not permitted in the hot tub spa per the Maricopa County Board of Health.
4. Swim diapers must be utilized on any child that is not toilet trained.
5. In compliance with the Maricopa County Board of Health and Safety, the pool gate must be locked when not in use.
6. Glass of any kind is not permitted in the pool area.
7. All requests for pool parties must be submitted to the Property Management Company at least two weeks prior to the event and at the discretion of the Board for approval. A refundable security deposit of $100 will be required. All damages incurred will be at the expense of the owners.
8. Pool use is restricted to Suntree East residents and their family and guests.
9. Pool hours are 5 am – 11 pm daily.
10. Running, horseplay, spitting, or obscene language will not be tolerated.
11. No pets, except service dogs are allowed in the pool area
12. No diving is permitted in the pool.
13. Suntree East will strictly enforce the City of Scottsdale curfew regulations
14. Pool toys, floats, etc. shall be removed from the pool when not in use
15. Residents are responsible for removal of all trash/debris and for any damage to the pool area.

GATE REMOTES & POOL KEYS

1. All gate remote controls are for owners and residents of Suntree East.
2. Report all losses or thefts to the Management Company. Gate remote for leased properties shall be provided by the property owner. Only the Property Owner can purchase replacement remotes from the Management Company. For security purposes do not give out your remote to guests or friends.
3. All pool keys are for owners and residents. Report all losses or thefts to the Management Company. Pool keys for leased properties shall be provided to the lessee by the Owner and only through the Management Company. Replacement keys can be purchased from the Management Company and only by the owner.

ABSENTEE OWNER PROPERTIES

Refer to: Article 10, STE CC&R's

For either rented or leased property or when an owner is a seasonal resident and is not residing on the property for extended periods of time (Meaning 6 months or longer) the property must be properly maintained.

It is owner's responsibility to ensure the Association has a current signed copy of the lease agreement on file to include the following information:

1. The name and contact information for any adults occupying the unit, the time of the lease (including the beginning and end dates of the tenancy), and a description of the license plate numbers of the tenants' vehicles.
2. The occupants have a copy of the CC&R's, Bylaws and Rules and Regulations pertaining to the community.
3. No residence owner or other person shall be permitted to lease or otherwise grant occupancy rights to a residence for a term less than 30 day and then only to a single-family unit. No lease or occupancy agreement for a residence may be for less than the entire residence. No more than two rentals per calendar year are permitted.
4. Upon commencement of the lease, the Owner shall submit a tenant registration form, along with a fee of $25.00 for each new tenant and each new lease to the Association in the amounts allowed by A.R.S. 33-1806.01.

ANTENNAS / SATELLITE DISHES

Refer to: SRCA Architectural Guidelines