

SHANNON CLUB HOMEOWNERS ASSOCIATION AMENDED RULES AND REGULATIONS AND FINE SCHEDULE

WHERE AS and in accordance with the rights granted by A.R.S. Planned Communities 33-1803 of the State of Arizona, which states that, "After notice and opportunity to be heard, the Board of Directors may impose reasonable monetary penalties on members for violations of the Declaration, Bylaws, and Rules and Regulations of the Association," the Board of Directors of Shannon Club Homeowners Association hereby adopts the following amended Resolution setting forth the standards under which fines shall be imposed upon the Owners of Record of properties within the Shannon Club Homeowners Association.

WHERE AS, to better carry out such responsibilities, the Board deems it necessary to amend the June 1999 Shannon Club Homeowners Association Rules and Regulations as follows:

Violations as specified in the Shannon Club Covenants, Conditions & Restrictions (CC&Rs), Bylaws, and Rules and Regulations, as adopted by the Board of Directors, shall be determined: (1) By a written and signed complaint submitted by a homeowner to the Association Management Company that includes the page and section from the governing document that supports the alleged violation and the date and approximate time the alleged violation was observed or (2) During but not limited to a Board or management company inspection of the properties.

Once a Violation(s) has been duly noted, letters shall be sent to the owners and applicable tenants advising them of the violation(s) and giving them a reasonable time period of ten (10) business days from the date of the letter to correct the violation(s).

At the end of ten (10) business days, or within a reasonable amount of time thereafter, an inspection shall be performed upon the properties in violation. Those properties that continue to be non-compliant with the CC&Rs, Bylaws, and Rules and Regulations of the Association shall be sent a "Notice of Hearing" advising that the violation(s) is subject to fines or corrective action as approved by the Board of Directors. The owners of record of a property in violation will be advised of their right to be heard by either appearing at a Board meeting or responding in writing or by e-mail before any fines may be imposed.

It is the owner's responsibility to inform family members, guests, and tenants of these Rules and Regulations. All notices of violations will be sent to the owner. It is the owner's responsibility to ensure that the violations do not continue. All fines will be imposed on the owner of the Lot and collected from the owner.

Priority of Declaration (CC&Rs): The provisions of the Declaration shall have priority over these Rules and Regulations. Any provision of these Rules and Regulations that is contrary to or inconsistent with the Declaration (as amended from time to time) shall be void and inapplicable to the extent of such inconsistency.

ARCHITECTURAL

Any exterior change to a structure and/or Lot, including paint, requires prior approval from the Architectural Committee. Failure to obtain such prior approval may result in an initial fine of \$100.00. Failure to cure the violation in thirty (30) days may result in an additional \$50.00 fine, which may continue to be imposed every thirty (30) days the violation remains uncorrected.

The owner is responsible for maintaining the yard free of weeds and trash. Violation may result in an initial fine of \$25.00 with an additional fine of \$10.00 for each day the violation remains uncorrected.

Seasonal decorations may be displayed two (2) weeks prior to the relevant holiday and must be removed two weeks following that holiday with the exception of Christmas. Christmas decorations may be displayed immediately following Thanksgiving and must be removed no later than January 5th. Failure to remove seasonal decorations in the allowed time frames may result in an initial fine of \$25.00 and an additional fine of \$10.00 for each day the violation remains uncorrected.

Portable basketball hoops may be used so long as they are maintained in good condition and with sufficient ballast to prevent them from falling over. Damaged basketball hoops must be promptly repaired or removed. Violations may result in a fine of \$25.00 and an additional fine of \$10.00 for each day the violation remains uncorrected.

COMMON AREAS

Violation of the following Common Areas Rules and Regulations may result in an initial fine of \$25.00 with an additional fine of \$10.00 for each subsequent day the violation remains uncorrected and such continuing penalties shall continue to accrue until the owner(s) notifies the Board of Directors that the violation has ceased and the Board has so confirmed.

No commercial signs except for one "For Sale" or "For Rent."

No soliciting or peddling.

No alcohol shall be permitted in any common area.

The cost of damage to vegetation or any hardscape in the common areas by owner, their children, tenants, guests, guests of tenants, or pets will be paid by the owner, plus any imposed fines required to repair the damage.

Plants in common areas are to be maintained by landscapers contracted with the Association. Owners are restricted from planting, removing, pruning, or trimming

any vegetation in common areas unless requested and approved in writing by the Board of Directors.

NOISE AND ODORS

Violation of the following Noise and Odors Rules and Regulations may result in an initial fine of \$25.00 with an additional fine of \$10.00 for each subsequent day the violation remains uncorrected and such continuing penalties shall continue to accrue until the owner(s) notifies the Board of Directors that the violation has ceased and the Board has so confirmed.

All homeowners and/or occupants and members of their families and guests shall conduct themselves in a manner that will not interfere with the privacy and peaceful enjoyment of any other homeowner or occupant.

Noise levels and offensive odors emitting from any Lot shall be kept to a level that does not disturb adjacent homeowners or occupants.

Yard maintenance, carpentry, repairs, and any other activity involving audible noise will be done only between the hours of 8:00 AM and 10:00 PM.

PARKING AND VEHICLES

Parking on the streets of Shannon Club other than in designated, marked parking spots between the hours of midnight and 6:00 AM is strictly prohibited. Failure to comply may result in an initial fine of \$25.00 with additional fines of \$25.00 per day until the violation is corrected. Vehicles parked on the streets other than in designated, marked parking spots between midnight and 6:00 AM are also subject to towing (at the owner's expense) with or without notice.

Motor-homes, campers, boats, trailers, and any other recreational vehicles are permitted to park within Shannon Club for a 24-hour period for the purpose of loading or unloading. If possible, recreational vehicles should be parked in the driveway during the 24-hour period. Failure to remove any recreational vehicle following the expiration of the allowed 24-hour period will result in an initial fine of \$25.00 with additional fines of \$25.00 per day until the violation is corrected.

All vehicles, including trailers (loaded or empty), motor-homes, campers, boats, and other recreational vehicles, are prohibited from parking on any part of any Lot except for the driveway or garage. Parking of any vehicle on any part of any Lot except the driveway or garage may result in an initial fine of \$50.00 with additional fines of \$25.00 per day until the violation is corrected.

Any motorized vehicle driven or parked in Shannon Club must be currently licensed in compliance with Arizona Motor Vehicle requirements. Dirt bikes, ATVs, motorized scooters, and any other vehicles not meeting requirements for

licensing and/or operation on public roadways under Arizona State law may not be operated on Shannon Club streets and common areas. Violation may result in an initial fine of \$50.00 with additional fines of \$25.00 per day until the violation is corrected.

Inoperable vehicles may not be parked in driveways or designated, marked parking spots in Shannon Club. An inoperable vehicle is defined as one which cannot be driven under its own propulsion, and/or lacks functioning features as listed in State of Arizona Motor Vehicle requirements for vehicular operation on public roadways. Storage of such vehicles may result in an initial fine of \$50.00 with additional fines of \$25.00 per day until the violation is corrected.

Commercial vehicles may not be parked in driveways or any other part of any Lot or on any streets and common areas within Shannon Club at any time. Commercial vehicles may only be parked in a garage. Violation may result in an initial fine of \$50.00 with additional fines of \$25.00 per day until the violation is corrected.

PETS

Violation of the following Pets Rules and Regulations may result in an initial fine of \$25.00 with an additional fine of \$25.00 for each subsequent day the violation remains uncorrected and such continuing penalties shall continue to accrue until the owner(s) notifies the Board of Directors that the violation has ceased and the Board has so confirmed.

Pets are limited to a reasonable number of common household pets such as cats, dogs, caged birds, etc. No livestock, poultry, or other farm animals are allowed.

Pets must be on a leash at all times when outside the confines of a home or fenced area.

Pets are not allowed to constitute a public nuisance (i.e. a dog that frequently or for continuous duration howls, barks or makes other sounds, or threatens other homeowners).

Pet waste must be removed from all areas, including the enclosed patio areas, of any Lot in a timely manner (i.e., frequently enough to avoid disturbing adjacent homeowners or tenants). While walking pets within Shannon Club, pet waste must be immediately removed from any area within Shannon Club.

Pets are not allowed in the pool area at any time.

POOL

Violation of the following Pool Rules and Regulations may result in an initial fine of \$25.00 with an additional fine of \$10.00 for each subsequent day the violation remains uncorrected and such continuing penalties shall continue to accrue until the owner(s) notifies the Board of Directors that the violation has ceased and the Board has so confirmed.

Entrance to the pool area is allowed only through the gate. Climbing over the wall or fence or on any trees surrounding the pool area will be considered a violation.

Pool hours are strictly enforced according to hours posted in the pool area.

No glass of any kind is allowed in the pool area.

No rough-housing, running, disorderly conduct or offensive language in the pool area.

No bicycles, scooters, or skateboards are allowed in the pool area.

Trash must be disposed of in the trash receptacles provided.

No hairpins.

No loud music.

No alcohol.

No firearms.

Anyone under the age of 14 must be accompanied by an adult 18 years or age or older.

A pool key issued to an owner is not to be loaned out to anyone else. Residents must accompany guests to the pool.

Rescue equipment is for emergency use only.

Food is to be consumed only in the picnic area.

Vandalism, destruction, or theft of any pool equipment or property shall be considered a violation of pool rules and regulations and may also result in an additional fine sufficient to replace or repair such stolen, destroyed, or damaged equipment or property.

TRASH

Trash cans and recyclables cans are to be removed from the streets within twenty four (24) hours of collection and stored either in the garage or backyard. Trash cans or recyclables cans may not be stored on the side of a house or anywhere on any Lot where the trash can or recyclables can is visible from the street. Failure to comply with the twenty-four (24) hour deadline may result in an initial fine of \$25.00 with additional fines of \$10.00 per day until the violation is corrected.

Adopted on: January 24, 2008

President: [Signature]

Witness: [Signature] / Assoc. Mgr.

Witness: _____