



Community Standards for Conduct

On January 8, 2018 the Ranch Association Board of Directors approved revisions to the Community's Standards for Conduct.

The original Standards for Conduct were approved by the Board on March 7, 2016. After more than a year in effect, a review process began last spring to determine if the 29 conduct standards were clearly written, from an enforcement perspective, or needed to be revised to conform to practice and application in the community; edits to most of the standards resulted.

Please take the time to review the new revised Community Standards for Conduct. As part of this initiative, the following Standards for Conduct provisions were revised:

DCR-00 Basketball Hoops

DCR-01 Bulk Trash

DCR-02 Business, Hobby, or Other Uses Including Garage Sales

DCR-04 Construction and Community Work Hours

DCR-06 Flags

DCR-07 Laws: Local, State or Federal

DCR-09 Motorized Vehicles & Drones

DCR-12 Parking

DCR-16 Property Modification, Including Exterior Remodeling and Repairs

DCR-18 Rental of Property in the Association

DCR-19 Seasonal, Holiday and Celebratory Decorations

DCR-21 Signs-Other

DCR-22 Signs – Political

DCR 23 Signs – Real Estate

DCR-24 Speeding

DCR-26 Trash and Recycling



Introduction

Pursuant to the *Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Ranch* recorded in the Official Records of Maricopa County at Instrument No. 1999-0673267 ("CC&Rs"), the DC Ranch Association Board (the "Board") on behalf of DC Ranch Association ("Association") and its Members, is responsible for implementing and enforcing standards for use, conduct, maintenance and architecture for all neighborhoods, including sub-associations, and common areas at the Ranch. The purpose of these DC Ranch Standards for Conduct ("Standards") is to facilitate a safer community, and further the DC Ranch Community Values that residents cherish and staff strives to uphold.

The Standards are more than a static recitation of rules. Rather, rulemaking procedures allow for a dynamic process that recognizes changes may be appropriate as the community continues to grow. This comprehensive document, adopted by the Board, provides a summary of current rules, specifically including use and conduct restrictions as set forth in the CC&Rs at Article III, and the related penalties that impact the homeowner ("Members") and other residents in the community, including those who rent or lease property within the Association, as well as the service providers, visitors, and guests that visit the community.

Voluntary compliance with the Standards is strongly preferred and will be encouraged with education and communication. When further enforcement is necessary, a progressive enforcement process is utilized, as outlined in the CC&Rs at Article VII, Section 7.5 and herein. The Board may escalate penalties in certain circumstances, including the deactivation of transponders and loss of other privileges, at its sole discretion, notwithstanding any of the guidelines or suggested penalties contained in this document.

In sub-association neighborhoods, compliance to the Standards are under the jurisdiction of the sub-association and DC Ranch Association. Sub-association standards may be more restrictive. Questions should be directed to the sub-association property management first before addressing a concern with DC Ranch Association. Please visit DCRanch.com/Governance for the current contact list of sub-association property managers.

DC Ranch Standards for Conduct

Index

DCR-00	Basketball Hoops
DCR-01	Bulk Trash
DCR-02	Business, Hobby, or Other Uses to include Garage and Yard Sales
DCR-03	Civil Dialogue
DCR-04	Construction and Community Work Hours
DCR-05	Disposal and Dumping
DCR-06	Flags
DCR-07	Laws: Local, State, or Federal
DCR-08	Livestock, Poultry and Domestic Pets
DCR-09	Motorized Vehicles & Drones
DCR-10	Nuisance
DCR-11	Organized Sports
DCR-12	Parking
DCR-13	Pets Off Leash
DCR-14	Pet Waste
DCR-15	Pool or Water Feature Backwashing or Draining
DCR-16	Property Modifications, Including Exterior Remodeling and Repairs
DCR-17	Recreational Vehicles/Campers/Boats/Trailers
DCR-18	Rental of Property in the Association
DCR-19	Seasonal, Holiday and Celebratory Decorations
DCR-20	Signs-Builders (Custom Lots)
DCR-21	Signs-Other
DCR-22	Signs-Political
DCR-23	Signs-Real Estate
DCR-24	Speeding
DCR-25	Storage of Personal Items
DCR-26	Trash and Recycling
DCR-27	Trespassing/Solicitation
DCR-28	Use Restrictions

DCR-00 Basketball Hoops

Portable basketball hoops may be kept in rear yards, front yards or driveways, but shall not be mounted directly to the house. Basketball hoops shall be located on the driveway, in an area close to the house. Backboards and poles shall be colored to match the house; backboards may also be of a clear material. No goals are to be placed at the end of the driveway or in or near the street. All basketball hoops shall be maintained in such a manner as to give a neat and clean appearance. Driveways shall not be expanded to accommodate sports or play equipment. Basketball hoops shall not be permitted in the front yard of any attached or multiple family dwelling (where one driveway serves more than one home). All basketball hoops shall be placed so that missed shots land in the resident's yard as opposed to neighboring yards. If catch-nets are used, they must be stored away after play (concealed from public view). Permanent basketball hoops and athletic courts require prior approval before installation.

RE: Board Policy, Adopted 12/10/2007

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Final Reminder
- 3) Notice of Fine, \$50
- 4) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR-01 Bulk Trash

Bulk trash may be put out on Friday the week before scheduled pick up by the City of Scottsdale according to its published schedule. Bulk trash should be separated into two piles, three feet apart, one for composting and another for landfill waste. The piles must be placed on the Member's property, by the side of the driveway or front yard, and not on the street or common areas. Please review the City of Scottsdale guidelines at www.ScottsdaleAZ.gov and search "Solid Waste" or call 480.312.5600. If the trash is not picked up, it becomes the homeowner's responsibility to remove within five days.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules, Sections 2(g), (j), Adopted 07/16/1999

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$50 per occurrence, per week
- 3) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR-02 Business, Hobby, or Other Uses including Garage and Yard Sales

Activities not normally associated with property restricted to residential use, including operation of a business, garage and yard sales, or other commercial, manufacturing, or industrial use is prohibited. Home-based businesses or hobbies are permissible unless they generate excessive noise or traffic, create unsightly conditions visible to neighboring property or otherwise cause a nuisance pursuant to DCR-10. The Association, in its sole discretion, shall determine if an activity is in violation of this standard. Members shall maintain their property in good, clean, safe, and attractive conditions.

**RE: CC&R's, Section 3.4(d) & Exhibit "C" Initial Use Restrictions and Rules Section 2(e),
Adopted 07/16/1999**

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Final Reminder
- 3) Notice of Fine, \$50
- 4) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion.

DCR-03 Civil Dialogue

Residents and Association employees are expected to conduct themselves in a manner that is civil and respectful, refraining from abusive, demeaning or hostile behavior or language towards other residents or employees. All such incidents should be reported to the Executive Director.

DCR-04 Construction and Community Work Hours

All exterior constructions and contractor modifications and landscape maintenance activity shall be allowed during the following hours:

Summer Hours – April 1st through October 31st 6 a.m. to 6 p.m., Monday through Friday, 8 a.m. to 6 p.m., Saturday*

Winter Hours – November 1st through March 31st 7 a.m. to 5 p.m., Monday through Friday, 8 a.m. to 5 p.m., Saturday*

* Only activity which does not generate excessive noise, as determined by the Board in its sole discretion, may occur during Saturday hours.

No construction is permitted on Sundays or the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, day after Thanksgiving, Christmas Day. Refer to the DC Ranch and Silverleaf Construction Regulations for complete information about Daily Operations.

All construction and contractor activities shall be subject to security and access limitations at DC Ranch as may be established by the Association.

RE: City of Scottsdale Ordinance Section 1161.1, Covenant Commission Adopted 06/07/2011

Enforcement

- 1) Verbal notice of non-compliance with instruction to stop work; Courtesy notice to the Member and contractor
- 2) Verbal warning by the Association Manager, including Final Reminder for fine and/or deactivation of construction tag
- 3) Notice of Fine, \$500
- 4) Repeated non-compliance, Notice of Fine, minimum of \$500, escalated as determined by the Board in its sole discretion

DCR-05 Disposal and Dumping

Disposal of any yard waste, dumping of debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, lake, or any other area within the Ranch is prohibited.

Legally-sanctioned fertilizers may be applied to landscaping on Members' property provided care is taken to minimize runoff.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules Section 2(f), Adopted 07/16/1999, Board Policy, Adopted 11/21/2006

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$50
- 3) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR-06 Flags

The flag of the United States of America, State of Arizona, Arizona Indian Nation, all Armed Forces, the Gadsden flag and POW/MIA may be displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10). The flag shall be kept in good condition at all times and is to be reasonable in size but no larger than 3 x 5 feet, and proportionate to its surroundings, as determined by the Board in its sole discretion. In addition to the flags identified above, one temporary "seasonal" flag such as holiday or sports team flag may be displayed. However, no more than two (2) flags may be displayed at any time. Items located on the flag pole, including, but not limited to, metal fasteners, cleats, halyards, clips, and pulleys shall not cause any unreasonable amount of noise and must be covered in a material suitable to DC Ranch Standards if necessary, to prevent such noise.

Whether freestanding or attached to a residence, flagpoles shall be wood, aluminum, or metal and match the home's approved paint color. Prior to installing a freestanding-flagpole, the Member or resident must submit a request, in writing to the Modification Committee detailing the height, type, location, illumination and color of the flagpole. Stipulations for flagpole approval include:

1. Shall be located no closer to the curb, neighboring properties, property lines, and common areas than the height of the flag pole;
2. Shall be placed in the front yard or backyard on the Member's property;
3. The flagpole shall not be taller than the rooftop of the residence;
4. Flag must be removed at sunset, unless illuminated; and
5. Flag may be illuminated with prior approval of the Modification Committee.

(Care must be taken to not point lights at neighboring properties or streets)

RE: A.R.S 33-1808(A), (B)

Enforcement:

- 1) Verbal notice of non-compliance and courtesy letter
- 2) Final Reminder
- 3) Notice of Fine, \$50
- 4) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR-07 Laws: Local, State, or Federal

Any activity that violates local, state or federal laws or regulations is prohibited, unless expressly authorized by local, state or federal authorities.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules Section 2(d), Adopted 07/16/1999

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine
- 3) Repeated non-compliance, Notice of Fine, minimum \$50, escalated as determined by the Board in its sole discretion.

DCR-08 Livestock, Poultry and Domestic Pets

Raising, breeding, or keeping of livestock or poultry is prohibited. A reasonable number of dogs, cats, or other usual and common household pets may be permitted on a Member's property. All pets are prohibited from making an unreasonable amount of noise, endangering health or safety, or causing any other form of nuisance, as determined by the sole discretion of the Association. **Pets shall be registered, licensed and inoculated as required by law.**

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules, Section 2(b), Adopted 07/16/1999

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Final Reminder
- 3) Notice of Fine, \$50
- 4) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

Notwithstanding the enforcement provisions above, pets in violation of this provision shall be immediately removed from the Member's property, upon request of the Association.

DCR-09 Motorized Vehicles & Drones

The following table reflects areas of the community on which various types of vehicles may or may not be operated.

Motorized Vehicle	Parks, Trails, Multiuse Paths, Sidewalks, Wash Areas and NAOS	Roadways and Parking Surfaces
All-Terrain Vehicles, Mopeds, Motor Driven Cycles, Motorcycles, Neighborhood Electric Vehicles, Golf Carts	No	Yes (With Restrictions) *
Off-Road Recreational Vehicles	No	No
Gas-Powered Motorized Play Vehicles, Gas-Powered Motorized Skateboards	No	No
Electric-Powered Motorized Play Vehicles, Electric-Powered Motorized Skateboards	No (With Exception) **	Yes (With Restrictions)***
Drones	No (With Exception) ****	No (With Exception) ****

- * (1) The vehicle is properly registered and insured.
(2) The operator has the required driver’s license or endorsement.
(3) The vehicle is operated in a manner that does not violate Arizona law or City of Scottsdale ordinances or pose a threat to public safety in DC Ranch.
- ** (1) Battery-operated toy cars ridden by children seven or younger may be operated on paved sidewalks under the direct supervision of a responsible adult.
- *** (1) The vehicle is operated solely on a private roadway that has a speed limit of 15 MPH.
(2) For riders under 14, the vehicle is operated under the direct supervision of a responsible adult.
(3) The operator wears a helmet.
(4) The vehicle is operated only in daylight hours.
(5) Only one rider is allowed on the vehicle.
(6) The operator does not “tow” other vehicles or persons.
(7) The operator obeys all DC Ranch traffic regulations.
- ****(1) The outdoor operation of drones for recreational purposes is strictly prohibited; however, drones may be operated outdoors for other reasons or uses in accordance with Federal Aviation Administration policy.

RE: Board Policy, Adopted 02/02/2015

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$50 per occurrence, per week
- 3) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR -10 Nuisance

Any activity which emits foul or noxious odors, including smoke or electronic vapor from cigarettes, cigars, or pipes or creates noise or other conditions outside the Member’s property which tend to disturb the peace, threaten health or safety, or otherwise interferes with the quiet enjoyment of property in the community, as determined by the Association in its sole discretion, is prohibited.

**RE: CC&R’s Exhibit "C" Initial Use Restrictions and Rules Section 2(c), 3(d),
Adopted 07/16/1999**

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Final Reminder
- 3) Notice of Fine, \$50
- 4) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR-11 Organized Sports and Park Usage

DC Ranch has a number of neighborhood parks that are meant to be shared and enjoyed by all DC Ranch members with their guests. Neighborhood parks may also be used for events sponsored by the DC Ranch Community Council or the Association. A neighborhood park may not be used in such a way as to restrict the use of that park by other neighborhood residents wanting to share and enjoy the park. Neighborhood parks are not designed to support Public Organized Sports Teams, defined as sports teams involved in regularly-scheduled or league play whose members include individuals residing outside of DC Ranch. Public Organized Sports Teams not affiliated with either the Association or the DC Ranch Community Council may not practice, or hold matches, within any neighborhood park.

This policy does not preclude residents from using their neighborhood parks for “pickup” games or other informally organized sporting activities. Non-resident family members and guests of Members or residents are also welcomed to participate in such activities. Any Public Organized Sports Team practicing or playing a match in any neighborhood park is trespassing (see DCR-27 for trespassing restrictions). A Member or resident affiliated with any Public Organized Sports Team in violation of this provision may be subject to a \$250 fine for each infraction.

RE: Board Policy, Adopted 08/13/2013

Enforcement

- 1) Verbal warning, usually by security personnel, and courtesy written notice of non-compliance
- 2) Verbal warning by the Association Manager and Final Reminder
- 3) Notice of Fine, \$250
- 4) Repeated non-compliance, Notice of Fine, \$250, escalated as determined by the Board in its sole discretion

DCR-12 Parking

Parking is prohibited as follows to comply with city services, codes and emergency vehicle access:

1. Where prohibited by posted signs or where indicated by a red curb;
2. Within fifteen (15) feet of a fire hydrant;
3. Within any specially designated and marked parking space reserved for a physically disabled person, whether on public or private property, unless the motor vehicle is transporting a person eligible for the distinguishing insignia placard or number plates bearing the international wheelchair symbol, and either:
 - A. The motor vehicle displays the distinguishing insignia placard; or
 - B. The motor vehicle displays number plates bearing the international Wheel chair symbol;

4. On a sidewalk, or in the area between the curb and sidewalk, or on the right-of-way or easement eight (8) feet from the curb or any landscaped area;
5. Any area that would restrict traffic to less than one full lane including cul-de-sacs, around medians, parks and islands;
6. In front of a private driveway, entrance to an alley, blocking mailboxes or trash cans;
7. In any alley except on the private driveway;
8. In a pedestrian crosswalk;
9. Facing against the direction of traffic flow;
10. Overnight street parking between 2:00 am and 6:00 am without prior permission from Security (for unusual situations or large parties, please contact Security in advance for parking exemptions);
11. Construction and modification crews shall not park on, or otherwise use vacant lots, common areas or any other open space that is not under construction and all construction vehicles must park on the same side of the road;
12. No overnight parking of commercial vehicles, trailers, campers, watercraft or other oversized vehicles anywhere other than in enclosed garages.

Commercial vehicles shall include, but are not limited to, any vehicle or trailer which contains a design or lettering advertising a commercial enterprise; lacks passenger seats; has certain extended side panels, carrying racks, or storage for paint, chemicals or other commercial products visible within the bed; or includes any specialized equipment behind the cab area. The Association shall determine if a vehicle is considered a commercial vehicle at its sole discretion. Any vehicle that is required to be available at designated periods at the person's residence as a condition of employment for a public service corporation or public service agency is not considered a commercial vehicle.

RE: Board Policy Adopted 11/21/2006, Amended 03/07/2016

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Final Reminder
- 3) Notice of Fine, \$50 per occurrence, per vehicle
- 4) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR-13 Pets Off Leash

No pets shall be permitted at large. Each pet shall, at all times, remain under the physical control of the pet owner or custodian. Pets must be secured within an enclosure on the Member's property that is confined entirely to the property, or on a leash not to exceed six (6) feet in length. All pets shall wear a collar or harness, to which a valid license tag is attached, at all times when the pet is off the Member's property. Leash as used in this article means a chain, rope, or strap, made of leather, fabric, or other material, that is: (i) not more than six (6) feet in length; (ii) capable of being fastened to a collar or harness of a pet and used to lead, restrain, and control the pet; and (iii) of sufficient strength for those purposes. This provision shall apply to all pets on all public or private streets, parks, or other property in the community.

Pets shall be registered, licensed and inoculated as required by law.

Definitions:

At large is defined as being on or off the Member's property, and not under the control of the pet owner or custodian.

Collar means a band, chain, harness, or suitable device worn around the neck of a pet to which a license may be affixed.

RE: City of Scottsdale Ordinance, Chapter 4, Article 3, Section 4-39

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$100
- 3) Repeated non-compliance, Notice of Fine, minimum of \$100, escalated as determined by the Board in its sole discretion

DCR-14 Pet Waste

Uncollected pet waste is a nuisance and health risk to the community, as it spreads disease and attracts rodents who feed on pet waste. Proper disposal of pet waste shall mean the immediate placement in a closed or sealed container and thereafter disposing of it by deposit in a trash receptacle, sanitary disposal unit or other closed or sealed container.

Any person owning, possessing, harboring, or having the care, charge, control, or custody of any pet must clean up after the pet. This includes the immediate removal and proper disposal of any fecal matter (pet waste) deposited by the pet on all public and private property, including common areas in the community.

RE: City of Scottsdale Ordinance, Chapter 4, Article 2, Section 4-18(f)

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$100
- 3) Repeated non-compliance, Notice of Fine, minimum of \$100, escalated as determined by the Board in its sole discretion

DCR-15 Pool or Water Feature Backwashing or Draining

Water from draining a pool or water feature shall be contained on the property in a drainage basin, and shall not be discharged into adjacent open space, an arroyo, the street or neighboring property. If the yard does not contain a drainage basin, drain into the sanitary sewer clean out on the property.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules Section 2(f), Adopted 07/16/1999

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$50
- 3) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR-16 Property Modifications, Including Exterior Remodeling and Repairs

Any construction, erection, or placement of anything, permanently or temporarily, on the outside portions of the Member's property, including landscape alterations, whether such portions are improved or unimproved, is prohibited except in strict compliance with the provisions of Article IV of the CC&Rs. This includes, without limitation, signs, basketball hoops, swing sets and similar sports and play equipment; clothes lines; umbrellas, awning-type, or related patio accessories visible from neighboring property; garbage cans, wood piles, aboveground swimming pools, antennas, dog runs or fences of any kind. This also includes dumpsters, portable restrooms, construction materials and other personal items utilized for interior or exterior modifications that are stored visible to any neighboring property. All modifications shall be submitted to the Modification Committee by filling out a form available online or at The Ranch Offices for prior approval. All modifications must be completed within one year of approval, unless specified in the notice of approval or by extension approved by the Modification Committee. You may also request an appointment to discuss a modification by calling 480.513.1500. Modification fees may apply. **No contractor signage is allowed on a project that is undergoing a modification.**

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules Section 2(j), Adopted 07/16/1999

Enforcement

- 1) Verbal notice of non-compliance by the Association, including notice of potential fines; submit Modification form and fees for review
- 2) Notice of Fine, \$100 and Notice to Stop Work
- 3) Repeated non-compliance, Notice of Fine of a minimum of \$500, escalated as determined by the Board in its sole discretion

DCR-17 Recreational Vehicles/Campers/Boats/Trailers

All recreational vehicles, including all-terrain vehicles ("ATVs"), utility terrain vehicles ("UTVs"), and off highway vehicles ("OHVs") such as dirt bikes, dune buggies, or sand rails; campers; motor homes; trailers; boats; or similar motorized vehicles, including electric vehicles (whether or not the vehicle meets legal requirements for use on ordinary roads), must be stored in an enclosed garage or not to be visible from neighboring property.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules 3(e), Adopted 07/16/1999

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Final Reminder
- 3) Notice of Fine, \$50
- 4) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR-18 Rental of Property in the Association

If a Member desires to rent or lease their property, the Member must comply with the following: the rental/lease term may be no less than six months in duration, and the property may only be rented or leased once in any six-month period. Rental or lease terms of less than six months are not allowed within any neighborhood in DC Ranch.

All rental property listings and advertisements must reflect a minimum residency of six months. Short term rentals are not allowed.

Failure to abide by the above provisions shall result in the imposition of a fine, or other legal remedies, as outlined in the CC&Rs at Article VII, Section 7.5. All legal, collection and other expenses incurred by the Association to obtain the compliance of a Member will be the obligation of the Member.

RE: Board Policy, Adopted 9/29/2008, Amended 12/9/2013

Rental Policy Enforcement:

- 1) Courtesy Notice for advertising (including demand to cease and desist advertising for prohibited short term rentals) and/or Courtesy Notice for rental.
- 2) Rental violation: Notice of Fine, minimum of \$1,000, escalated as determined by the Board in its sole discretion.

Tenant Registration

Submit the Tenant Registration Form within 30 days of the rental/lease commitment, and a minimum of five business days prior to the tenant's proposed move in date including the following information: (i) Name of the Adult Tenant(s); (ii) Start and end date of the rental/lease term; (iii) Contact information for the tenant(s); and (iv) Vehicle information.

Tenant(s) must make an appointment with the Association for a short briefing on the policies and procedures within DC Ranch which would include such subjects as, obtaining gate passes, guest procedures, use of the Community Centers, trash pickup days and other important and relevant information. All owners must provide their tenants with a copy of the Association's Governing Documents, including the CC&Rs, DC Ranch Standards for Conduct, and all other Ranch policies.

Tenant Registration Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$50
- 3) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR-19 Seasonal, Holiday, and Celebratory Decorations

Decorations should be in good condition and light levels on neighboring properties should be minimal. Exterior lighting as decoration is limited to the period between Oct. 1 and Jan. 15. Seasonal décor in Horseshoe Canyon and the Upper Canyon may not be placed on rooftops. For holidays and celebratory events outside of this time-period, decorations may be in place no earlier than one week before the holiday and must be removed within one week following the date of celebration. Decorations and signs may not be placed in a right-of-way, outside of the yard, in any natural open space and shall not be positioned on a member's property in a manner that creates a traffic hazard.

RE: Board Policy, Amended 08/11/2014

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$50
- 3) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR-20 Signs- Builder (Custom Lots)

The Covenant Commission allows signage for custom lots that are vacant with design in progress or under construction. Please refer to the Covenant Commission rules on the sign permit application.

Enforcement:

Refer to Covenant Commission for action or removal.

DCR-21 Signs-Other

Cautionary signs regarding child safety may be displayed as follows:

- 1) The sign is displayed in residential area only
- 2) The signs are removed within one hour of children ceasing to play
- 3) The sign is only displayed when children are physically present within 50 feet of the sign
- 4) The signs are no taller than three feet in height
- 5) The signs are professionally manufactured or produced and maintained in good, clean condition
- 6) Signs may not be placed in a right-of-way and shall not be positioned on a member's property in a manner that creates a traffic hazard.

Alarm or Security company signage is allowed one sign per property, up to two square feet in size, and may be placed anywhere in the front of the property. No temporary vendor signs are permitted to be posted at any time when service is being performed on the property, such as a painting company, landscaper, etc. No other signs are allowed without prior written approval.

RE: A.R.S 33-1808(D)

Enforcement:

- 1) Verbal notice of non-compliance and courtesy letter
- 2) Final Reminder
- 3) Notice of Fine, \$50
- 4) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR-22 Signs-Political

Political signs are described as a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer. Political signs may be displayed no earlier than 71 days before the day of election and must be removed no later than three days after an election. Political signs may only be placed on a Member's property in maximum aggregate total dimensions not to exceed nine square feet. Signs may not be placed in a right-of-way and shall not be positioned on a member's property in a manner that creates a traffic hazard.

Re: A.R.S 33-1808(C)

Enforcement

- 1) Verbal notice of non-compliance and courtesy letter
- 2) Final Reminder
- 3) Notice of Fine, \$50
- 4) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR-23 Signs- Real Estate

No sign which is visible from neighboring property shall be erected or maintained on a Member's property without the prior written approval of the Association, except real estate signage complying with the following requirements:

- The sign must conform to industry standards per Arizona Revised Statutes and shall not exceed 18 x 24 inches. The sign may include no more than two riders not exceeding six by 24 inches each. The second rider is permitted to display "Sold" or "Sale Pending" status only.
- All real estate signs must be commercially produced.
- Only one "For Sale," "For Rent" or "For Lease" sign may be placed on the actively-listed property and shall not be placed in a manner which interferes with the maintenance of common areas or creates a risk to public safety (e.g., placement too close to the curb near a driveway). Signs may not be placed or mounted on common walls.
- Signs must be mounted on industry-standard-style posts, typically 4"X 4" or 3" X 4" in dimension and constructed of wood or other industry-standard materials; no PVC sign posts are permitted.
- Posts without a sign are not permitted for a period of more than five business days.
- The distance from the top of the sign to the ground shall not exceed 60 inches.
- Flyer boxes/tubes and non-permanent decorative accents, such as balloons, flyers or air-blown figurines, are not permitted.
- "For Sale", "For Rent" and "For Lease" signs must be removed within 72 hours of the close of escrow or commencement of the rental or lease of the property.
- Listing agents may display "Open House" signs between 8 a.m. and 6 p.m. in DC Ranch- approved common areas. Such signs must be the approved DC Ranch-brand and may be rented from the Association (in sets of three at \$25 per set). Sets are rented on a Wednesday-to-Wednesday schedule and may be obtained from the Ranch Offices on Market Street (20555 N. Pima Road, Suite 140) between 8 a.m. and 5 p.m. Monday through Friday. Please call the office at (480) 513-1500 to reserve signs.
- One listing agent's "Open House" sign or one Member's "Open House" sign may be placed on the Member's property between the hours of 8 a.m. and 6 p.m. Placement of "Open House" signs must not interfere with the maintenance of common areas or create a risk to public safety.
- Gate and alarm codes may not be advertised or listed on the MLS.

- Signs in violation of these policies will be removed at the Member's/agent's expense.
- Members and listing agents are reminded that the minimum rental or lease period for any property within DC Ranch is six months.

The Association may enter and remove from a Member's property any real estate signage that the Board determines, in its sole discretion, is in violation of this provision and such entry upon a Member's property for this purpose shall not be considered a trespass.

RE: A.R.S 33-1808(F), A.R.S. 33-1261(C), A.R.S. 33-441, Board Policy, Adopted 08/01/2014

Enforcement

- 1) Courtesy written notice of non-compliance allowing 10 business days to remove or correct
- 2) Notice of Fine, minimum of \$100
- 3) Repeated non-compliance, removal of sign

DCR-24 Speeding

All persons traveling on DC Ranch Private Roads system must obey the speed limit. The DC Ranch speed limit is **15 MPH** unless posted otherwise.

RE: Board Policy, Adopted 03/07/2016

Enforcement

First violation: 10 to 20 MPH over the posted speed limit may be issued a written courtesy letter and an email notification

Second violation: 10 to 20 MPH over the posted speed limit may be issued a Final Reminder letter and an email notification

Third violation: 10 to 20 MPH over the posted speed limit may be issued a Notice of Fine of a minimum of \$300

Excessive speed, defined as driving more than 20 MPH over the posted speed limit, is subject to a minimum fine of \$300 upon the first offense. Each subsequent offense (21 MPH or more) will result in a fine of a minimum of \$300, escalated as determined by the Board in its sole discretion.

Pursuant to the CC&Rs at Article VII, Section 7.5., every owner and occupant shall comply with the Ranch Governing Documents. In the event that any occupant, guest or invitee violates the Ranch Governing Documents and a fine is imposed, the fine shall first be assessed against the violator. If the fine is not paid by the violator within the stated time-period, the owner shall pay the fine.

DCR-25 Storage of Personal Items

All personal items must be stored out of public view, either behind a fence or inside the garage. This includes, but is not limited to, items such as ladders, bicycles, toys, sports equipment, building materials, etc.

**RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules Section 2(j), Adopted 07/16/1999
Board Policy, Amended 08/11/2014**

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$50 per occurrence, per every 10 days
- 3) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR-26 Trash and Recycling

Trash and recycling containers are provided and serviced by the City of Scottsdale. Trash and recycling containers may be placed on the street the day before scheduled pickup days, but must be removed to a storage area on the same day of pickup. Each Member or resident must store these containers in an area that is not visible from neighboring property on non-collection days.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules, Sections 2(g), (j), Adopted 07/16/1999

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$50 per occurrence, per every 10 days
- 3) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion

DCR-27 Trespassing/Solicitation

Anyone found in the community (excluding public areas), whether on foot, bicycle or motorized vehicle, without the express permission of a Member or resident is in violation. Visitors in the community must be accompanied by a Member or resident at all times, unless traveling from the neighborhood entrance to the Member's home or other meeting location, or unless the visitor is a club member traveling to or from the club facilities. These restrictions do not apply to houseguests of a Member or resident.

Solicitation of any kind except that expressly permitted by State or Federal law is prohibited.

RE: A.R.S. 13-1501, et al., Board Policy, Adopted 03/07/2016

Enforcement:

- 1) Verbal warning, usually by security personnel, and courtesy written notice of non-compliance, photographed and escorted off property
- 2) Repeated occurrence could lead to legal action

DCR-28 Use Restrictions

Any activities which materially disturb or destroy the vegetation, wildlife or air quality at the Ranch or which use excessive amounts of water or which result in unreasonable levels of sound or light pollution, as determined by the Board in its sole discretion, is prohibited. See DCR-10 for nuisance restrictions.

RE: CC&R's Exhibit "C" Initial Use Restrictions and Rules Section 2(i), Adopted 07/16/1999

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$50
- 3) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the board in its sole discretion