



**DC Ranch Association
Board Report 11-6-17 #2**

Subject Matter: Standards for Conduct – Proposed Revisions

Background: The Standards for Conduct were approved by the Board on March 7, 2016. After more than a year in effect, a thorough review was conducted to ascertain if revisions were needed to 1) clarify provisions, 2) conform provisions to practice and 3) generally clean up the document. A staff team reviewed the entire document and suggested various changes. Board members Susan Grace, Phil Geiger and member-at-large John Hendrickson met with the staff team on September 7, 2017 to review the proposed edits and agreed that the changes were appropriate and should be proposed to the Board.

The proposed revisions were presented to the Board at its October 2, 2017 meeting; discussion ensued. Staff was asked to revisit the Standards for Conduct document, specifically focusing on drones and real estate signs. To that end, the staff team met on several occasions in October. Not only was language for drones and real estate signs considered, but new language addressing basketball hoops, garage/yard sales, contractor work hours and holiday decorations was as well. New proposed changes (highlighted in yellow), in addition to the proposed changes submitted at the October 2 board meeting, are included in the accompanying document.

If the Board agrees with the proposed revisions, they can be conditionally approved, contingent upon a five-day member comment period, per the CC&Rs, Section 3.2(a). Thirty days, however, is the practice. In the event the Board approves the proposed changes for the 30-day member comment period, the matter can be brought back to the January 8, 2018 board meeting for formal consideration.

Recommendation: Conditionally approve the proposed revisions for the 30-day member comment period.

A handwritten signature in black ink, appearing to read 'Darren Shaw', is written over a horizontal line.

Darren Shaw, Executive Director



DC Ranch
Standards for Conduct

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 the 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. ~~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.~~ The purpose of these DC Ranch Standards for Conduct ("Standards") is to facilitate a safer community and further the DC Ranch Community Values which 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](http://DCRanch.com/Governance) for the current contact list of sub-association property managers.

~~*In neighborhoods managed by a sub-association, compliance to the Standards may be under the jurisdiction of the sub-association and may be more restrictive. Questions should be directed to the sub-association manager before addressing the issue.~~

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 ~~inside of the~~ driveway, in an area close to the house. ~~Backboards and the poles shall -is to~~ 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. ~~Backboards shall be of a clear material or colored to match the house.-~~ All basketball ~~hoops goals and nets~~ shall be maintained in such a manner as to give a neat and clean appearance. Driveways ~~shall remain as provided during the original construction for access to garages only, and~~ 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 the purpose of 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 ~~the~~ published schedule. Bulk trash ~~should be separated into two piles, three feet apart, one for composting and another for landfill waste. The piles as-~~ required by the City of Scottsdale must be placed on the Member's property, by the side of the driveway or front yard, and not on ~~in~~ 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, ~~Yard Sales~~ or Other Uses including Garage and Yard Sales

Activities not normally associated with property restricted to residential use, including

DC Ranch Association Standards for Conduct as approved by the Board of Directors, pursuant to its rule making authority in the CC&Rs at Article III, Section 3.2(a) 03/07/2016. To the extent there is a conflict, the standards and policies set forth herein supersede all previous standards and policies.

operation of a business, **garage and yard sales**, ~~yards sales~~ or other commercial, manufacturing, or industrial use is prohibited. ~~Generally, h~~ 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. **Report all incidents to the Executive Director.**

DCR-04 Construction and Community/Contractor Work Hours Hours for Approved Modifications

All exterior constructions and contractor modifications and landscape maintenance activity ~~To conform to the separate requirements of the Construction Regulations for DC Ranch—Silverleaf and the City of Scottsdale Codes and Ordinances, modification construction and contractor 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 **construction** activity which does not generate excessive noise, as determined by the Board in its sole discretion, may occur during Saturday hours.

No construction ~~or contractor work~~ 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** elsewhere within the Ranch is prohibited, except that legally-sanctioned fertilizers may be applied to landscaping on Member's 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, A flagpoles is defined to be a pole or staff of shall be wood, aluminum, or metal and match the home's approved paint color. ~~either attached to a residence or free-standing.~~ 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 which 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, ~~varies based on the offense~~
- 3) ~~Notice of Fine or legal action~~
- 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.

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

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) Drones may be operated only with prior approval following 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 welcome 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, ~~or~~ 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](#) ~~and~~ 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, above ground 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**, ~~for approval prior to any construction changes to the property~~. 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: ~~provision:~~

The rental/lease term may be no less than ~~six~~6 months in duration and the property may only be rented/leased once in any ~~six~~6 month period. ~~and only twice in any 12-month period.~~

Rental/lease terms of less than ~~six~~6 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. ~~All tenants must be provided a copy of the Association's Governing Documents, including the CC&Rs, DC Ranch Standards for Conduct, and all other Ranch policies.;~~

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 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~~5 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 tenants must be provided 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

~~Failure to abide by the above provisions shall may result in the imposition of a fine or other legal remedies, as outlined in the CC&Rs at Article VII, Section 7.5, and herein, including reporting violator to the City of Scottsdale. All legal, collection and other expenses incurred by 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

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.~~

DCR-19 Seasonal, Holiday, and Celebratory Decorations

~~Decorations are "gifts to the street" and are encouraged.~~ 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 the 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 ~~ren~~ 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 actually present within fifty feet of the sign

5) The signs are professionally manufactured or produced and maintained in good, clean condition

6)

Signs may not be placed in a ~~the~~ right of way and shall not be positioned on a member's property in a manner that creates a traffic hazard.~~create a traffic hazard.~~

5)

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 allowed to be posted at any time when service is being performed on the property, such as 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 is~~ 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 ~~the~~ 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 one-rider~~ riders not exceeding ~~which also shall conform to industry standards and not exceed~~ six by 24 inches each. The second rider is ~~Secondary riders are only~~ permitted to display "Sold" or "Sale Pending" status only.
- All real estate signs must be commercially produced.
- Only one "For Sale", ~~or~~ "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 circular 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", ~~and~~ "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. DC Ranch speed limit is 15 MPH unless posted differently.

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 over 20 MPH over the posted speed limit, will be issued a Notice of Fine of a minimum of \$300 upon the first offense. Each subsequent offense of speed in excess of 20 MPH over the posted speed limit, will be issued a Notice of Fine of a minimum of \$300, escalated as determined by the Board in its sole discretion.

If the violator is a **guest, visitor (including service providers) or renter** of a Member or resident, the Member or resident shall also be sent a copy of the violation, and may be penalized pursuant to the fine schedule above or as otherwise provided for in the CC&Rs at Article VII, Section 7.5.

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 days²-week**
- 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-week
- 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