



JUNIPER RIDGE HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS Owners & Renters

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JUNIPER RIDGE HOMEOWNERS ASSOCIATION, INC.

INTRODUCTION

Rules and Regulations which include Board Policies and Procedures, are developed for the benefit and protection of the owners, guests, renters, and lessees of properties (lots) within Juniper Ridge RV Resort. Rules and Regulations are meant to compliment and be used in conjunction with the CC&Rs, Bylaws, and the Architectural Review Committee (ARC) standards approved by the Board of Directors, all of which shall have the full force and effect of a Governing Document.

1.0 COMPLIANCE: Juniper Ridge RV Resort is a 55+ community. Anyone who purchases, rents, leases, or otherwise occupies a property (lot) within this community shall comply with all Arizona statues pertaining to a 55+ Homeowners Association (HOA), as well as all its Governing Documents.

1.1 For the purpose of this document, the term “occupant” shall include renter, lessee, guests, as well as any person (s) occupying a lot with the owners’ permission, but in the owner’s absence, and without payment of a fee, but excludes non-overnight visitors.

2.0 ENFORCEMENT: Enforcement of the Associations Governing documents shall be in accordance with the Board of Directors Policy & Procedure Number 1.

3.0 CHECK-IN: When entering the resort for the first time each season **ALL** owners and occupants must stop and check in at the Administration Office prior to passing through the gate. If the Admin. Office is closed proceed to check in at the Gatehouse, and if that is also closed, the owner/occupant must report to the Administration Office on the first working day following arrival.

3.1 When entering Juniper Ridge RV Resort all vehicles shall first stop at the stop sign before proceeding through the gate. All instructions by the Gate Host shall be followed.

3.2 It is the responsibility of the owners to inform the Gate Host or the Administration Office of their occupants planned arrival.

4.0 CHECK-OUT: When leaving Juniper Ridge for the season all owners or occupants are required to notify the Administration Office of their departure.

5.0 NAME BADGE: A Juniper Ridge Resort name badge is an owners/occupant’s identification and should always be worn. Name badges are furnished free of charge to all new owners but there is a charge for replacement badges. Occupants must obtain temporary name badges from the Administration Office.

COMMON PROPERTY INFORMATION

6.0 BIRD FEEDERS: No bird feeders shall be allowed within common areas.

7.0 SWIMMING OR THERAPY POOLS AND SPA/HOT TUB: All owners/occupants desiring to use this facility shall first acquaint themselves with the rules posted at each pool areas. Also, refer to 7.4 for information regarding use by children.

7.1 Diving or aggressive jumping into the pool shall not be permitted.

Owners/occupants are expected to assist maintenance in maintaining a clean and healthy pool by showering before entering. Proper swimming attire shall be required.

7.2 No glass containers or alcoholic beverages shall be permitted in the pool/hot tub area at any time. Noodles and other appropriate pool toys are allowed.

7.3 Three (3) restroom facilities shall be available in the laundry/exercise building.

7.4 Children that are not potty trained shall not be permitted in the pool unless wearing an appropriate swim diaper. Children in regular disposable or cloth diapers shall not enter the pool.

8.0 LAUNDRY DISPLAY AND FACILITIES: The association shall provide a physical facility for the installation of machines or equipment required for the washing and drying of laundry.

8.1 The association shall not be responsible for the purchase or repair of said machines or equipment.

8.2 Dyeing of clothing or materials in washing machines within Association facilities shall not be permitted.

8.3 Pet blankets or beds shall only be washed in the designated "pet washer". Pet blankets shall be shaken outside the laundry building prior to washing to remove as much hair as possible.

8.4 Outside clothes lines and racks are not permitted on any properties.

9.0 ASSOCIATION DOG RUNS: Dog runs are provided for the purpose of exercising canines. Dog owners shall follow the following:

9.1 Attend to and be aware of the actions and behavior of their dogs always.

9.2 Remove all fecal and vomit matter immediately.

9.3 Adhere to the posted time limit as a matter of courtesy to allow other members an opportunity to use the dog runs.

10.0 FISHING: Fishing shall be allowed at the lake on Lake Shore Drive but is subject to suspension or closure by the General Manager. This is a catch-and-release lake and barbless hooks shall be used.

10.1 Children 17 years or younger must be accompanied by an owner, occupant, or parent who shall be responsible for the safety and behavior of the child/children.

11.0 SHOWER ROOM LOCKERS: Lockers are provided for the use of all owners/occupants and their guests.

11.1 Owners and occupants must provide their own locks.

11.2 Lockers are for daily use only and locks shall be removed prior to leaving the Fitness room. Any locks left on a locker at the end of the day shall be cut and removed but only by Association Maintenance Workers or the General Manager.

11.3 Neither the Association nor management shall be responsible for items stored or left in lockers or for replacement or reimbursement of a lock.

12.0 SMOKING WITHIN COMMON AREAS: Smoking is not permitted in any Juniper Ridge enclosed common areas, room, or buildings.

12.1 The State of Arizona regulations prohibit smoking within Twenty (20) feet of public areas, therefore, smoking will also not be allowed within Twenty (20) feet of any doorway or sidewalk, or in the pool/spa and patio area which is within the confines of the fenced and gated area. There are designated smoking areas outside the fenced and gated area.

13.0 ASSOCIATIONS STORAGE AREA: A storage area is provided for parking selected RVs (trailers and motorhomes), large trucks, truck campers, vehicles, kayaks, and boats with trailers, etc.

13.1 Storage charges are annual. Reservations for a spot in the storage area shall be made and paid for in advance at the Administration Office prior to storing the unit.

13.2 The association shall not be liable for any damage to any unit while in storage. It is the owner's responsibility to carry insurance and keep units locked and contents secured.

14.0 REMOVAL OF ASSOCIATION FURNITURE AND EQUIPMENT: Furniture and equipment belonging to the Association shall not be removed from any building or grounds without the prior approval of the Activity Director, General Manager or Assistant Manager.

14.1 Association owned furniture or equipment shall not be removed from Juniper Ridge RV Resort without the prior written approval of the Activity Director, General Manager, or Assistant Manager.

PERSONAL PROPERTY

15.0 PROPERTY/LOT MAINTENANCE: Owners and occupants shall maintain their property (lot) in a neat, clean, and orderly fashion.

15.1 Items placed outside the RV (which includes Park Models) shall only be a standard outdoor patio accessory. All other items shall be stored in the RV or in an approved storage shed. (Refer to Architectural Standards).

15.2 Visible unsightly clutter (storage of bottles, cans, boxes, etc.) around or under an RV shall not be permitted.

15.3 Properties (lots) shall be maintained weed-free. Owners of the lots not in compliance shall receive a written notice. If after 15 days the condition still exists, the Association shall hire an agent to do the necessary work and the owners shall be billed for the expense.

15.4 Pouring oil or any other harmful substance on the ground or depositing or leaving trash out that is either unsightly or may attract unwanted guests (ants, coyotes, skinks, racoons, bears, etc.) from anywhere within Juniper Ridge RV Resort shall be prohibited.

16.0 LOT AND BUILDING IMPROVEMENTS AND ADDITIONS: Owners shall obtain written approval from the Association for all lot improvements and/or unit additions prior to initiating the project.

16.1 To apply for approval, an owner must first complete a Permit Application (available from the Administration Office) with complete details and precise dimensions and return the application to the Administration Office for review by the Architectural Committee.

16.1.1 Any deviation from an ARC approved plan shall require correction by the owner at the owner's expense. Copies of the Architectural Standards are available in the Administration Office. Contractors are not allowed to submit a Permit Application.

17.0 QUIET AND CONSTRUCTION TIME: Quiet time shall be between 10 P.M. and 6 A.M., and loud noise or unruly conduct shall NOT be tolerated.

17.1 Construction time is limited to 7:30 A.M. to 4:30 P.M... Preparation and closing of construction are allowed one-half (1/2) hour before and after "Construction Time" (7:00 A.M. -7:30 A.M. and 4:30 P.M. – 5:00 P.M. respectively). Construction work days are Monday through Saturday.

18.0 CONSTRUCTION EXCEPTIONS: Painters hours will be 7 A.M. to 6 P.M. if this is interior quiet work time. No outside equipment, i.e. compressors or generators. Otherwise, regular contractor hours will apply. Concrete worker hours will be 7:00 A.M. to 4:30 P.M...

19.0 LOT IDENTIFICATION SIGNS: Our local first-responders have required that visible, uniform identification signs be installed on all Juniper Ridge RV Resort lots by August 1, 2019. In order to comply with this request, all lot owners are required to display a standard Association approved sign bearing both their lot number and street (911) address.

19.1 Lot owners may purchase standard signs at the Administration Office for a non-refundable fee which is payable at time of order.

19.2 Standard Association approved signs are required to be clearly visible from the street from all angles and may be either mounted facing the street on a Park Model or a free-standing post. "For Sale" or "For Rent" signs, as well as additional signs bearing the owners name, lot number, or address are required on Juniper Ridge Resort lots.

20.0 RENTING AND LEASING OF PROPERTIES: There is a \$25.00 fee as of Feb 1, 2019, per renter. It is the property owner's responsibility to ensure that this fee is paid before renter/lessee arrives and that the renter/lessee reports to the Administration Office and completes the required documents for the resort as well as for name badges, vehicle identification stickers, and to receive a copy of these rules and regulations.

20.1 Renters and lessees are required to read and agree to comply with all stipulations and requirements of the Rules and Regulations.

21.0 EXTERIOR CABINETS AND CONTAINERS: Outside storage cabinets and/or containers are permitted if in compliance with the Architectural Standards, and if no standards exist, only with the approval of the Architectural Review Committee.

22.0 SHEDS AND GAZEBOS: All sheds and gazebos shall comply with the Architectural Standards and be approved by the ARC prior to work being initiated.

22.1 No unattached shed, gazebo, storage cabinet or container shall be placed in front of the RV or within the front, side, or rear setbacks.

22.2 The roof line of a shed may extend not more than Fourteen (14) inches into a side setback, provided that the sheds footing does not enter the setbacks.

23.0 TRESSPASSING ON ANOTHER LOT: Walking, biking, or driving onto or through an unoccupied lot shall not be permitted without the owner's permission.

23.1 Driving across or between these lots can damage water and sewer lines as well as electric, media and phone cables. Should any damage occur through an individual's misuse, the offending party shall be liable for all necessary repairs.

24.0 OPEN FIRES: No open fires except propane fueled and within a non-combustible container shall be allowed on any lot or Juniper Ridge Resort property at any time without the written permission of the General Manager, specifying the location, date, and hours during which an open fire is permitted.

25.0 CORNER LOT CLEARANCE REQUIREMENTS: Pots, planters, and any other objects above the road surface shall be at least Two (2) feet inside the curb or road on any street corner.

26.0 PETS: No animals, other than generally recognized house pets shall be allowed on any lot.

26.1 The board, at the written request of any Association member, shall, at its sole discretion, determine whether an animal is to be recognized as a pet for the purpose of this section. Any decision rendered by the Board shall be enforceable in the same manner as other restrictions contained herein.

26.2 No aggressive breeds shall be allowed on the properties.

26.3 In no event shall any animal be kept for breeding or commercial purposes.

26.4 No animal shall be allowed to make an unreasonable amount of noise or become a nuisance.

26.5 All pets shall be kept on a leash no longer than Twelve (12) feet, or otherwise restrained when not within a Recreational or Motor Vehicle.

26.6 Pets are prohibited from the activities complex, any part of the golf course including roughs along the side streets and natural areas, and the developed lots of other Association members without permission.

26.7 The owner or occupant of a lot where a pet permanently resides shall be responsible for the immediate cleanup of fecal or vomit material created by that pet.

26.8 No permanent pet enclosure shall be installed on any lot.

26.9 All pets shall be licensed by the appropriate governmental agency, be registered with the Association, and show proof of any applicable vaccinations.

26.10 Pet owners may be financially liable for any damage to any property or injury to persons or pets. Any pet that attacks another pet or human shall be permanently removed from the properties and refused future admittance.

26.10.1 Provided that provocation on the part of another pet or person shall be considered as a possible defense to such removal.

26.10.2 The alleged victim of the attack shall have the burden of proof as to the occurrence of an attack, and to the identity of the pet or its owner.

PERSONAL PROPERTY UTILITIES

27.0 WATER TURN ON/OFF NOTIFICATIONS: The Administration Office must be notified Five (5) working days in advance for a turn on/off request. The turn on/off work orders will be collected on Monday and the turn on/off will be accomplished on the following Tuesday or Thursday.

27.1 Turn on/off shall only be accomplished by JRR maintenance personnel. If a lot owner desires to have their water turned on/off outside the regular Monday thru Friday work hours there will be a ONE HUNDRED DOLLAR (\$100.00) overtime charge due at the time the work is accomplished.

27.2 If a lot owner or designee personally turns on/off the water and causes damage to the Associations water valve or main water line that lot owner will be required to pay for both the labor and materials to repair the damage.

27.3 It shall be the lot owner's responsibility to ensure that their water valve is turned to the off position and their unit is properly winterized during their absence in the winter months. The Association shall NOT bear any liability for water damage done to any unit or property from leakage of a valve or a ruptured line between the Associations water valve and the owners water valve or within the RV.

28.0 SEWER CHECK VALVE: All lot owners shall install a sewer line check valve between their RV and the main sewer line. The Association is not liable for any water or sewer damage done to any lot or RV.

29.0 SEWER HOSE HOOK-UP REQUIREMENTS: All hook-ups of RV's to sewer lines shall be accomplished with commercially recognized and approved hoses, pipes, fittings, etc., and provide a tight gas/fume elimination connection. Drain pipe caps shall be reattached proper to departure.

30.0 SATELLITE DISH AND ANTENNAS (RADIO/TV): A satellite dish or antenna shall comply with Architectural Standards and the requirements of the Federal Communications Commission.

31.0 GARBAGE/TRASH REMOVAL AND RECYCLING: Commercial trash dumpsters are the only on-site garbage/trash collection points available for the owners/occupants use. It shall be the responsibility of the owner/occupant to place all their trash in the appropriate dumpster.

31.1 Cardboard and aluminum cans shall be deposited in their respective recycling bins. All other trash, except foliage, shall be deposited in the appropriate dumpsters. Foliage shall be placed in the trailer provided.

31.2 It shall be mandatory to break down all cardboard boxes and to remove aluminum cans from sacks and boxes prior to depositing them in their recycling bins.

31.3 Furniture and other large items shall not be placed in the dumpsters or left in the vicinity of the dumpsters but taken off site for disposal.

VEHICLE INFORMATION AND REQUIREMENTS

32.0 VEHICLE OPERATION AND IDENTIFICATION REQUIREMENTS: All persons operating a motor vehicle, golf cart, or ATV within the Juniper Ridge RV Resort whether said vehicle is licensed or not shall possess a current state issued Operators License.

32.1 Lot owners and occupants must display a “Juniper Ridge RV Resort” vehicle identification sticker in the lower left corner of the windshield of all their motorized vehicles that will be frequently passing through the Resorts Main Gate. Stickers are available at the Administration Office for a fee.

32.2 All golf carts and ATV’s shall display the appropriate Lot Number on the rear shield in numbers not less than ONE (1) inch.

33.0 VEHICLE REGULATIONS AND PARKING: A maximum of one RV/Park Model and Four (4) additional motorized vehicles (automobiles, trucks, ATV’s, motorcycles, motor scooters, golf carts) shall be parked on a lot.

33.1 No car or truck shall be parked within side or rear setbacks and no vehicles shall be permitted to extend beyond the curb line.

33.2 Passenger car, pickup, golf cart, ATV, motorcycle, and motor scooter parking shall be allowed on the Ten (10) foot setback from the street front lot line, including the Five (5) foot setback on either side, but only golf cart, ATV, motorcycle and motor scooter parking is permitted on the Five (5) foot setback on either side of any lot beyond Ten (10) feet from the street front lot line. A concrete pad for parking is NOT permitted on either side setback however, removable patio blocks may be installed on which to park.

33.3 Overnight street parking, or any parking on any street within Juniper Ridge Resort after 10 P.M. shall not be permitted.

33.4 Street parking shall only be on one side of the street. The first vehicle parking on a street shall determine which side of the street is to be used, and this rule applies to owners, renters, guests, contractors, vendors, and delivery vehicles.

33.5 Guests, owners, occupants, and visitors may park temporarily in the area around the Grand Lodge, but that area shall not be used for storage or extended parking without a Short-Term Parking Permit for a designated portion of that lot. Such permits are available at the Administration Office.

33.5.1 No eating or sleeping shall be allowed in vehicles bearing Short-Term Parking Permits while parked in the area around the Grand Lodge.

33.6 Parking of a vehicle to allow for emergency access and to comply with Fire Department requirements necessitates a minimum width of Ten (10) feet of roadway for emergency vehicle clearance on Juniper Ridge Resort streets. Vehicles blocking emergency vehicle access could be liable for an owner's/occupant's fire damage and/or medical emergencies if parked improperly or in violation of these rules and regulations.

33.6.1 Street parking of a vehicle shall not be allowed within Twenty (20) feet of a street corner, stop sign, or fire hydrant at any time. A fire hydrant shall not be blocked in any manner at any time.

34.0 VEHICLE CONDITION AND LICENSING REQUIREMENTS: All ATV's, cars, motorhomes, motorcycles, and trucks operated, parked, or stored within Juniper Ridge RV Resort shall have current license plates and be in good operating condition.

34.1 Vehicle Lighting: All vehicles including motorcycles, motor scooters, golf carts, and ATV's, but excluding bicycles shall be equipped with working white front lights and red rear lights, visible to motorists and pedestrians alike, when being operated on any Juniper Ridge RV Resort street, trail, or parking lot during the hours between dusk and dawn.

34.2 Bicycles shall reflect not less than a single white light to the front and a red reflector to the rear. It is also advisable for anyone walking at dusk or after dark to carry a flashlight.

35.0 SPEED LIMITS: The speed limit on Juniper Ridge Road is Twenty-Five (25) MPH. Motorized vehicles and bicycles shall obey all traffic signs and speed limits.

36.0 VEHICLE REPAIR AND MAINTENANCE: Engine, brake, or cooling system repairs, rebuilding, overhauling, oil changes, or the painting of vehicles other than RV's, shall not be permitted anywhere within the Juniper Ridge RV Resort.

37.0 WASHING OF VEHICLES: Washing of RV's or other vehicles is permitted on a resident's lot, but water conservation measures are expected to be utilized.

38.0 UTILITY AND BOAT TRAILER PARKING: Such trailers shall not be parked on a lot except as provided for herein. Provided that the General Manager shall possess the authority to grant exceptions to this bylaw on a case by case basis.

38.1 Owners or renters may have a utility or boat trailer on their lot for Twenty-Four (24) hours. After that time period, it must be placed in storage or removed. Provided that the General Manager may grant exceptions for cause.

38.2 Owners may have a construction utility trailer on their lot during construction, but it must be removed from the lot within Twenty-Four (24) hours of completion of the construction project.

38.3 Motorhome tow dollies may be stored out of sight under the end of a motorhome facing away from the street.

38.4 During the Off-Season, September 15th through May 15th, utility trailers and boat trailers may be stored on the owner's lot provided that such parking shall not occur on either side set-back beyond the Ten (10) foot street front setback.

MISCELLANEOUS INFORMATION

39.0 **PATIO/YARD SALES:** Individual patio/yard sales are prohibited. An annual community patio/yard sale shall be scheduled by the Association's Activity Director.

40.0 **FIREARMS AND WEAPONS:** It is forbidden to discharge firearms, rifles, shotguns or handguns, as well as BB and pellet guns or any other implement normally used for hunting or target practice, including, but not limited to, bows and arrows, cross bows, sling-shots and any throwing weapon, within the confines of the Juniper Ridge RV Resort, for any reason other than in self-defense or in the defense of another.

41.0 **CHILDREN AS GUESTS:** Visiting children are the responsibility of the owner, occupant or parent. Children are always welcome at Juniper Ridge RV Resort, however respect for the residents' desire for living in an adult oriented community must be considered when having children visit that are younger than Eighteen (18) years of age. Children Eighteen (18) years of age or older shall only be restricted in the same manner as any other adult visitor.

41.1 Children may visit for a maximum of Two (2) consecutive weeks, and no more than Thirty (30) calendar days in any calendar year.

41.2 Children under the age of Eighteen (18) shall be accompanied by a lot owner, occupant, or a parent when using any Juniper Ridge facility, and shall also wear a name badge.

41.3 Children under the age of Eighteen (18) shall be allowed to use the swimming pool only between the hours of 11 A.M. and 3 P.M. and must be accompanied by an owner.

41.4 Children under the age of Eighteen (18) shall not be permitted to use the therapy pool (spa/hot tub), steam room, or saunas.

41.5 To drive a golf cart or ATV within Juniper Ridge Resort Children shall possess a valid motor vehicle operator's license.

41.6 Children may ride in a golf cart or ATV operated by a licensed driver provided all occupants are properly seated.

41.7 Children Fourteen (14) through Seventeen (17) years of age may use the pool tables, provided they are accompanied and supervised by a lot owner, occupant, or a parent.

41.7.1 The supervisory person shall unilaterally accept the liability and financial responsibility for any damages to pool table or related equipment.

41.7.2 Table covers are to be placed back on the tables and all equipment returned to the proper storage areas when play is finished.

MISCELLANEOUS PERSONAL BUSINESS INFORMATION

42.0 BUSINESS ACTIVITIES REQUIRING BOARD APPROVAL: The following activities are prohibited within the Juniper Ridge RV Resort unless specifically authorized by Board of Directors, and subject to such conditions as the Board may impose.

42.1 Any business, trade, garage sale, moving sale, rummage sale, or similar activity.

43.0 OPERATING BUSINESSES WITH-IN JUNIPER RIDGE RV RESORT: An owner/occupant may conduct Board approved business activities within Juniper Ridge RV Resort, providing that:

43.1 The existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the dwelling.

43.2 The business activity conforms to all zoning requirements to the lot.

43.3 The business activity does not involve regular visitation to the lot or dwelling by clients, customers, suppliers, employees, or other business invitees or door to door solicitation of residents of the properties (lots).

43.4 The business activity is consistent with the residential character of the properties and does not constitute a nuisance, a hazardous or offensive use, or threaten the security or safety of other residents of the properties, as shall be determined at the sole discretion of the Board.

44.0 SOLICITATION REQUIREMENTS AND EXCEPTIONS: Solicitations shall not be permitted at Juniper Ridge RV Resort without prior approval of the Association. However, religious services shall be an exception to this rule.

GOLF COURSE

45.0 GOLF COURSE: The golf course is not open to the public and is intended for the sole use of owners and occupants. Their guests may be permitted to play providing they share their same tee-time and pay an additional Green fee.

45.1 Golfers must sign in at the Pro Shop before entering the course to play, and only registered golfers shall be permitted on the golf course.

45.2 All play shall begin on Hole #1 unless directed otherwise by the Pro Shop Manager. Golf course policies and rules are available at the Pro Shop and Administration Office.

46.0 GOLF CART/ATV USE: Golf carts and ATV's are NOT allowed on ANY GREEN BELTS.

46.1 Golf carts shall enter onto the golf course only while engaged in registered play and shall be operated only on fairways or the rough. ATV's shall not be allowed on the golf course.

46.2 Both golf carts and ATV's may be operated on trails, roadways, or parking lots, and shall obey all traffic signs and speed limits.

PRESIDENTS SIGNATURE: _____ **DATE:** _____

SECRETARY'S SIGNATURE: _____ **DATE:** _____

