

***RULES AND REGULATIONS
OF THE SUNRIDGE AT MACDONALD RANCH COMMUNITY***

The following Rules and Regulations have been adopted by the Board of Directors of the Sunridge at MacDonald Community Association to be consistent and expand upon the Restrictions of the Declaration of Covenants, Conditions and Restrictions. For a full description of the rights and obligations of ownership at Sunridge, refer to the Covenants, Conditions, and Restrictions.

- 1.** Alterations to the exterior appearance of any home are not permitted without prior written approval of the Architectural Review Committee. **(See Architectural Review Committee Guidelines.)**
- 2.** Owners may not interfere with established drainage patterns unless they have received prior written approval from the Architectural Review Committee. **(See Architectural Review Committee Guidelines.)**
- 3.** No radio antenna, television antenna, or satellite dish is allowed to be erected without Architectural Review Committee approval.
- 4.** No signs are allowed except conventional “for sale” or “for rent signs,” or signs that are required by legal proceedings. All signs must be of an architectural style in harmony with project, or must be approved in writing by the Architectural Review Committee.
- 5.** The Owner must complete the front yard landscaping within six months of close of escrow. Side gate must be screened if rear yard is not landscaped. **(See Architectural Review Committee Guidelines).**
- 6.** All landscaping must be neatly trimmed, and maintained at all times. Sprinklers must be installed/*controlled* so that they do not saturate the perimeter wall of any home site.
- 7.** The Owner is responsible for immediate replacement of any tree that dies or becomes diseased on his property.
- 8.** No Owner may remove (except to replace as per item 7 above), alter, or injure any original tree or shrub without prior written approval of the Architectural Review Committee. Trees over 4” in diameter may not be removed, altered, or injured without prior written approval of the Architectural Review Committee.
- 9.** All service or storage areas, compost pikes, garbage, bulk materials, scrap materials, debris, laundry facilities may not be visible from any other lot or public streets.

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10. Homes are not permitted to fall into disrepair, and must be kept in good condition.
11. Garden and maintenance equipment must be kept in an enclosed structure or screened so that it is not visible from the street or another home site.
12. Trash, refuse, and garbage shall be kept at all times in a covered container and any such container shall be kept within an area so as not to be visible at all. Containers shall not be placed at curbside prior to 6:00PM the day before pickup and must be removed by 6:00AM the day after pickup.
13. No Owner is allowed to operate a commercial business from their home, without prior permission of the Board of Directors. Also, homeowner must obtain a license to operate a business from the City of Henderson.
14. Nuisances are not permitted. Nuisances include rubbish or debris, anything that renders the property unsanitary, unsightly, offensive or detrimental. Nuisances further include noise such as exterior speakers, barking dogs, horns, whistles, insect control lights, bells, or other sound devices, unless prior written approval of the Architectural Review Committee is received.
15. No hazardous or unsafe activities may be conducted, and no hazardous or unsafe improvements may be built. No firearms may be discharged anywhere within the community, and no fires shall be lighted or permitted on any property, except in a contained barbecue unit.
16. All pets must be confined and are not permitted to run at large. All pets must be restrained by a leash when off the Owners property. Owners shall clean up after their pets on or off Owner's property.
17. Unsightly articles are not permitted, if they are visible from any other home or from public or private thoroughfares.
18. No temporary structures such as tents or shacks are permitted. Canopies and gazebos are not permitted without approval of the Architectural Review Committee.
19. No boat, truck, trailer, camper, recreational vehicle, or tent may be used as a living area while in Sunridge at MacDonald Ranch.

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20. Vehicle parking/storage is restricted in Sunridge. Commercial vehicles are not allowed in the community except for purposes of delivery or pickup. Commercial vehicles are defined as vehicles **advertising a business or displaying signage of a business of any type and or** designed, maintained, or used primarily for the transportation of property or passengers in furtherance of commercial enterprise **to include the temporary or permanent installation of tools of a trade, including but not limited to ladders, racks, tools, machinery, explosive and hazardous material, etc.** A Commercial Vehicle may also be defined as a company car or other vehicle such as a truck, semi-truck, van, coach, bus, taxicab, box truck, or any other standard sized sedan advertising a business and or used for business purposes.
21. No recreational vehicles of any sort are permitted in the community. Guests may park their recreational vehicle for only 24 hours. After such period of time the vehicle will be towed at the Owners expense.
22. No repair or maintenance may be done to any vehicle or piece of equipment within view of other homes. Only minor emergency repairs are permitted in plain sight.
23. Automobiles and motorcycles are permitted only within garages or assigned parking. No Owner may leave their vehicle in “guest parking.” Boat, trailer, recreational vehicle, large truck, or camper may be parked within Sunridge at MacDonald Ranch for no more than 24 hours in a 7 day period., unless it is not visible from any other home or public area.
24. Garages are to be used for vehicles only. They may not be converted to living areas, or used for recreational activities or as storage units.
25. Houses are for single-family residential use only. No commune, co-operative or similar type living arrangement shall be permitted. A commune shall be defined as a group of unrelated individuals who share a home site without contracting responsibility for that home site as an individual. A cooperative shall be defined as a group of unrelated individuals who share a contracted responsibility for a home site.
26. Party walls placed on the property line between units shall be accepted as the property boundary. The cost of reasonable repair and maintenance of the party walls shall be shared by the Owners who use such wall.
27. Perimeter wall around exterior boundary of project are within boundaries of

individual units. Unit Owners shall insure and maintain their portion of the wall at all times.

28. The Association is responsible, at its expense, to remove or paint over any graffiti on the exterior sides of the perimeter walls.

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29. **Over watering affects all walls. Sprinklers must be set at least 3 feet from any wall. Sprinklers must be set to be consistent and to not soak any area. Water absorption that seeps under any wall tends to destruct the integrity of the wall. Should any homeowner cause damages due to over watering to a common wall, they will be held liable for the cost of repairs.**

30. **All holiday decorations, lights, etc. cannot be displayed prior to 30 days before a holiday and must be removed no later than 30 days after said holiday.**

31. Violations of the rules may result in a fine or suspension of Owners permission to use of Association Property. The Board may also choose to fix the violation and charge the cost to the Owner, or obtain injunctive relief against the continuance of the violation. See Board adopted Penalty Policy Resolution.

ADOPTED - May 12, 2004 – ALCC – (No Board resolution)

To create standards for artificial turf installations in the Sunridge community, the Architectural and Landscape Committee has established the following standards:

- Artificial turf is allowed but will not comprise over 60% of the total plant area (which itself must cover 60% of the total front and side yard area) required by paragraph I of the Sunridge Architectural Standards and Guidelines. The rest of the required plant area will be actual plants and trees. No artificial plants or trees will be allowed in front or side yards.
- A continuous edge of decorative curbing will be installed between artificial turf and other plant or mulch areas of the yard.

- Only products designed to serve as outdoor turf will be acceptable. Typically these will have a pile height of 2”, and a fiber weight per square yard of 45 ounces. Sprinturfs LawnScape, Progeen ST-9000, and Synlawn Synfescue are typical examples of materials that meet these requirements.
- Artificial turf will be replaced immediately if worn, damaged, stained, or faded.

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Approved by:

**Mona McCombs
David Skans
Todd Thompson**

ADOPTED – NOVEMBER 17, 2004 – ALCC (No Board resolution)

Sunridge Homeowners will comply with the following rules if they display a flag. Any flags displayed in Sunridge must adhere to these guidelines:

- Only the flag of the United States of America and service flags of the United States Military can be displayed continually throughout the year. Display of these flags must be consistent with the Federal Flag Code and flag length is limited to 6 feet.
- Seasonal, sports, and holiday flags can be displayed during the appropriate season and are limited to a length of four feet.
 - a. Only one flag of these types will be displayed per home.
- Flagpoles and staffs cannot be installed so as to permit their associated flag to extend over another property.
 - a. Only the flag of the United States of America and service flags of the United States Military can be displayed from a flagpole.
 - b. Poles will not exceed 25” in height.
- Except for the flag of the United States of America and service flags of the United States Military, which can be displayed from a flagpole, all other flags must be displayed from a staff.

- Flags will be clean and in good condition at all times. Torn or faded flags will not be permitted.
- Flags will not be displayed in a manner that poses a real and substantial danger to health or safety.
- Flags made of balloons, flora, lights, paint, paving materials, roofing, siding or any other similar building, decorative or landscaping component or material will not be allowed.

APPROVED BY:

**Mona McCombs
Todd Thompson**

**ADDITIONS & CORRECTIONS FROM BOARD MEMBERS
RED HIGHLIGHT – NEEDS TO BE REMOVED**

NOT FOR USE IN RESALE PACKAGE