

**CONTINENTAL COUNTRY CLUB
RULES AND REGULATIONS**

May 1, 2000

The foundation for any high quality Homeowner’s Association is understanding the Covenants, Conditions and Restrictions (CC&Rs) and the cooperation of the property owners. Each property owner should have received a copy of the CC&Rs during the purchase of property. If necessary, you may obtain a replacement copy for a small fee. We urge you to review the CC&Rs to gain a full understanding of the community organization and operation.

Pursuant to the CC&Rs, the Association, by a majority vote of the Board, has adopted the following Rules and Regulations, which shall be known as Continental Country Club Rules and Regulations.

The procedures for architectural submittal, addressing violations, and a fine schedule have been included. The Rules and Regulations do not take the place of the CC&Rs. All owners must comply with all of the provisions of the CC&Rs. The Rules and Regulations are designed and written to amplify and clarify the provisions of the CC&Rs regarding Architectural Control, lot usage, and exterior appearance.

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1. **LOT USAGE**

- a. All lots, homes, townhomes, and condominium units are restricted to **single family residential use**. No mobile structures are permitted on any lot.
- b. No commercial, industrial or institutional activities are permitted.
- c. All houses shall have a garage or carport.
- d. Out buildings are not permitted, such as separate garages, work sheds, storage sheds and similar structures.

2. **ARCHITECTURAL CONTROL COMMITTEE SUBMITTAL AND APPROVAL**

- a. **All exterior improvements and/or modifications, including painting, shall be approved by the Architectural Control Committee prior to work commencement.** Even if guidelines are set forth in these Rules for a specific modification, the item still needs to be submitted to the Architectural Control Committee for prior written approval before work is commenced, unless otherwise specifically stated in the Rules.
- b. Any work commenced or performed without prior approval is subject to fines in accordance with paragraph 16.
- c. Non-approved work may require restoration to the original condition or brought into compliance by other means as decided by the Architectural Control Committee.
- d. Approval is obtained by submitting a Design Review Submittal Form, available at Continental Country Club or by calling (520) 526-5125 or (877) 526-5125.
- e. Work must be performed as approved or the approval is considered void.
- f. Continental Country Club reserves the right to inspect completed work for compliance.
- g. Work shall be completed **within the expected completion date**.
- h. All portions of the structures shall be within the property setbacks. Setbacks are:

	Front	Rear	Sides
Lakeside	50	50	25
Lakeside II	20	20	10
Sunridge	25	20	8
Marina del Lago	25	25	15
All Others	20	25	10

NOTE: Lots bordering the golf course must maintain 25 feet to lot line.

3. **FENCES**

- a. **Fences are prohibited except** for those circumstances outlined below and all must be approved prior to construction.
- b. **Split rail** fences are permitted for landscape purposes only and may not exceed 42" above grade in height.
- c. **Privacy fences** are permitted for purposes such as: dog run, private courtyards, and private patios. Privacy fences shall not exceed six feet in height or enclose more than 150 square feet in area. No portion may encroach into the setbacks. Privacy fences shall be attached to the house, made of wood and painted the identical color as the base paint of the house.
- d. **Privacy screens** are detached landscaping features. Privacy screens are permitted with approval. Privacy screens may be made of wood fence or **stable** trellis-type material. It is strongly encouraged that trees and other vegetation be incorporated into the screen. Privacy screens may be constructed in the setback; however, they shall not exceed six feet in height and shall not extend greater than 15 feet for a single screen, or 30 feet lineal total length on the property.

- e. **Ornamental iron** will be considered on a case-by-case basis. **Chain link** and other metal fencing materials are prohibited unless concealed from view by a wooden fence.

4. **FIRE HAZARDS**

- a. All chimneys for wood burning fireplaces shall have a U.L. or I.C>B.O. spark arrestor attached to the flue.
- b. Pine needles shall not be allowed to accumulate on the roof.
- c. Homeowners are encouraged to thin thickets of ponderosa pine known as “dog-hair thickets” to reduce fire hazard. (Trees 3” or less in diameter do not need approval from the ACC, See item 5)
- d. No outside fires are permitted except in outdoor BBQ grill/smokers. Open fires are prohibited by City of Flagstaff ordinance.

5. **TREE REMOVAL**

- a. Permission to remove dead trees or trees less than 3” in diameter is not required.
- b. Tree removal in conjunction with new construction or room additions must be addressed in the blueprints submitted to the Architectural Control Committee.
- c. Approval is required for the removal of native trees greater than 3” in diameter. Where space permits on the lot, replacement trees should be planted.

6. **FLAMMABLE VEGETATION/MATERIALS**

- a. Wild or native grasses and/or weeds, on any lot shall be cut or mowed each spring and fall. Height of natural grasses/weeds must never exceed 15 inches.
- b. Flowers that go dormant during the fall/winter, must be pruned each fall to avoid an unsightly appearance.

7. **PETS**

- a. House pets are permitted. The only lots upon which horses will be permitted are those lots designated in the Lakeside Acres CC&Rs. No exotic animals will be allowed.
- b. No animals may be kept within a home for the purpose of breeding or for other commercial purposes.
- c. ***Pets must not be allowed to make unreasonable noise or be a nuisance to the neighbors. Property owners experiencing problems with excessive noise or barking are requested and encouraged to contact the City of Flagstaff Animal Control at 774-1414.***
- d. Pets outside the home are required to be under positive control of the owner.
- e. Owner must clean-up any and all pet droppings. Failure of an owner or resident to clean up after his or her pets, both within the common area and upon the property of others, and accumulation in the owner’s yard is unacceptable and subject to fines.

8. **SIGNAGE**

- a. The following signage is permitted within the guidelines specified below.
- b. **“For Sale”** signs are permitted and must comply with the City of Flagstaff sign ordinance regarding size and location.
- c. Address and name identification signs are permitted on mailboxes and next to the front door of the house without approval. Approval is required for ornate or decorative signage that is part of the landscaping or not attached to the mailbox or house.

- d. Property owners may display a sign that indicates that the property is protected by a home security service. The sign must be provided by the service and must not exceed 100 square inches.
- e. Construction company signs are permitted during the time of construction. No more than one (1) sign, no larger than 24" X 30", per construction company may be displayed. All such signs must be removed immediately upon completion of the construction.
- f. **"Political"** signs are permitted, however, they must be removed within 48 hours of the election.
- g. **"Garage Sale"** signs may be posted the day of the garage sale.
- h. All permitted signs, not otherwise specified, are limited to a maximum of 24" by 30".

9. **SATELLITE DISHES**

- a. The Continental Country Club Homeowners Association permits the use of television satellite dishes in conformance with the provisions of The Federal Communications Commission.
- b. Direct Broadcast Satellite (DBS) and Multi-point Distribution Service (MDS) less than one meter (39.37 inches) are permitted.
- c. The dish may not encroach upon common area, adjacent property or set backs.
- d. The dish installation should be in the most inconspicuous location, allowing for acceptable signal quality and must be shielded from the view from the street and neighboring properties. If installed on the ground, the association may require landscaping.

10. **SOLAR APPLIANCES**

- a. Active solar applications such as solar heating must have prior approval by the ACC. Solar application hardware and equipment shall be integrated into the structure and landscaping.

11. **AIR CONDITIONING UNITS**

- a. The Association permits evaporative coolers and/or AC Units.
- b. Installation of evaporative coolers and/or AC Units must be in the most inconspicuous location. If installed on the ground, the association may require landscaping for screening purposes. No roof mounted equipment as per paragraph 15 (h).
- c. The evaporative cooler and/or AC Unit must be painted to match the color of the house.

12. **VEHICLES**

- a. Parking on the street is prohibited between the hours of 12am and 7am, November 1 through April 1, in accordance with the Flagstaff City Snow Removal Ordinance.
- b. **Inoperable** vehicles may not be stored or parked upon any lot or driveway or common area or area visible to other lots, property, common areas, or streets for more than 72 hours.
- c. **Recreational** vehicles, trailers, boats parked on the lot or street (and not within the owner's garage) for more than seventy-two (72) hours shall be considered in violation of the Declarations and these Rules and Regulations and are subject to fines.

- d. No vehicle shall be constructed or repaired, with the exception of emergency repairs taking less than twenty-four (24) hours to complete upon any lot, driveway or street or any area visible to other lots, property, common areas.

13. HOME BUSINESSES

- a. Commercial, retail, industrial, and institutional businesses are strictly prohibited.
- b. An Owner or resident's activity on his Lot shall not be considered a business if all of the following conditions are met
 - i. the activity is not detectable from the exterior of the residence by sight, sound or smell.
 - ii. the activity conforms to all applicable zoning ordinances or requirements for the Property.
 - iii. the activity does not involve persons coming onto the Lot or the door-to-door solicitation of Owners or other residents in the Property.
 - iv. the activity is consistent with the residential character of the Property and does not constitute a nuisance or a hazardous or offensive use or threaten security or safety of other residents in the Property, as may be determined from time to time in the sole discretion of the Board.

14. WINDOW COVERINGS

- a. Windows shall not be covered with sheets, blankets, towels, boards, aluminum foil or other non-standard window dressings.

15. EXTERIOR MAINTENANCE

- a. Natural, earth-tone colors are encouraged. *Colors* must be within the spectrum of the approved color pallet. The color pallet is on file in the Membership Office and is available to any homeowner to view. Approval must be received from the Architectural Control Committee prior to commencing any work.
- b. Natural landscape and Xeroscape are encouraged from an environmental standpoint and because they are in keeping with the character of the community. There is not a prescribed plant list. All front yards must be *landscaped* with natural materials within six (6) months of occupancy. Landscaping requests must be made to the Architectural Control Committee for their review. Landscaping requests must be approved prior to commencing any work. There is wide latitude in the use of ground covers, however; *plain dirt is unacceptable.*
- c. All lots shall be maintained free of litter, trash, construction materials, weeds, and vegetation exceeding 15" in height. Dead plants, shrubs, trees, and other vegetation must be removed promptly. Dormant wild grasses shall be cut in the fall.
- d. Holiday decorations, including lights, are permitted. All decorations, including lights, must be removed within 30 days of the holiday.
- e. Firewood may be stored in an unscreened area, but should be in a location that is as inconspicuous to public view as possible.
- f. Outdoor areas used for storage of maintenance equipment, i.e. lawnmowers, snow blowers, overflow storage, clotheslines, etc. shall be screened from adjacent properties by a privacy fence conforming with paragraph 3(d).
- g. No-roof mounted mechanical equipment is permitted.
- h. Approval is required prior to installing any awnings, roll-a-shields, and roofing materials.
- i. House exteriors shall be maintained in good repair. Broken windows, peeling or faded paint, damaged or unpainted siding, including garage doors, are some examples of disrepair.

- j. Garbage cans shall be placed curbside for pick-up no early than the night before and stored unobtrusively between pick-ups.

16. ENFORCEMENT AND FINES

- a. Consistent with the Planned Community Act of the State of Arizona, the Association intends to adhere to the following enforcement procedures for most situations. However, the Association has the right to change these procedures or vary them as circumstances arise and to act in the best interest of the Association.
- b. An initial violation will result in a letter requesting the situation to be remedied. The owner will be given the opportunity to discuss the violation with the Board of Directors of Continental Country Club. This hearing must be requested in writing.
- c. ***If the situation is not remedied within 15 calendar days, a second letter will be sent out and a \$50 fine PER VIOLATION will be applied. A \$50 fine PER DAY will be levied for everyday the violations is/are not remedied.***
- d. If the Architectural Control Committee deems that the violation(s) has not been remedied for an excessive amount of time, the Architectural Control Committee may require Continental Country Club to hire a professional or a contractor to remedy the situation as defined in the CC&Rs. All costs incurred for this enforcement will be levied to the property owner.
- e. If an owner does not pay the fine imposed before they become delinquent, the Association may place a lien upon the property for the unpaid fines.
- f. ***Property owners shall not commence improvements or building of a structure without prior approval. The fine for this violation is \$200 per day.***

17. APPEAL

- a. Homeowners have the right to appeal a decision made by the Architectural Control Committee regarding design review submittals and/or violations.
- b. A letter of appeal must be sent to the Membership Services Director who will then set an appointment with the Architectural Control Committee to review the homeowners appeal.