

Property Manager		(480) 860-2106
Activities Director		(480) 860-2108
Tennis Director		(480) 860-1651
Gatehouse	raqgate@cityproperty.com	(480) 860-1280
Clubhouse Lounge		(480) 860-4065
Emergency – Police/Fire	IMMEDIATELY CALL	911
Then call Gatehouse so emergency personnel can be directed to your unit		

REVISED: February 2014

THE RACQUET CLUB AT SCOTTSDALE RANCH

RULES, ENFORCEMENT AND FINES POLICY RULES

The following Rules have been adopted by the Board of Directors to provide for the pleasure and comfort of all homeowners, their guests and tenants.

These Rules are adopted in addition to the Bylaws and the Covenants, Conditions and Restrictions (CC&R's) which are binding as deed restrictions upon all Racquet Club units.

Rules can only be enforced with the shared responsibility and cooperation of all residents and management. When Rules are not enforced, they become unenforceable. The Board of Directors encourages everyone to report persons committing infractions along with their unit number to the Property Manager who pledges to keep names confidential unless legally obligated to reveal same. Infractions of any adopted Rule, Bylaw or CC&R may be punishable by fines or legal action pursuant to the Enforcement and Fines Policy.

IT IS IMPORTANT THAT ALL OWNERS AND RESIDENTS PERIODICALLY REVIEW THE RULES AND MAKE EVERY EFFORT TO BOTH COMPLY AND STRESS COMPLIANCE TO OUR TENANTS AND GUESTS WHERE APPLICABLE.

GENERAL RULES

1. Any resident of The Racquet Club shall be bound and abide by these Rules whether they be owner, overnight guest or tenant.
2. Owners are responsible for the actions of their pets, children, guests, tenants and themselves and agree to reimburse other owners or the association for any vandalism, damage or other expense caused by these parties.
3. No unit may be leased to any person for a continuous period of less than thirty (30) days. Each lease agreement shall require that the tenants agree to abide by the Rules, Enforcement and Fines Policy, Bylaws and CC&R's of The Racquet Club.
4. Whenever a unit is to be occupied and an owner is not in residence, the owner must notify the Association Office of the following information: names of the guest(s), service workers or tenants, description of the vehicle and term of lease/occupancy. Such notification shall be made no less than two business days prior to the change in occupancy. Allowances shall be made for emergency situations. Forms for such purposes are available on the website or at the Association Office. The owner or his agent is responsible for providing an up to date copy of the Rules, Enforcement and Fines Policy to anyone occupying his unit. Each lease agreement shall require that the tenants agree to abide by these Rules, the Bylaws and CC&R's of The Racquet Club.
5. No resident shall make or permit to be made any noise or otherwise cause any disturbance or commotion that would in any manner interfere with the quiet and peaceful use of any unit or common area by another resident.

6. For sale and political signs are permitted according to current law.
7. Obstruction of sidewalks, walkways or streets is prohibited (except for trash containers as stated in "Trash", item 2 below).
8. No resident shall plant, shape, trim, remove plants or change the configuration of planted areas on any common areas without the written approval of the Property Manager.
9. All residents and owners are responsible for supplying the Association Office with current information as to their address, phone number, etc. on forms supplied for such purposes.

Gatehouse

1. Admittance to the gatehouse is restricted to authorized personnel.
2. The telephone in the gatehouse is to be used for emergency situations or for conducting Association business.
3. Entry will be denied to anyone who has not been pre-registered pursuant to "General Rules" item 4 above.
4. The Gatehouse Attendant must be notified by the owner or resident if they expect guests or service companies or their visitors will be denied admission.
5. One card or one remote per registered car will be issued to each unit owner, maximum 2 per unit. Cost is \$10 per card and \$50 per remote. It is the responsibility of the homeowner to transfer the cards or remotes to the new owner when selling his/her unit.

Vendor Rules

The Gatehouse Attendant must be notified by the owner or resident if they expect vendors, including the company name, or they will be denied access. All residents must be aware of the following rules that all vendors must follow.

1. Construction work can begin no earlier than 7:00 a.m. and must end ½ hour after sunset – 7 days a week.
2. Observe the speed limit of 15 miles per hour when on the property. Violators will be reported to their parent company.
3. Owners may be fined from \$10.00 to \$500.00 if a vendor commits violations of The Racquet Club Rules and Policies.
4. Dispose of all used material off site. The dumpsters are for resident use only of their personal trash – not construction materials.
5. Do not wash out paintbrushes, containers or equipment from the outside faucets or dispose excess grout or other material on any of our grounds.
6. Do not dispose of dirty water or debris in the street. Help us maintain a clean property.
7. Vendors must use uncovered parking places when on the property. For loading and unloading purposes your vendor may park at the curb, while being sure of not blocking traffic on the street.
8. Vendors are forbidden from entering upon the property other than that of the homeowner's property authorizing service. Any violation will be deemed an invasion of personal property and be reported to the police and prevent the vendor from entering the Racquet Club in the future.

Exterior Changes

1. No building, building addition, patio cover, screen door, sun screen, reflective window film, awning, gate, fence, lighting, wall, landscaping or other visible exterior modification shall be commenced, erected, installed, improved, altered or painted without prior written approval. Any such proposed change must be submitted in writing to the Association Office using forms provided for such purposes.
2. Exterior holiday season lighting and decorations are permitted from November 22nd to January 31st of each year. Homeowners are responsible for any maintenance costs resulting from damage caused by said decorations.
3. No antenna or other device for the reception of radio, television, or satellite signals shall be erected unless the unit owner shall first comply with the ANTENNA RESOLUTION AND POLICY adopted November 15, 2001 and available in the Association Office which governs antenna type, location, installation, maintenance, notification and enforcement in compliance with FCC rules.
4. Only terra cotta pots may be used to display live plantings outside a unit. No pots may be placed on any balcony wall or stairwell wall that is directly over a walkway.

Trash

1. Recycling items, rubbish, trash and garbage shall be kept only in City of Scottsdale approved bins or containers. If a recycling can is full, please discard the recycling in either the main trash can or in another recycling can located in the community.
2. Where applicable, containers may not be placed outside the unit before dusk the night before trash collection, and must be replaced inside the unit on the day of collection
3. Owners are responsible for the proper disposal of appliances such as stoves, refrigerators, dishwashers, washers and dryers and/or prohibited flammable substances such as paint can and motor oil. Owners are also responsible for their vendors with regard to proper disposal of all materials on the premise. The Association Office will announce official pick-up dates as announced by the City of Scottsdale for special substance or appliance disposal. Failure to comply with this rule will subject the owner to a fine as well as the cost of removal of the item(s) from the common area.

Traffic, Garages and Parking

1. The speed limit on all streets within the complex is fifteen (15) mph. Pedestrians must always be given the right of way.
2. All vehicles belonging to an owner (member) or a tenant must display a Racquet Club Sticker or a temporary gate pass. No vehicle may be parked on the premises overnight without such identification. Any vehicle parked overnight without such identification shall be fined in an amount to be fixed from time to time by the Board.
3. All vehicles without a Racquet Club Sticker or a temporary gate pass must stop at the gate and identify themselves to the gate attendant. They shall be denied admission to the premises unless (1) they qualify for a Racquet Club Sticker or a temporary gate pass or (2) an owner or tenant has advised the gate attendant that the newcomer is expected and will not be parking on the premises overnight.
4. No recreational vehicle, motor home, mobile home, commercial truck, camper, truck with camper shell, delivery van, boat, trailer or similar vehicles of any kind shall be kept on any driveway, parking area or street. Such vehicles may enter the premises solely for the purpose of loading or unloading for a temporary

period not to exceed twenty four (24) hours.

5. No inoperable motor vehicle shall be kept on any driveway, parking area or street. An inoperable motor vehicle includes an unlicensed motor vehicle.

6. Vehicle construction, repair, restoration, washing or body work is prohibited on the premises, except that repairs of an emergency nature may be made so that the vehicle can be removed from the premises for repair.

7. All vehicles not in a garage or driveway in front of a garage must be parked in marked (numbered) or unmarked parking spaces. When parked overnight, all vehicles must display a Racquet Club Sticker or temporary Gate Pass. With the exception of emergency vehicles, no portion of any vehicle may ever be parked on any sidewalk or grassy area.

8. Stored vehicles are those vehicles which are not going to be used for a period while the owner (member) or tenant is away from the premises for a period exceeding 20 days. Such vehicles must be kept in the assigned, numbered space for the unit, or in the case of a townhouse or villa, in the garage or driveway of the unit. Stored vehicles must be maintained in neat, clean condition and, if covered, the cover must be maintained in neat, clean condition. Use of guest or unmarked parking spaces for stored vehicles is prohibited. An owner who is not using a numbered space, a garage, or the driveway in front of a garage may allow another owner to store a vehicle in his/her space, but must notify the management office in writing. The notification shall identify the vehicle, its owner and the identifying license plates. An owner who wishes to allow someone who is not an owner to store a vehicle must notify the management office in writing. The notice shall include the name and address of the owner of the vehicle, the color, make and model of the car, the license plate number and state of registration, and the duration of the storage. In all instances where a person who is not an owner is storing a vehicle in a numbered space, no additional temporary gate passes will be issued to the unit for tenants. Any vehicle stored in accordance with this Rule is exempt from the inoperable motor vehicle rule above, provided it is covered and the cover is maintained in a neat, clean condition.

9. Parking on the streets is prohibited. An exception is made for Association, Commercial and Delivery vehicles while in the performance of their duties.

10. Improperly parked vehicles will be subject to a fine and towing.

11. Garages must be used for parking vehicles and storage and not for living or office space.

12. Garage doors shall remain closed, or open to within twelve (12) inches from the floor for ventilation purposes, unless a resident is conducting activities in the garage.

13. All owners are responsible for making sure their visitors, guests and/or tenants park their vehicles and act in conformity with the above rules. Any violation of the Rules by a visitor, guest or tenant is also a violation by the owner.

Patios and Walkways

1. No item of any unsightly nature is permitted on any exterior wall, window, door, balcony, patio or fence. Patios and balconies are to be kept clean, uncluttered and free of storage. Only typical patio furniture and accessories are permitted.
2. Bicycle riding, rollerblading, skateboarding and scooters are permitted on streets only AT YOUR OWN RISK. Bicycle riding, rollerblading, skateboarding and scooters are not permitted on any sidewalk, walkway, tennis court, or clubhouse balcony. Bike racks may not be relocated without prior written approval from the Association.
3. Bicycles may be stored under the stairs immediately adjacent to the owner's unit, balcony, and patio or in a designated bike rack, located throughout the property. All stored bicycles must be properly secured. If covered, the bicycle cover must be maintained in good shape and clean of dust and debris at all times. If bicycles are not covered, they must be maintained in good shape and clean of dust and debris at all times.
4. Open-flame cooking devices. Charcoal burners, barbecues fixed or portable, and other open-flame cooking devices are prohibited on balconies and/or patios or within 10 feet (3048mm) of combustible construction.

Liquefied-petroleum-gas-fueled cooking devices fixed or portable are prohibited on/or under any attached covered patios, balconies, covered walkways, stairs, or roof overhangs and shall not be located within 10 feet (3048mm) of combustible constructions.

However, propane tanks or combustible materials may not be stored in an enclosed area.

Scottsdale Fire Ordinance, Chapter 36, Section 308, Article 308.3.1 and 308.3.1.1

Meetings

Under the Arizona Revised Statutes Section 33-1246, "Persons attending may audiotape or videotape, those portions of the meetings of the Board of Directors and meeting of the members that are open. The Board of Directors of the Association may adopt reasonable rules governing the audio taping or videotaping of open portions of the meetings of the Board and the Membership."

The following guidelines apply to audio taping and/or videotaping any portion of the meetings of the Board or the Membership:

1. Only those with a legal right to attend the meeting may record the meeting.
2. The Association must be provided with written notice 48 hours in advance of any meeting, that the meeting will be recorded.
3. Any person recording a meeting must not interfere with the meeting or the view of the meeting by any attendees. Any person recording must remain a reasonable distance from the Board or any other attendee.
4. Any recording must be independent of external power sources.
5. No recording may be published, via internet; website or any other means, to people that did not have a right to attend the meeting, without prior written Board consent.
6. The Board shall have the right to impose financial penalties for any violation of these rules.

Flags

Under the Arizona Revised Statutes Section 33-1261 and Section 33-1808 the Association shall not prohibit the outdoor display of any of the following flags:

- American flag (as long as it is flown in conformance with the federal flag code (P.L. 94-244; 90 Stat. 810; 4 United States Code sections 4 through 10)
- U.S. Army
- U.S. Navy
- U.S. Air Force
- U.S. Marine Corps
- U.S. Coast Guard
- POW/MIA
- Arizona
- An Arizona Indian Nation flag
- Gadsden Flag

These flags may be displayed on the owner's back patio from a pole made of aluminum or brass no taller than six (6) feet or flag holders may be affixed to the front of a resident's unit and must be in compliance with all governmental codes and law.

Pets

State and County Law:

Dogs: The law in Arizona requires that all dogs over the age of three months have an annual license and current rabies vaccination. Dog owners must complete a license application within 15 days of vaccination. Residents new to Maricopa County and new dog owners must purchase a license within 30 days. Information about dog licensing can be obtained at www.maricopa.gov/pets. The tags supplied by the Maricopa County Animal Care and Control must be displayed on the dog.

Cats: The State of Arizona does not require cats to be licensed. However, it is a good idea to get your cat an id tag. A lost cat with an id tag has a better chance of being returned to its owner.

Pets: Pursuant to Maricopa County Health Regulations, no pets are allowed in the clubhouse, health club, tennis courts, or pool and spa areas. Owners MUST IMMEDIATELY clean up after their pets.

Racquet Club Rules:

1. **Permitted Pets:** Only domestic dogs, cats, fish, caged birds, and small caged animals are permitted as household pets. No exotic animals such as monkeys, reptiles, wild animals, poultry, livestock, etc., are permitted on the property. Household pets are to be kept solely as domestic pets and not for commercial purposes.
2. **Area Restrictions:** No pets shall be tied up and/or unattended on patios, landscaped areas, balconies or other common areas. All dogs must be on a leash when outside the unit.
3. **Nuisance, Annoyance, and Noise:** All pet owners shall insure that their pet does not make unreasonable noise or become a nuisance or annoyance to other Members or Residents at any time. Accordingly, there are severe penalties for violations, both by the Racquet Club and by the City of Scottsdale. (Refer to the **ENFORCEMENT POLICY** section of this document.) A nuisance shall include an unreasonable number of pets, any pet leaving the owner's property unattended, failure to clean up after one's pet on an owner's lot or parcel, or allowing one's pet to defecate on or damage another property or common area without immediate and proper cleanup.
4. **Animal Structures:** No structure for the care, housing or confinement of any animal or bird shall be maintained so as to be visible from Neighboring Properties or Units.
5. **Feeding:** No Member or Resident shall feed or allow any domestic or wild animals or birds to feed outdoors, or shall take any action or inaction or place any object or structure on the Dwelling Unit, Lot or

Parcel that would attract such animals or birds at such times and in such numbers that such feeding creates an unreasonable disturbance, accumulation or droppings, or causes damage to Neighboring Properties or other Dwelling Units, Lots, Parcels, or Common Areas.

Pools and Spas

1. Pool hours are 6:30 a.m. to 10:00 p.m. During the time from Memorial Day until the end of September, the pool hours will be extended to 12:00 a.m. (midnight). **All persons use the pools and spas at their own risk; there are no lifeguards on duty. CAUTION, WATER IS SHALLOW SO DIVING IS NEVER PERMITTED.**
2. Children under the age of fourteen (14) are not allowed in the pool/spa areas unless accompanied by an adult (age 18 or older). Babies in diapers are not allowed in pools unless wearing tight fitting plastic pants. For safety reasons, children under the age of 6 are not permitted to use the spas.
3. The pools are for the exclusive use of residents and their guests. The number of pool guests is limited to 4 persons. Private pool parties with more than 4 guests are permitted only after obtaining a permit from the Association Office.
4. The gates to the pool areas must be closed and latched or locked at all times; never left ajar or propped open. This is a Maricopa County Ordinance, which is strictly enforced.
5. No pets are allowed in the pool areas. (Health Department Regulation).
6. No glass containers may be brought into the pool areas at any time.
7. **SMOKING IS NOT PERMITTED.**
8. Clean up and proper rearrangement of chairs and lounges are the individual user's responsibility.
9. Running, bumping, undo splashing, horseplay or obscene language are not permitted in the pool area. Proper pool etiquette is also required when using pool play equipment.
10. Bobby pins, hair clips, elastic and rubber bands should be removed from the hair before entering the pool.
11. Only persons dressed in swimming suits are allowed in the pools. No street wear (cut-offs or similar attire) is allowed.
12. Pool play equipment is limited to small air mattresses, rings and balls. Styrofoam equipment is not allowed in the pools, except for foam "noodles" or other exercise equipment used in water aerobics. Styrofoam clogs filter systems. Safety equipment is for emergency use only.
13. Only battery operated radios with low volume or headsets are permitted in the pool areas. In no event can radios be an annoyance to others.
14. Chairs and lounges may not be reserved for more than fifteen (15) minutes for anyone not in the immediate pool area. Pool furniture may never be removed from the pool area.
15. All Rules and Regulations pertaining to the pools also apply to the use of the spas.

TENNIS, PICKLE BALL, HEALTH CLUB AND CLUBHOUSE RULES

General

1. The use of any facility including tennis courts, health club and clubhouse is AT YOUR OWN RISK.
2. A non-resident owner loses his/her common area privileges during the time period when that owner's unit is leased and/or occupied by others. However, so long as the unit is held vacant, a non-resident owner has all the rights of a resident owner.
3. An owner may play in the Club Tournaments even if they have a tenant in their unit.
4. Prime Season is from January 1st through March 31st. Prime time is from 9:30 a.m. to 11:00 a.m.
5. A "host" resident must accompany their guest(s) at all times while using any of the facilities.

Tennis Courts

1. Tennis courts are open daily from daylight until 10:00 p.m.
2. Pickle Ball may be played only on Court 2 at hours posted thereon and in the clubhouse
 - a. Pickle Ball may only be played with Racquet Club approved paddles
 - b. Players waiting to play must not congregate on the court
 - c. Rules for proper attire apply to both tennis and pickle ball players alike
 - d. Nets must be returned to their proper storage location when play is concluded
3. Racquet Club sponsored tennis or pickle ball events is for residents and their overnight houseguests.
4. Glass containers are not permitted on court. WATER is the only beverage allowed on the courts.
5. Use of any cellular devices, children playing or loud noises are not permitted on areas or sidewalks adjacent to the tennis courts.
6. Tennis etiquette allows players to complete their present game before the next group enters the court.
7. No animals are permitted on the tennis courts, nor may they be secured to the fences, trees or property adjacent to the courts.
8. Players should dispose of drinking cups, tennis balls, cans and lids in waste containers.
9. Players, have responsibility to roll dry the courts for tennis or pickle ball play after a rain.

Tennis Court Reservations and Registration

1. Tennis court reservations will correspond with time periods of 1 ½ -hour increments. Play will begin at the following times: 8:00, 9:30, 11:00, 12:30, 2:00, 3:30, 5:00, 6:30, and 8:00. Pickle Ball may be played on Court 2 only.
2. For the lottery only, one resident must sign up to register for a court. Registration sheets shall be maintained in the clubhouse. Resident name will be required.

3. Court reservations must be made at the Clubhouse at 7:50 a.m. two days prior to play. Residents with outside guests must wait until the lottery is concluded before signing up for a court (see also Tennis Guests below).
4. A lottery drawing will be conducted daily at 7:50 a.m. as follows:
 - a. Numbered tags, totaling the number of persons desiring a specific court or time will be placed in a container.
 - b. In lottery fashion, one tag is drawn by each person, to determine the order of court selection. The lowest numbered tag drawn has first choice of courts and time.
 - c. Court reservation winners must write their name on the court sign-up sheet.
 - d. Only one person from each two-some or four-some may participate in the court reservation lottery.
5. Following the 7:50 a.m. lottery, if there are several residents wishing to invite tennis guests, there will be a second lottery for available 8 a.m. and 11 a.m. courts.
6. One person may reserve a court for doubles or singles play. No person may play back to back during prime time of prime season unless there are other courts open for play or the person is a last minute substitute.
7. Reserved courts not claimed within ten minutes of scheduled time may be claimed by the next waiting group. You must have two players on the court to hold a reservation during prime time of prime season.
8. A cancellation policy is in effect at all times. When the group is unable to play, the individual who signed up should remove their name from the sign-up sheet as soon as possible OR CALL IN CANCELLATIONS BY PHONE TO 860-2108 OR 860-1651. FAILURE TO CANCEL A RESERVED COURT TIME DURING PRIME TIME, PRIME SEASON OR WHEN ALL COURTS ARE FULL COULD RESULT IN THE LOSS OF TENNIS PRIVILEGES.
9. Court 6 and 7 are the courts designated for teaching and tennis clinics.
10. The Activities Director or Director of Tennis shall reserve as many courts as needed at any time slot for events such as Racquet Club in-house leagues, ATA/Play Tennis/USTA leagues, tournaments, or special events. Racquet Club sponsored teams participating in ATA/Play Tennis/USTA leagues or any other competitive leagues, may exist provided that the team consists of a minimum of 50% Racquet Club residents, staff who have been granted tennis play privileges and/or homeowners who are on the team and playing during scheduled matches. ATA/Play Tennis/USTA matches may use a maximum of 3 courts during any designated prime time/prime season time slot. Therefore, 3.5 and 4.0 teams may not both play at the Racquet Club on the same day during the same prime-time slot thereby using 6 courts, leaving only 3 courts for resident sign-up.
11. The Tennis Director at the Racquet Club and any Independent Contractors engaged by the Racquet Club may teach tennis lessons upon the Property of the Racquet Club. No other person(s) may teach tennis lessons for a fee upon the property. Any violation of this rule as determined is at the sole discretion of the Board, will result in a suspension of tennis privileges of the homeowner and any tenant of the homeowner receiving such lessons for a period of time to be commensurate with the violation, but not less than two weeks or more than two months.

In all instances where a professional tennis teacher who is not the Director of Tennis and is not an Independent Contractor engaged by the Racquet Club to teach tennis at the Racquet Club is found to be giving lessons at the Racquet Club, a rebuttable presumption arises that a violation of this rule has occurred.

Tennis Guests

1. Each resident may have up to three (3) non-resident tennis guests, except during prime time of prime season. However, this rule shall not be construed to prohibit any ATA, Play Tennis or USTA team members, or other Racquet Club sanctioned activity, from competing with or against a resident or a Racquet Club team at the Racquet Club. The limit of 3 shall also not be in force when special permission for a tennis party has been obtained in writing.
2. Residents may not have on-court tennis guests during prime-time (9:30 a.m. to 11 a.m.) during prime-season (January 1 to March 31). At the completion of the daily lottery draw, a resident wishing to invite guests may reserve available courts for 8 a.m. to 9:30 a.m. and from 11 a.m. on. Each court reservation may include up to 3 guests as long as the 4th player is a Racquet Club resident. During group play, the group will maintain a 25% resident ratio.
3. Overnight guests must be accompanied by at least one resident while using the courts at all times.

Dress Code for All Players on Tennis Courts

1. Proper tennis attire should be worn at all times on the tennis courts.
2. Regulation tennis shoes with non-marking soled shoes only are required; running/walking shoes are not permitted.
3. Shirts should be worn at all times.
4. Bathing suits are not permitted on the tennis court or in the health clubs.
5. A shirt and shoes must be worn in the clubhouse. No wet bathing suits are permitted.

Clubhouse

1. Clubhouse facilities may be rented on Saturday or Sunday evenings after regular hours by homeowners or tenants with the owner's written approval only for a non-business purpose. Information may be obtained in the Association Management Office during normal business hours.
2. Clubhouse hours are 6:00 a.m. to 10:00 p.m. Monday through Friday and 6:00 a.m. to 6:00 p.m. on weekends. Hours may vary in summer months.
3. Smoking is not permitted in the clubhouse or on the clubhouse balcony.
4. All beverages obtained in the clubhouse, must be in Association supplied hot and cold cups. No carryout containers, please.
5. Non-resident owners may not participate in activities, social events, tennis mixers, etc. while their unit is occupied except as a guest when guests are welcome. Contact the Activities Director for each event to see if guests are allowed.
6. Children age 12 and under must be supervised by an adult (18 years or older) while in the Clubhouse.

Health Club

1. The Fitness Room and Activities Room in the Health Club are open from 6:00 a.m. to 10:00 p.m. Monday through Friday, and 6:00 a.m. to 6:00 p.m. on weekends.
2. The use of fitness room exercise equipment is at your own risk.
3. Children under the age of fourteen (14) are allowed in the Health Club only with adult supervision.

4. Pets are not allowed in the health club. Food and beverages other than water are not permitted in the health club except during association-sponsored events.
5. Glass containers are never allowed.
6. Audio devices may only be used with headphones except during association-sponsored events.
7. Exercise equipment is for the use by residents and their overnight guests only. Owners whose unit(s) are leased may not use the equipment.
8. While using exercise equipment, proper gym attire (including shirts and gym shoes) is required at all times.
9. Proper etiquette requires that users wipe off equipment, cushions and handles after use.

ENFORCEMENT POLICY

This policy is intended to comply with Arizona law and the granting of certain powers given to the Board of Directors pursuant to the Racquet Club's Covenants, Conditions, and Restrictions (CC&R's) Bylaws and duly adopted Rules. Under Arizona law:

ARS 33-1242 Powers of Unit Owners Associations. Subject to the provisions of the declaration, the Association may "11. Impose charges for late payment of assessments and, after notice and an opportunity to be heard, impose reasonable monetary penalties upon unit owners for violations of the declaration, bylaws, and rules of the association.

IT IS THE DESIRE OF EVERY RESIDENT TO ENJOY A LIFE STYLE AT THE RACQUET CLUB WHICH EMBRACES FRIENDLINESS, CONSIDERATION OF OTHERS, NEIGHBORLINESS AND A SENSE OF COMMUNITY. RULES ARE CREATED TO PROMOTE THAT LIFESTYLE. ALL OWNERS AND RESIDENTS ARE STONGLY ENCOURAGED TO REVIEW ALL OF THE RULES PERIODICALLY TO AVOID CAUSING AN INFRACTION. IF AN OWNER WISHES TO DISPUTE A RULE, IT IS STILL HIS RESPONSIBILITY TO FOLLOW ALL RULES UNTIL OR UNLESS IT IS WITHDRAWN AT THE DIRECTION OF THE BOARD. IT SHALL BE ASSUMED THAT FIRST TIME INFRACTIONS SHALL BE PRIMARILY DUE TO LACK OF KNOWLEDGE IN ORDER TO PROMOTE A FRIENDLY ENVIRONMENT.

1. ENFORCEMENT OF THE RULES OF THE ASSOCIATION WILL BE THE SHARED RESPONSIBILITY OF RESIDENTS AS WELL AS THE ASSOCIATION OFFICE, CLUBHOUSE AND GATEHOUSE PERSONNEL.
2. WHEN AN INFRACTION OF THE PUBLISHED RULES OCCURS WHICH IS WITNESSED BY A RESIDENT OR ABOVE MENTIONED PERSONNEL IT IS INCUMBENT UPON THEM TO REPORT THE INFRACTION TO THE ASSOCIATION OFFICE NO LATER THAN THE NEXT BUSINESS DAY FOLLOWING THE INFRACTION. FORMS WILL BE PROVIDED FOR SUCH PURPOSES AND WILL REQUIRE THE SIGNATURE OF THE INDIVIDUAL REPORTING THE INFRACTION. ALL SUCH FORMS WILL BE MAINTAINED IN THE ASSOCIATION OFFICE IN STRICT CONFIDENCE AND NAMES OF WITNESSES SHALL BE REVEALED ONLY TO THE BOARD OF DIRECTORS UNLESS REQUIRED TO BE REVEALED IN LITIGATION, COURT ORDER, OR PURSUANT TO ARIZONA LAW. IT IS REQUESTED THAT THE WITNESS MAKE EVERY EFFORT TO OBTAIN THE UNIT NUMBER OF THE PERSON BREAKING THE RULE.
3. IN CIRCUMSTANCES WHEN THERE IS A SAFETY ISSUE INVOLVED, THE WITNESS IS REQUESTED TO CONTACT APPROPRIATE PERSONNEL WHO WILL HAVE THE RESPONSIBILITY OF INFORMING THE PERSON(S) COMMITTING THE INFRACTION THAT THEY MUST CEASE OR RISK A FINE.

4. THE ASSOCIATION OFFICE WILL TAKE PRIMARY RESPONSIBILITY TO ENSURE THAT RULES RELATING TO OCCUPANCY ARE ENFORCED. SUCH STEPS SHALL INCLUDE BUT NOT BE LIMITED TO PROVIDING GATEHOUSE PERSONNEL WITH DIRECTIONS TO PERIODICALLY CONDUCT A VISUAL INSPECTION OF THE PROPERTY, AND SPECIFIC DIRECTIVES REGARDING ADMITTANCE TO THE PROPERTY.

General

1. The adoption of a rule and assessment of a fine will take effect only upon the action of the Board of Directors.
2. A copy of the Rules, Enforcement and Fine Policy will be provided to each homeowner or tenant at the time of purchase or occupancy and no less than when there are revisions thereafter.
3. The homeowner or tenant who violates any Rule, Bylaw or CC&R provision may be fined by the Board of Directors. Once assessed, a fine shall become an assessment against the homeowner's unit until the fine is paid.
4. The homeowner or tenant who violates any CC&R provision may be denied certain rights and privileges pursuant to CC&R provision 27.12 Withdrawal of Rights and Privileges of Owners, upon action by the Board of Directors, for so long as the violation shall continue.
5. The Board of Directors may assess a monetary fine against any homeowner for the violation of a rule, bylaw, or CC&R only if the Board of Directors has previously adopted and published the fine policy.
6. The written notice shall contain (a) The provision of the document that has been violated, (b) The date of the violation or the date the violation was observed, (c) The first and last name of the person or person who observed the violation, and (d) The process the owner must follow to contest the notice.
7. The Board of Directors may assess actual damages and costs against any homeowner where his family, tenants, or guests cause property damage to any Association common element. The damages will be billed to the homeowner.

Fine Policy

1. Unless otherwise indicated in any notice of an offense, a second offense occurring during the same calendar year, even if not for the same violation, will be considered a subsequent offense, and the fine will be based upon the number of offenses that have occurred within the same calendar year.

Effective immediately and pursuant to Section 33-1083 of the Arizona revised Statutes; the Board of Directors shall have the power to impose monetary penalties upon the owners of Lots for violations of the Declaration of Covenants, Conditions and Restrictions, By Laws and Rules of the Association. This power shall apply to violations by the owner(s) and the owner(s) shall also be liable for any violation committed by a family member, guest, tenant or other occupant of the Lot of the owner(s). The amount of the monetary penalties shall be determined based on the nature of the offense, the attitude of the offending owner(s) and the number of violations and the amount so established by the Board of Directors shall range from \$10.00 to a maximum of \$500.00 per day. The owner(s) in question shall be given an opportunity to be heard by the Board prior to the assessing of any monetary penalties, and written notice of said hearing shall be given at least 10 days in advance of the hearing by regular mail or by hand delivery at the last-known address of the owner(s). Once it has been determined that the owner(s) is guilty of a continuing violation, The Board may impose reasonable daily monetary penalties for each subsequent day of the violation and such continuing penalties shall continue to accrue until the owner(s) notifies the board that the violation has ceased and the Board has confirmed that, this, in fact, is the case. Said owner(s) shall be liable in this manner for all violations committed by the family members, guests, tenants or any other occupant of the owner(s).