

PONDEROSA TOWNHOMES HOMEOWNERS ASSOCIATION

COMMON AREA GUIDELINES and STANDARDS

August 24, 2009

**Vehicles, Parking, Pet Control, Community Swimming Pool,
Community Bulletin Board, Garage Sales, Signage**

These Common Area Guidelines and Standards
supersede previous versions.

1. GOALS and OBJECTIVES

- A. Strive to maintain high level property values.
- B. Continue to have a pleasant and attractive community.
- C. Establish standards for vehicular parking, pet control and use of community pool.
- D. Provide all homeowners and residents with clear guidelines to meet these objectives.

2. RESPONSIBILITIES

All residents are responsible for complying with these Guidelines and Standards.

Ultimately, it is the homeowner's responsibility for compliance with these Guidelines and Standards by their tenants and/or guests.

Homeowners must ensure tenants and guests are fully aware and understand all aspects of these Guidelines and Standards.

3. VEHICLES and PARKING

A. NO PARKING AREAS

1. Fire lanes, as posted.
2. Entry walkways and garage aprons.
3. In front of garages.
4. Common areas, including but not limited to areas covered with Desert Rose crushed rock.
5. Near or in an intersection causing a hazard for other vehicles.
6. Violators will be towed by B&C Towing, 520-744-1876.

B. GUEST PARKING LOT (on Incas Way between Ponderosa and Scheibe)

1. Only street legal, properly and visibly licensed vehicles are permitted.
2. Only vehicles belonging to homeowners, residents and their guests are permitted.
3. No vehicles in junk condition, in an inoperable state, or resting on jacks or other supports are permitted.
4. Any vehicle appearing to be abandoned will be towed.
5. Violators will be towed by B&C Towing, 520-744-1876.

4. ANIMAL CONTROL

- A. Dogs must be on a leash and under human control when in common areas, including streets.

- B. No pets may roam free within the complex.
- C. Pets are prohibited in pool area.
- D. Pet owner is responsible for immediate removal of his/her pet's waste from common and private areas.
- E. Pet owner is financially responsible for personal injuries as well as for property destruction or damage (including but not limited plants, shrubs, trees and buildings) caused by his/her pet.

5. COMMUNITY SWIMMING POOL

- A. **NO LIFEGUARD ON DUTY AT ANY TIME.** Homeowners, residents and guests use the pool at their own risk. PHOA is not responsible for accidents or injuries.
- B. Pool gate must be closed and latched at all times.
- C. Children under the age of 14 must be accompanied by an adult resident at all times.
- D. Community guests must be accompanied by a resident at all times.
- E. Diving is prohibited, even in the deep end.
- F. Running and pushing is prohibited.
- G. Excessive noise is prohibited.
- H. Glass containers are prohibited.
- I. Food is allowed only in the ramada/picnic area.
- J. Picnic trash must be taken out immediately.
- K. Pets are prohibited in pool area.

L. Smoking is prohibited in pool area.

M. Pool hours are 6:00 AM to 10:00 PM daily, except when the pool is closed for the winter.

N. The Board reserves the right to deny use of the pool area to anyone for above violations.

O. (adopted 8/21/2012) The Board reserves the right to deny use of the pool/ramada area to any member of the Association , their tenants, guests/invitees in which the property owners Assessment fees are more than 30 days delinquent.

6. COMMUNITY BULLETIN BOARD

A. The top half of the bulletin board is for official PHOA business.

B. The bottom half is for community use.

C. Offensive items are prohibited.

D. Postings must be dated and removed 14 days after posting or immediately after the date of the advertised event.

E. The Board reserves the right to remove objectionable items at any time.

7. GARAGE SALES

Two garage sales per year, as outlined in the CC&Rs (Article IX, par 9.3.3), are allowed per household: 1.) a community-wide sale will be conducted the 3rd weekend in May, and, 2.) the second shall be at the discretion of the homeowner, with prior approval of the board.

Individual garage sales are not permitted outside of these dates.

A one-time, three-day estate sale, in connection with the sale of a dwelling, is permitted.

8. SIGNAGE

For Sale and *For Rent* signs are permitted in front of the subject residence; must be taken down immediately after transaction is concluded.

For Sale and *For Rent* signs are permitted at the community's main entrance at Limberlost and Halbert; must be taken down immediately after transaction is concluded.

Garage Sale signs are permitted; must be taken down immediately after sale is concluded.

Political campaign signs are permitted; must be taken down immediately after election is over.

Business signs or private venture advertisements are not permitted in front of homes (fliers, postcards, notices, etc. may be posted on community bulletin board, as prescribed above in item 6).

**Approved by the Ponderosa Homeowners Association Board of Directors
on August 24, 2009**