

AMENDED and RESTATED
LAS PLACITAS TOWNHOUSES ASSOCIATION, Inc.
RULES & REGULATIONS
And
ENFORCEMENT PROCEDURES
July 2012

TABLE OF CONTENTS

1.	ASSESSMENT PAYMENT POLICY and TRANSFER FEE	3
2.	OWNERS' ROSTER.....	3
3.	COMMERCIAL or BUSINESS ACTIVITIES	3
4.	NUISANCES	4
5.	NOISE.....	4
6.	COMMON AREAS	4
7.	EXTERIOR of TOWNHOUSES	4
	7.1. Exterior Lights and Mailboxes.....	4
	7.2. Interpretation of CC&Rs.....	4
	7.3. Architectural Committee	5
	7.3.1 Written Plan	5
	7.3.2 Master Color Plan	5
	7.4 Landscaping Restrictions.....	6
	7.5 Water Conservation and Grass	6
8.	INTERIOR of TOWNHOUSES	6
9.	RENTERS and GUESTS.....	7
10.	PETS	7
11.	PARKING and VEHICLES.....	8
12.	CLUBHOUSE and SWIMMING POOL	8
	12.1 Clubhouse Rules	8
	12.2 Swimming Pool Rules.....	9
13.	PRIVATE PARTIES	9
14.	FLAGS, SIGNS and SOLAR.....	10
15.	ENFORCEMENT PROCEDURES.....	11
	<u>APPENDIX A</u> : Paint Formulas for Selecting the Correct	13
	Paint Color for the Exterior of Our Townhouses.	

INTRODUCTION

Las Placitas Townhouses Association, Inc. is an Arizona non-profit corporation, incorporated May 16, 1969. The Members of Las Placitas Townhouses Association shall be entitled to the use and enjoyment of their townhouse and the common properties, elements, and facilities as provided by the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Articles of Incorporation (Articles) and the Bylaws of this Association. The CC&Rs and Bylaws empower the Board of Directors (Board) to adopt rules and regulations governing all properties within the Las Placitas community and to impose penalties for non-compliance with these rules. The following Rules, Regulations and Enforcement Procedures (Rules) are binding on all owners, residents, and guests within Las Placitas, effective on this date: July 24, 2012.

1. ASSESSMENT PAYMENT POLICY & TRANSFER FEE

1.1. All assessment fees are due on the 1st day of the month. Please do not wait until later in the month as this puts a heavy strain on the finances of Las Placitas.

1.2. The Board has instituted a late fee limited to ten percent (10%) of the amount of any unpaid assessments or \$15, whichever is greater, for HOA and other fees paid after the 15th day of the month. Also, failure to pay the assessments on or before the 15th day of the month will result in suspension of voting rights which shall remain suspended until all payments are brought current and all defaults remedied

1.3. HOA and other fees not paid by the 20th day of each month shall become a lien upon the delinquent owner's property and shall continue as such until fully paid. Further steps may be taken by the Board.

1.4. A transfer fee will be charged upon the sale of a townhouse in accordance with ARS 33-1806C, and as directed by the Board. The Treasurer will notify the title company of the fee amount when it requests an account update. Any increase in this fee from year to year shall not exceed 20% of the preceding fiscal year's amount.

1.5. It is noted that under ARS 33-1806 the owner-seller has specific legal responsibilities upon sale of a townhouse. Upon request from a seller-owner and for a small fee, the Board will make copies of the CC&Rs, Bylaws and R&Rs for the seller-owner.

2. Owners' Roster. For emergency and other purposes, all townhouse owners shall provide the Secretary with a current phone number and if not living in Las Placitas, a current address and phone number where they may be reached. If the home is rented, the owner shall provide the Secretary the name and phone number of the renter when that renter moves in. All are encouraged to provide an email address

3. COMMERCIAL OR BUSINESS ACTIVITIES. Las Placitas is a residential community. However, the CC&Rs have been interpreted such that current technology allows residents to conduct certain home-based businesses that do not adversely impact our community. Therefore, an owner or occupant residing in any townhouse may conduct business activities so long as:

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

3.2. The business activity conforms to all zoning requirements for Las Placitas;

3.3. The business activity does not involve any person conducting such business who does not reside in the townhouse or any door-to-door solicitation of Las Placitas residents;

3.4. The existence or operation of the business does not increase that townhouse's use of Common Element facilities over that which is standard for single family dwellings;

3.5. The business activity does not constitute a nuisance, or a hazardous or offensive use, or cause the townhouse owner to violate any provisions of the CC&Rs, Bylaws or these Rules, or threaten the security or safety of other residents of Las Placitas, as may be determined in the sole discretion of the Board.

4. **NUISANCES.** No noxious or offensive activity may be carried on or permitted in any part of Las Placitas, nor may any nuisance exist or operate within Las Placitas so as to be offensive or detrimental to any other property or townhouse in the vicinity thereof, or to its occupants. The Board, in its sole discretion, shall have the right to determine the existence of any nuisance. Matters which fall under the purview of this paragraph may be handled by the provisions of The Enforcement Procedures listed in these Rules.

5. **NOISE.** Quiet hours are 10:00 pm. to 7:00 am. Residents shall be courteous in their use of musical instruments, amplifiers, radios, televisions, stereos and tools, so that other residents are not disturbed. No exterior speakers, horns, whistles, bells or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed within Las Placitas. Also, See paragraph 10.2

6. **COMMON AREAS**

6.1. Skateboarding, roller skating and bicycling are not allowed in the common areas. All such activity shall be at the homeowner's/ renter's risk.

6.2. Tree climbing in the common areas is prohibited.

6.3. Destruction or removal of common area landscaping is prohibited.

7. **EXTERIORS OF TOWNHOUSES.**

7.1. **Exterior Lights and Mailboxes.** It is mandatory that the street lights in front of each townhouse burn during hours of darkness to make our community more attractive and, more importantly, for reasons of security. The Board will maintain and paint the light posts and mailboxes but it is the responsibility of the townhouse owner to insure that the light bulb, the dusk-to-dawn light sensor, the globe and the mailbox are present and in good operation and repair. Repairing the electrical line to the light is the Association's responsibility from the light to the front wall of the townhouse only. Please contact a member of the Board if you need assistance in replacing/repairing these items.

7.2. **Interpretation of CC&Rs.** The following interpretations of provisions of the CC&Rs for Las Placitas Townhouses Association, Inc. have resulted from prior action of the Board and the Association Members.

7.2.1. Exterior Building Line shall mean and refer to a line parallel to the street, extending across the outside extremity of each individual townhouse. This outside extremity

includes the brick walls, roofline, over-hangs, carport, back steps and porch, planter box, patio wall and gate, and the individual patio.

7.2.2.. Repairs, maintenance and preservation of the individual townhouse, including, but not limited to, planter boxes, patio walls, back steps and porches, fences, gates, and enclosures, are the sole responsibility, obligation and expense of the individual unit owner. Owners also are responsible for the maintenance, repair, and replacement of the heating unit, refrigeration unit, swamp cooler, and the roof serving their townhouse.

7.2.3. Each townhouse exterior is expected to be kept in a good state of maintenance so that Las Placitas will reflect a high pride of ownership. Any exterior area of a townhouse in need of maintenance, cleaning, repair or painting shall be accomplished by the homeowner in a reasonable time, as determined by the Board, in its sole discretion.

7.2.4. If an owner repairs a function that is the normal responsibility of the Association, without first requesting determination of responsibility from the Board, in writing, that owner will be held financially responsible for such repair. The Board may vote to reimburse that owner in full, partially or not at all.

7.3. **Architectural Committee.** When needed, the Board shall appoint an Architectural Committee whose purpose is to insure that the conformity, beauty and harmony of the external design of Las Placitas are constantly maintained using the following guidance.

7.3.1. **Written Plan.** Any change to the regular appearance of any portion of the entire exterior of a townhouse or lot, to include, but not limited to, painting, adding siding, fences, hedges, walls, solar structures, and other structures, or putting up a flag pole must have the prior written approval of the Board. Submit your plan to the Board, in writing, to include the nature, kind, shape, height, materials, location and approximate cost of the project (as directed in CC&Rs, paragraph 10(c)(5)(f), pg 8). It shall also include a plan of disposal of any material left over from the remodel project. The appointed Architectural Committee will then study the proposal in open meeting, including visiting the site, and make its recommendation to the Board. The Board will respond in writing with its approval, suggested revisions prior to approval, or denial. If any changes are suggested or required, they may be discussed with the committee members, or at a board meeting. No one shall commence work on any project until final approval is provided, in writing, by the Board. In some cases, this process could take several weeks. If there is any doubt about your project, please submit a written plan to save future problems.

7.3.2. **Master Color Plan.** All paint used on the entire exterior of a unit shall conform to the colors used for uniformity at the inception of the Townhouses Association. *The main walls of the townhouse shall be sand beige and all trim, fascia, under-portion of carports, wooden gates, and porches and steps, shall be dark brown.* All house brick and patio walls shall remain natural. Approved paint colors may be purchased at Home Depot or Lowe's. Exterior high gloss or semi gloss paint is recommended because they are sturdier in the sun and heat. Also see paragraph 7.3.2.2., below, concerning siding. See Appendix A for the actual paint formulas from Home Depot and Lowe's. These formulas must be used when purchasing paint at these stores. When submitting your written plan for painting, please list the outlet where you will be purchasing your paint if it is not Home Depot or Lowe's. The Architectural Committee will assist you in choosing the correct paint color from other outlets. This master color plan will be strictly enforced

7.3.2.1. All wrought iron must be painted black. This should be done periodically to keep the wrought iron from rusting and causing an eyesore. High-Gloss enamel paint is recommended.

7.3.2.2. Aluminum or vinyl siding, or fascia siding, may be installed as long as the colors conform to the master color plan (Appendix A). Submit your written plan in accordance with paragraph 7.3.1, above.

7.4. **Landscaping Restrictions.** Planting and gardening are allowed in the townhouse patio areas, (But, see par 7.4.3, below). All shrubs and plants in the front yards beyond the patios and including the planter boxes will be trimmed, removed, replaced and maintained by the Association landscaper. A written request to the Board in accordance with paragraph 7.3.1 is required to change or add any plants or bushes in the front of a townhouse. If approved, the townhouse owner is expected to pay for the new shrubs/bushes and for the Association landscaper to remove the old and plant the new foliage. Any arrangements for personal work by the Association landscaper shall be made through the Board.

7.4.1. The plants and shrubs in the planter boxes and front yards of the townhouses must contain low water maintenance plants. Individual unit owners should water these plants sparingly. *Winter watering* of all plants and shrubs, including those in the patio areas of all townhouses, should be kept to a minimum both to preserve the plants and to save on water.

7.4.2. **9151-9157 Townhouses.** The main fresh water line runs in front of the 9151-57 townhouses. The Association is responsible for the water line up to and including the water shutoff valve into the house. Digging and gardening by residents in the front yard of these townhouses could damage the water line and will result in the homeowner paying for the repair, as directed by the Board.

7.4.3. **9159-9161 Townhouses.** The main fresh water line runs along the base of the brick wall in the rear of the 9159 townhouses and along the brick wall separating the patio enclosures of the 9161 townhouses. Should digging or gardening by residents within three feet of these walls damage the water line, the homeowner will be held responsible for the repair, as directed by the Board. Some of these homes have brick or concrete decks added in their patio area. Other homes have been expanded, or an enclosure has been built over parts of the main water line and/or the main cutoff valve. It has been the policy of the Board that if a main water line breaks under the brick or concrete at any of these homes, the homeowner shall bear the financial responsibility of removing and replacing any bricks or concrete, under the direct supervision of the Board. The Association will pay for repairing the water line up to and including the water shutoff valve into the house. NOTE: Any future plans to add or expand an enclosure over the existing water shut off valve must include installing, at the owner's expense, an external cutoff valve, under the direct supervision of the Board.

7.5. **Water Conservation and Grass.** Due to the high cost of water in Las Placitas, grass in any part of the community is highly discouraged.

8. INTERIOR OF TOWNHOUSES

8.1. **Interior changes.** Townhouse owners may make alterations, nonstructural changes and improvements within their townhouse without the prior written approval of the Board, but are responsible for any damage to any other townhouse or the common areas (townhouse walls) that results from such changes. (See Paragraphs 12(a) and 15 of CC&Rs).

8.2. After completing any project inside the townhouse, the owner is responsible to insure that all scrap material is removed from Association property and not put in or next to the trash receptacles.

8.3. Decorating. Townhouse owners, at their own expense, may furnish and shall be responsible for all of the decorating within their townhouse, including, but not limited to, painting, wallpapering, washing, cleaning, paneling, floor covering and window coverings.

8.4. Windows. Only commercial un-decorated sun guard window tinting may be installed on the windows. Items other than window coverings may not be hung from the windows.

9. RENTERS and GUESTS. Each owner is responsible for compliance with the CC&Rs, Bylaws and these Rules by each such owner's agent, renter, tenant, guest, invitee, licensee, and servant, among others. If any of these persons violates these Rules, or any provision of the CC&Rs and Bylaws, the owner shall be held responsible.

9.1. "Lease" means any agreement for the leasing or rental of all or any portion of a townhouse in Las Placitas including, but not limited to "month-to-month" rentals.

9.2. Lease Agreement. All lease agreements shall be in writing. The terms of the lease must provide that all parties to the lease shall be subject, in all respects, to the provisions of the Governing Documents of Las Placitas. The owner will certify this, in writing, to the Board. The owner shall provide the renter/tenant with at least a copy of these Rules. Copies may be purchased from the Board for a small fee.

10. PETS

10.1. No animals, fish, fowl, poultry, livestock, or birds of any kind shall be raised, bred or kept in Las Placitas, except that two (2) commonly accepted household pets, including domestic dogs, cats, fish, and birds in cages, may be kept, provided that such pets are kept solely for domestic purposes.

10.2. No animal or bird shall be allowed to make an unreasonable amount of noise, or to become a nuisance. If the Board determines that a pet creates a nuisance, appropriate action will be taken. See paragraph 5, above.

10.3. All pets, at all times, must be carried or be on a leash while in any part of the Common Elements.

10.4. The owner of each pet is responsible for cleaning and removing any dirt or excrement occasioned by the pet on the Common Elements and the private patios; also, any damage to any property in Las Placitas, such as digging in the flora, or other places. If a pet owner fails to clean up after his or her pet, the townhouse owner may be assessed an amount not less than \$25 per offense, as determined by the Board.

11. PARKING and VEHICLES

11.1. **Drive slowly.** The speed limit through Las Placitas is **15 mph**. Please inform your guests of this restriction.

11.2. Parking for residents shall be limited to the carport and driveway of each townhouse. There shall be no parking in someone else's driveway or carport without permission of the occupant/owner.

11.3. No car or other vehicle shall be parked overnight on a service street (see CC&Rs), except for official public vehicles being driven by on-call public officials living in Las Placitas and the vehicle has a gross vehicle weight of ten thousand pounds or less and bears an official visible emblem (ARS 33-1809). These officials are encouraged to park in driveways, if feasible.

11.4. Parking at the southeast corner of Las Placitas, at the entrance, shall be for visitors. Parking in the designated visitors' parking lot for short intervals may be authorized by the Board. Unless otherwise authorized by the Board, this parking area may not be used for any purpose other than parking passenger vehicles.

11.5. No commercial vehicles, trailers, motor homes, recreational vehicles, boats, trucks with a gross weight over 3/4 ton, or any similar equipment or vehicle, except vehicles of contractors working in Las Placitas, may be parked anywhere within Las Placitas. Owners or tenants may request permission from the Board to park RVs and similar vehicles temporarily for the purpose of loading and unloading for periods of not more than 5 hours, but not over night.

11.6. All vehicles must be roadworthy (i.e., maintained so that they can be lawfully operated on a public highway). Any parked vehicle, no matter where parked, must have all wheels in contact with the pavement. No vehicle shall be constructed, reconstructed or repaired in Las Placitas.

11.7. All vehicles must display a current valid license plate.

11.8. Owners, tenants and guests shall not use or store toxic or flammable materials in carports. Also, the carport shall not be used as a storage area unless moving in or out, re-decorating or other specific reasons, without the permission of the Board.

11.9. Only cars belonging to residents may be washed in Las Placitas.

12. CLUBHOUSE and SWIMMING POOL RULES. The outside pool gate must be closed at all times. The two clubhouse doors and the pool gate **must be locked when leaving** the clubhouse/pool area, as there is a danger to small children wandering into the pool area. The Board shall appoint a Clubhouse and Swimming Pool Committee, which will supervise the rules and regulations of the clubhouse and pool area, listed below.

12.1. Clubhouse Rules

12.1.1. Hours: 7:00 am to ^{SUNSET} ~~10:00 pm~~. The host must accompany guests who are not overnight guests. A portable handicap ramp is available for entrance to the clubhouse.

12.1.2. Toilet facilities are available in the clubhouse. See that they are clean before leaving.

12.1.3. There shall be no smoking, alcohol or glassware in the clubhouse.

12.1.4. No wet swimsuits on the cloth furniture. Metal chairs are available.

12.1.5. Children under 16 must be accompanied by an adult.

12.1.6. The cooler and lights are to be turned off when vacating the clubhouse.
Be sure to lock both clubhouse doors and the pool gate.

12.1.7. No pets are allowed in the clubhouse.

12.1.8. The clubhouse shall not be used for commercial purposes.

12.2. Swimming Pool Rules. Hours: 7:00 am to ^{SUNSET}~~10:00 pm~~ _{pm}

12.2.1. The pool area is for the use of residents and their guests only. Guests shall be limited to four (4) persons per townhouse, at any one time, except when the clubhouse and pool are reserved for a private party. The host must accompany guests who are not overnight guests. Be sure to lock both clubhouse doors and the pool gate when departing.

12.2.2. Children under 16 years of age must be accompanied by an adult.

12.2.3. Shower before entering pool. Lotions/oils should be applied sparingly and must be rinsed off before entering pool as oil clogs the filter. Hair longer than shoulder length must be tied into a pony tail. Soap use is prohibited in the pool.

12.2.4. Because of the depth of the pool, there shall be no diving. Also, no running or rough play will be allowed in the pool area.

12.2.5. Glass containers of any kind are not allowed in the pool area. No eating or drinking is allowed on the immediate deck area surrounding the pool.

12.2.6. After using the pool area, it should be left clean and orderly. All trash shall be removed from the premises. Please wipe up any spills.

12.2.7. There shall be no smoking or alcohol in the pool area

12.2.8. No pets are allowed in the pool area.

12.2.9. Thunder and Lightning. Do not enter the pool when there is thunder and lightning in the area.

13. PRIVATE PARTIES

13.1. Members or residents desiring to entertain five (5) or more guests at the pool or clubhouse must make a reservation for a private party. The reservation shall be for the exclusive use of both the pool and clubhouse. Parties are authorized for four (4) hours any day except legal holidays, between 9:00 am and ~~10:00 pm~~ ^{SUNSET} _{pm}. To make a reservation for a party, the

responsible person should submit a written request to the Board at least five days prior to the party date. A \$35 deposit will be submitted at that time, which will be returned in full if the area is left clean and undamaged, as directed by the Board.

13.2. If approved, the committee will post a notice of the party on the clubhouse door.

13.3. Any damages to the pool or clubhouse shall be the responsibility of the person making the reservation.

13.4. Food and non-alcoholic beverages may be served but food preparation is not allowed. Tables and chairs are available in the clubhouse for eating. A Reminder: No glass of any kind is allowed in the pool area.

13.5. Thunder and Lightning. The responsible person shall insure that no one enters the pool when there is thunder and possible lightning in the area.

13.6. The responsible person shall insure the pool and clubhouse are clean and secure, and all trash and party containers brought to the area are totally removed. The cooler and lights are to be turned off and the doors to the pool and clubhouse are to be locked when exiting the party area.

14. FLAGS, and POLITICAL, FOR SALE, FOR RENT, FOR LEASE, OPEN HOUSE. YARD SALE SIGNS and SOLAR ENERGY DEVICES

14.1. It shall be the owner's personal responsibility to insure that the Architectural Committee is contacted before placing any flagpoles or signs on townhouse property to insure that no water/sewer lines or utilities are disrupted in any way. Owners shall bear the full responsibility of repairing any damage to these lines and possibly reimbursement for lost water.

14.2. Flags that may be flown on the owners' property in Las Placitas are: 1. The American flag or an official replica of the flags of the US army, navy, air force, Marine Corps or coast guard; 2. Pow/Mia flag; 3. The Arizona state flag; 4. An Arizona Indian nations flag; 5. The Gadsden Flag; all subject to the following rules:

14.2.1 Only one flag pole is authorized on each lot either in front or back of the townhouse. The flag pole shall not be higher than the townhouse and must be within six feet of the townhouse itself. A flagpole may be attached at an angle on the front or rear of a townhouse wall. Submit your written plan in accordance with paragraph 7.3.1, to install a flagpole.

14.2.2 No more than two (2) flags may be flown at one time and no flag shall exceed 3X5 feet.

14.3. Political Signs are authorized on townhouse property subject to the following limitations: They are authorized no earlier than fifty-five days before nor later than fifteen days after the election. The total square feet of such signs shall not exceed nine (9) square feet. Political signs need not be commercially produced. Political activity, including door to door solicitations for petitions shall be accomplished in accordance with ARS 33-1808G. Prominent identification of political solicitors shall be visible at all times and door to door political activity is prohibited from sunset to sunrise.

14.4. For Sale, for Rent, for Lease, Open House or signs that indicate For Sale by

Owner (FSBO) are authorized to be placed both at the townhouse and at the main entrance of the community. Such signs shall be commercially produced and shall not exceed 18x24 inches; an industry standard size rider not exceeding 6x24 inches is also authorized. Open house signs shall conform to the above restrictions. Open house hours shall be restricted to 8 am – 6 pm only. Please notify your realtor.

14.5. Yard sale signs may be displayed at the main entrance and at the home of the sale, but must be removed immediately at the conclusion of the sale.

14.6. Solar energy devices as defined in ARS 44-1761 may be installed in Las Placitas.

15. ENFORCEMENT PROCEDURES. The procedures for the imposition of fines and/or the temporary loss of privileges for the violations of the CC&Rs, Bylaws, or these Rules (Community Documents) are listed herein.

15.1. Written Demand. If the Board determines that there exists an alleged violation of the community documents, a written demand to cease or correct the alleged violation shall be signed by the President, or if the Board directs, by the Board members. It shall be served upon, or mailed to, the alleged violator, specifying: (a) the alleged violation; (b) the action required to abate the violation or correct it, and (c) either a time period of not less than ten (10) days, if the violation is a continuing one, or a statement that any further violation of the same rule may result in the imposition of sanctions after notice and hearing, if the violation is not discontinued.

15.2. Condition of Property Hearing. If the violation notice concerns the condition of the property owned by the member, the letter listed in paragraph 15.1 shall list: a) the provision of the community documents that has allegedly been violated; b) the date of the violation or the date the violation was observed; c) the first and last name of member(s) who observed the violation; d) the process the member must follow to contest the notice as outlined in ARS 33-1803 C, D and E.

15.3. Continuing Violations. For purposes of this Section, each day a violation continues after a notice to cease has been provided to the owner, shall constitute a separate violation.

15.4. Notice of Hearing. Within 10 business days of such notice to cease or correct, if the violation continues past the period allowed in the notice for abatement without penalty, or if the same rule is subsequently violated, the Board shall serve the violator with written notice of a hearing to be held by the Board, in executive session. The notice shall contain: (a) the number and nature of the alleged violation(s); (b) the time and place of the hearing, which time shall be not less than ten working days from the giving of the notice; (c) an invitation to attend the hearing and produce any statement, evidence, and witnesses on his or her behalf; and (d) the proposed sanction to be imposed, which may include suspension of voting, denial of use of facilities or the imposition of a fine of not more than \$100.00 for any one violation.

15.5. Hearing. The hearing shall be held in executive session and shall afford the Member a reasonable opportunity to be heard. Prior to the implementation of any sanction imposed by the Board proof of notice and the invitation to be heard shall be filed with the minutes of the executive meeting. Such proof shall be deemed adequate if a copy of the notice together with a statement of the date and manner of delivery is entered into the minutes by the designated person who delivered such notice. The notice requirement shall be deemed satisfied if a violator appears at the meeting. Should the member not attend the meeting, the Board shall

complete the hearing without the member. The Board may vote to turn the situation over to the Association attorney for resolution.

15.6. Imposition of Fine. At the conclusion of the hearing, the Board shall determine the sanction or the fine to be imposed, if any, based on the seriousness of the violation, whether this is a first violation, or a continuing violation, whether the type of offense poses a danger to property or any person, and whether the violator agrees to abate the violation within the time specified by the Board. Should there be a fine, after the amount is determined, a due date shall be established for the payment of such fine.

15.7. Minutes of Executive Meeting. The minutes of any executive meeting falling under this paragraph shall contain those requirements listed above, a written account of the session and a statement of the results of the hearing, to include the sanctions if any, which are imposed and a date for payment, if required. These minutes shall be kept in a separate file in the Association records but separate from other written records.

15.8. Collection. Fines shall be collectible like a delinquent assessment in accordance with the provisions of Paragraph 1 of these Rules.

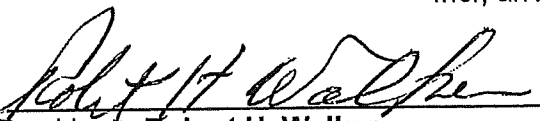
NOTE: Any recommendations or comments concerning your ownership or residency at Las Placitas may be made, in writing, to the Board of Directors.

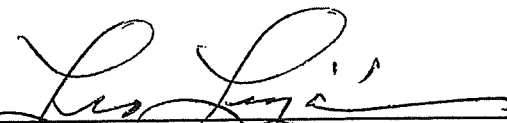
This document contains 13 pages, including the appendix. It replaces all previous Rules and Regulations and Enforcement Procedures previously published by this community. One copy of this document will be made available to each townhouse owner. Copies may be provided for a minimum fee per page as listed in Arizona Statutes.

At a meeting of the Board of Directors of Las Placitas Townhouses Association, Inc. an Arizona non-profit corporation, duly called and held on July 14, 2012, a quorum being present and voting, these Rules & Regulations and Enforcement Procedures were adopted.

DATED this 24th day of July, 2012

LAS PLACITAS TOWNHOUSES ASSOCIATION,
Inc., an Arizona non-profit corporation

By: 
Its President: Robert H. Walker

Attest: 
Secretary: Leo Lujan, Acting

Appendix A

LAS PLACITAS TOWNHOUSES ASSOCIATION, INC. RULES & REGULATIONS And ENFORCEMENT PROCEDURES

Paint Formulas for Selecting the Correct Paint Colors for the Exterior of Our Townhouses

Home Depot offers BEHR paint in **four types**: *flat, satin, semi-gloss and high-gloss*. High gloss lasts the longest in the Arizona sun and heat. The formulas for the four types of paint are:

<u>Dark Brown:</u>				
BEHR Paint Base: 5340				
CLRNT	BL	FL	IL	KXL
-Oz-	2	1	5	3
384 TH	8	120	32	112

<u>Sand Beige:</u>			
BEHR Paint Base: 5400			
CLRNT	CL	IL	LL
-Oz-	1	0	1
384 TH	344	32	144

Lowe's offers VALSPAR paint in **three types**: *flat, satin, and semi-gloss*. If Lowe's paint is used, suggest semi-gloss. The formulas for the three types of paint are:

Dark Brown
VALSPAR Mixed Paint
Gallon Size
101-6Y27.5, 109-6Y34.5
Base: Yellow Base

Sand Beige
VALSPAR Mixed Paint
Gallon Size
101-16, 109-8, 111-2Y20
Base: Base 1

Please contact the Secretary for a copy of this Appendix. Please do not remove from the Rules.

July 24, 2012

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Sand Beige:				
BEHR Paint Base: 5400				
CLRNT	CL	IL	LL	
-Oz-	1	0	1	
384 TH	344	32	144	

Lowe's offers VALSPAR paint in **three types**: *flat, satin, and semi-gloss*. If Lowe's paint is used, suggest semi-gloss. The formulas for the three types of paint are:

Dark Brown
VALSPAR Mixed Paint
Gallon Size
101-6Y27.5, 109-6Y34.5
Base: Yellow Base

Sand Beige
VALSPAR Mixed Paint
Gallon Size
101-16, 109-8, 111-2Y20
Base: Base 1

Please contact the Secretary for a copy of this Appendix. Please do not remove from the Rules.

July 24, 2012