

DCRANCH0001CSFC-20-1-1--
Yorkm

Community Standards for Conduct

Introduction

Pursuant to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for DC Ranch Community Council and Ranch Association, the Community Council establishes and supports those standards and activities which have community-wide application. As recorded in the Official Records of Maricopa County at Instrument No. 1999- 0673267 ("CC&Rs"), the DC Ranch Association is responsible for implementing and enforcing standards for use, conduct, maintenance, and architecture for all neighborhoods, including sub-associations, and common areas at the Ranch. The purpose of these DC Ranch Standards for Conduct ("Standards") is to facilitate a safer community, and further the DC Ranch Community Values that residents cherish. The Standards for Conduct apply to all areas of the community including, but not limited to residential neighborhoods, parks, community centers, path and trails, and manned gatehouses. Community Council and Ranch Association will determine a process in which to address concerns regarding Community Council common area.

The Standards are more than a static recitation of rules. Rather, rulemaking procedures allow for a dynamic process that recognizes changes may be appropriate as the community continues to grow. This comprehensive document, adopted by the Boards of both the Ranch Association and Community Council, provides a summary of current rules, specifically including use and conduct restrictions as set forth in the CC&Rs, and the related penalties that impact the homeowner and other residents in the community, including those who rent or lease property within the DC Ranch community, as well as the service providers, visitors, and guests that visit the community.

Voluntary compliance with the Standards is strongly preferred and will be encouraged with education and communication. When further enforcement is necessary, a progressive enforcement process is utilized, as outlined in the CC&Rs at Article VII, Section 7.5 and herein. The Board(s) may escalate penalties in certain circumstances, including the deactivation of transponders, loss of other privileges, and fines at its sole discretion, notwithstanding any of the guidelines or suggested penalties contained in this document. Enforcement guidelines should be followed unless the enforcement is otherwise specified in the individual DCR Standard below. Some Standards have immediate fines, cease/desist actions or other requirements that require immediate Owner action that supersede the Standard enforcement process.

In sub-association neighborhoods, compliance to the Standards is under the jurisdiction of the sub-association and DC Ranch Association. Sub-association standards may be more restrictive. Questions should be directed to the sub-association property management first before addressing a concern with DC Ranch Association. Please visit DCRanch.com/Governance for the current contact list of sub-association property managers.

Introduction**DCR-00 Basketball Hoops****DCR-01 Bulk Trash****DCR-02 Business, Hobby, or Other Uses including Garage and Yard Sales****DCR-03 Civil Behavior and Dialogue****DCR-04 Construction and Community Work Hours****DCR-05 Disposal and Dumping****DCR-06 Flags****DCR-07 Laws: Local, State, or Federal****DCR-08 Livestock, Poultry and Domestic Pets****DCR-09 Motorized Vehicles & Drones****DCR-10 Nuisance****DCR-11 Organized Sports and Park Usage****DCR-12 Parking****DCR-13 Pets Off Leash****DCR-14 Pet Waste****DCR-15 Pool or Water Feature Backwashing or Draining****DCR-16 Property Modifications including Exterior Remodeling and Repairs****DCR-17 Recreational Vehicles/Campers/Boats/Trailers****DCR-18 Rental of Property in the Association****DCR-19 Seasonal, Holiday, and Celebratory Decorations****DCR-20 Signs - Builder (Custom Lots)****DCR-21 Signs-Other****DCR-22 Signs-Political****DCR-23 Signs- Real Estate****DCR-24 Speeding****DCR-25 Storage of Personal Items****DCR-26 Trash and Recycling****DCR-27 Trespassing/Solicitation****DCR-29 Gate Access**

DCR-00 Basketball Hoops

Portable basketball hoops may be kept in rear yards, front yards, or driveways, but shall not be mounted directly to the house. Basketball hoops shall be located on the driveway, in an area close to the house. Backboards and poles shall be a powder coated, manufactured, neutral color, such as black, gray, or white. Backboards shall have no metallic or shiny paint color and custom colors must be approved. Backboards may also be of a clear material. No goals are to be placed at the end of the driveway or in or near the street. All basketball hoops shall be maintained in such a manner as to give a neat and clean appearance. Driveways shall not be expanded to accommodate sports or play equipment.

Basketball hoops shall not be permitted in the front yard of any attached or multiple family dwelling (where one driveway serves more than one home). All basketball hoops shall be placed so that missed shots land in the resident's yard as opposed to neighboring yards. If catch-nets are used, they must be stored away after play (concealed from public view). Permanent basketball hoops and athletic courts require prior approval before installation.

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Final Reminder
- 3) Notice of Fine, \$100 every ten days

DCR-01 Bulk Trash

Bulk trash may be put out on Friday, the week before scheduled pick up by the City of Scottsdale according to its published schedule. Bulk trash should reflect the rules established by the City of Scottsdale. The piles must be placed on the Member's property, by the side of the driveway or front yard, and not on the street or common areas. Please review the City of Scottsdale guidelines at www.ScottsdaleAZ.gov and search "Solid Waste" or call 480.312.5600. If the trash is not picked up, it becomes the homeowner's responsibility to remove bulk trash within five days.

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$300 per occurrence, per week

DCR-02 Business, Hobby, or Other Uses including Garage and Yard Sales

Activities not normally associated with property restricted to residential use, including operation of a business, garage, yard and estate sales, or other commercial, manufacturing, or industrial use are prohibited. Home-based businesses or hobbies are permissible unless they generate excessive noise or traffic, create unsightly conditions visible to neighboring property or otherwise cause a nuisance pursuant to DCR-10. The Association, in its sole discretion, shall determine if an activity is in violation of this standard. Property owners shall maintain their property in good, clean, safe, and attractive conditions.

Enforcement

- 1) Notice of non-compliance, courtesy, or immediate stop activity
- 2) Final Reminder
- 3) Notice of Fine, \$300 per occurrence

DCR-03 Civil Behavior and Dialogue

Residents, their guests, and their vendors are expected to conduct themselves in a manner that is civil and respectful, refraining from abusive, demeaning, or hostile behavior and language, or inappropriate action towards other residents or employees. All such incidents should be reported to an Executive Director. Incidents can include but are not limited to harassment, lewd behavior, graffiti, disregarding rules and regulations, discrimination, physical abuse, verbal abuse, and/or threatening behavior. Fines are \$300 per occurrence and can be escalated as determined by the Board of Directors at its sole discretion. Violation of this section may also result in suspension from use of common areas.

DCR-04 Construction and Community Work Hours

All exterior construction and contractor modifications and landscape maintenance activity shall be allowed during the following hours:

Summer Hours - April 1 through October 31, 6 a.m. to 6 p.m., Monday through Friday, 8 a.m. to 6 p.m., Saturday*

Winter Hours - November 1 through March 31, 7 a.m. to 5 p.m., Monday through Friday, 8 a.m. to 5 p.m., Saturday*

* Only activity which does not generate excessive noise, as determined by the Board in its sole discretion, may occur during Saturday hours.

No construction, exterior contractor modifications, or landscape maintenance activity is permitted on Sundays or the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, day after Thanksgiving, Christmas Day. Refer to the DC Ranch and Silverleaf Construction Regulations for complete information about Daily Operations.

All construction and contractor activities shall be subject to security and access limitations at DC Ranch as may be established by the Association.

Enforcement

- 1) Verbal notice of non-compliance with instruction to stop work and courtesy notice to the Member and contractor; non-compliance could result in an immediate fine
- 2) Verbal warning by the Association Management, including Final Reminder for fine and/or deactivation of construction tag.
- 3) Notice of Fine, \$500
- 4) Repeated non-compliance, Notice of Fine, minimum of \$500, escalated as determined by the Board in its sole discretion.

DCR-05 Disposal and Dumping

Disposal of any yard waste, dumping of debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, lake, NAOS, common area or any other area within the Ranch is prohibited.

Legally sanctioned fertilizers may be applied to landscaping on Property owners' property provided care is taken to minimize runoff.

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$300
- 3) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion.

DCR-06 Flags

Per ARS 33-1808 - No flag, other than those listed below shall be flown without prior written approval from the Modifications Committee:

- *The American flag or an official or replica of a flag of the uniformed services of the United States. American flag or uniformed services flag should be displayed in a manner consistent with the federal flag code.*
- *The POW/MIA flag.*
- *The Arizona state flag.*
- *An Arizona Indian nation's flag.*
- *The Gadsden flag.*
- *A first responder flag. A first responder flag may incorporate the design of one or two other first responder flags to form a combined flag*
- *A blue star service flag or a gold star service flag.*
- *Any historic version of the American flag, including the Betsy Ross flag.*

In addition to the flags identified above, one temporary "seasonal" flag such as holiday or sports team flag may be displayed. However, no more than two (2) flags may be displayed at any time. Items located on the flagpole, including, but not limited to, metal fasteners, cleats, halyards, clips, and pulleys shall not cause any unreasonable amount of noise and must be covered in a material suitable to DC Ranch Standards, if necessary, to prevent such noise.

The flag shall always be kept in good condition and is to be reasonable in size but no larger than 3 x 5 feet and proportionate to its surroundings, as determined by the Board in its sole discretion.

Whether freestanding or attached to a residence, flagpoles shall be wood, aluminum, or metal and match the home's approved paint color. Prior to installing a freestanding flagpole, the Member or resident must submit a request, in writing, to the Modification Committee detailing the height, type, location, illumination and color of the flagpole. Stipulations for flagpole approval include:

- 1) Shall be located no closer to the curb, neighboring properties, property lines, and common areas than the height of the flagpole;
- 2) Shall be placed in the front yard or backyard on the Member's property;

- 3) The flagpole shall not be taller than the rooftop of the residence;
- 4) Flag must be removed at sunset, unless illuminated; and
- 5) Flag may be illuminated with prior approval of the Modification Committee. (Care must be taken to not point lights at neighboring properties or streets.)

Enforcement

- 1) Verbal notice of non-compliance and courtesy letter
- 2) Final Reminder
- 3) Notice of Fine, \$300
- 4) Repeated non-compliance, Notice of Fine, minimum of \$100, escalated as determined by the Board in its sole discretion.

DCR-07 Laws: Local, State, or Federal

Any activity that violates local, state, or federal laws or regulations is prohibited, unless expressly authorized by local, state, or federal authorities.

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine; \$300
- 3) Repeated non-compliance, Notice of Fine, minimum \$300, escalated as determined by the Board in its sole discretion.

DCR-08 Livestock, Poultry and Domestic Pets

Raising, breeding, or keeping of livestock or poultry is prohibited. A reasonable number of dogs, cats, or other usual and common household pets may be permitted on a Member's property. All pets are prohibited from making an unreasonable amount of noise, endangering health or safety, or causing any other form of nuisance, as determined by the sole discretion of the Association. Pets shall be registered, licensed, and inoculated as required by law.

Enforcement

- 1) Courtesy written notice of non-compliance, could be escalated immediately due to nuisance
- 2) Final Reminder
- 3) Notice of Fine, \$300 per occurrence
- 4) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion.

Notwithstanding the enforcement provisions above, pets in violation of this provision shall be immediately removed from the Member's property, upon request of the Association.

DCR-09 Motorized Vehicles & Drones

The following table reflects areas of the community on which various types of vehicles may or may not be operated.

Motorized Vehicle	Parks, Trails, Multiuse Paths, Sidewalks, Wash Areas and NAOS	Roadways and Parking Surfaces
All-Terrain Vehicles, Mopeds, Motor Driven Cycles, Motorcycles, Neighborhood Electric Vehicles, Golf Carts	No	Yes (With Restrictions) *
Off-Road Recreational Vehicles	No	No
Gas-Powered Motorized Play Vehicles, Gas-Powered Motorized Skateboards	No	No
Electric-Powered Motorized Play Vehicles, Electric-Powered Motorized Skateboards	No (With Exception) **	Yes (With Restrictions)***
Drones	No (With Exception) ****	No (With Exception) ****

- * (1) The vehicle is properly registered and insured.
- (2) The operator has the required driver's license or endorsement.
- (3) The vehicle is operated in a manner that does not violate Arizona law or City of Scottsdale ordinances or pose a threat to public safety in DC Ranch.
- ** (1) Battery-operated toy cars ridden by children seven or younger may be operated on paved sidewalks under the direct supervision of a responsible adult.
- *** (1) The vehicle is operated solely on a private roadway that has a speed limit of 15 MPH.
- (2) For riders under 14, the vehicle is operated under the present supervision of a responsible adult.
- (3) The operator wears a helmet.
- (4) The vehicle is operated only in daylight hours.
- (5) Only one rider is allowed on the vehicle.
- (6) The operator does not "tow" other vehicles or persons.
- (7) The operator obeys all DC Ranch traffic regulations.
- **** (1) The outdoor operation of drones for recreational purposes is strictly prohibited; however, drones may be operated outdoors for other reasons or uses in accordance with Federal Aviation Administration policy.

These restrictions in DCR-09 above do not apply to:

- DC Ranch Association, Community Council, and Covenant Commission employees when used in serving the community, including landscape and maintenance vehicles and equipment.
- DC Ranch Association, Community Council, and Covenant Commission contracted and approved security vehicles and equipment.
- Other public safety agencies and persons providing security, emergency response, search and rescue, or medical services.
- Vendors, on DC Ranch related business, and their vehicles and equipment for the purpose of serving the community as approved in writing in advance by the DC Ranch Association or Community Council.
- Employees of The Silverleaf Club and The Country Club at DC Ranch when using the path system to service and operate the golf course facilities.

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$300 per occurrence, per week
- 3) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion.

DCR-10 Nuisance

Any activity which emits foul or noxious odors, including smoke or electronic vapor from cigarettes, cigars, or pipes, or creates noise or other conditions outside the Member's property which tend to disturb the peace, threaten health or safety, or otherwise interferes with the quiet enjoyment of property in the community, as determined by the Association in its sole discretion, is prohibited.

Enforcement

- 4) Courtesy written notice of non-compliance
- 5) Final Reminder
- 6) Notice of Fine, \$300
- 7) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion.

DCR-11 Organized Sports and Park Usage

DC Ranch offers neighborhood parks, basketball courts, and other amenities that are meant to be shared and enjoyed by all DC Ranch property owners with their guests. Neighborhood parks may also be used for events sponsored by the DC Ranch Community Council or the Association. A neighborhood park may not be used in such a way as to restrict the use of that park by other neighborhood residents wanting to share and enjoy the park. Neighborhood parks are not designed to support Public Organized Sports Teams, defined as sports teams comprised of residents and/or non-residents involved in regularly scheduled or league play. This also applies to certain amenities at Desert Camp Community Center, The Homestead Community Center, and Market Street Park. Public Organized Sports Teams not affiliated with either the Association or the DC Ranch Community Council may not practice, or hold matches, within any neighborhood park or the above-mentioned facilities. The Ranch Association and Community Council

reserve the right to temporarily close such facilities for maintenance or other sponsored activities and programs.

This policy does not preclude residents from using their neighborhood parks and other common area amenities for "pickup" games or other informally organized sporting activities. Non-resident family members and guests of Property owners or residents are also welcomed to participate in such activities. Any Public Organized Sports Team practicing or playing a match in any neighborhood park is trespassing (see DCR-27 for trespassing restrictions). A Member or resident affiliated with any Public Organized Sports Team in violation of this provision may be subject to a \$300 fine for each infraction. The Community Council may provide written, advance permission to designated entities for organized use of Council common area amenities per a separate policy.

Enforcement

- 1) Verbal warning, usually by security personnel, and courtesy written notice of non-compliance
- 2) Notice of Fine, \$300
- 3) Repeated non-compliance, Notice of Fine, \$300, escalated as determined by the Board in its sole discretion

DCR-12 Parking

Parking is prohibited as follows to comply with city services, codes, and emergency vehicle access:

1. Where prohibited by posted signs or where indicated by a red curb;
2. Within fifteen (15) feet of a fire hydrant;
3. Within any specially designated and marked parking space reserved for a physically disabled person, whether on public or private property, unless the motor vehicle is transporting a person eligible for the distinguishing insignia placard or number plates bearing the international wheelchair symbol, and either:
 - a. The motor vehicle displays the distinguishing insignia placard; or
 - b. The motor vehicle displays number plates bearing the international Wheelchair symbol;
4. On a sidewalk, or in the area between the curb and sidewalk, or on the right-of-way or easement eight (8) feet from the curb or any landscaped area;
5. Any area that would restrict traffic to less than one full lane including cul-de-sacs, around medians, parks and islands;
6. In front of a private driveway, entrance to an alley, blocking mailboxes or trash cans;
7. In any alley except on the private driveway;
8. In a pedestrian crosswalk; or pedestrian right-of-way;
9. Facing against the direction of traffic flow;
10. Overnight street parking between 2:00 am and 6:00 am without prior permission (for unusual situations or large parties, please contact Community Patrol and Gate Access for parking exemptions);

11. Construction and modification crews shall not park on, or otherwise use vacant lots, common areas, or any other open space that is not under construction and all construction vehicles must park on the same side of the road;
12. No overnight parking of commercial vehicles, or recreational vehicles such as trailers, campers, watercraft, or other oversized vehicles anywhere other than in enclosed garages; no parking exemptions allowed for these vehicle types.
13. Parking is allowed in the Community Center parking lots only when using the center or attending events or activities held at the center. No overnight or multi-day parking is permitted without the advanced, written permission of the Council's Executive Director or his/her designee. Violators may be towed, and/or fined at the Association's discretion.

Commercial vehicles shall include, but are not limited to, any vehicle or trailer which contains a design or lettering advertising a commercial enterprise; lacks passenger seats; has certain extended side panels, carrying racks, or storage for paint, chemicals, or other commercial products visible within the bed; or includes any specialized equipment behind the cab area. The Association shall determine if a vehicle is considered a commercial vehicle at its sole discretion. Any vehicle that is required to be available at designated periods at the person's residence as a condition of employment for a public service corporation or public service agency is not considered a commercial vehicle.

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Final Reminder
- 3) Notice of Fine, \$300 per occurrence, per vehicle
- 4) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion.

DCR-13 Pets Off Leash

Per Arizona State law, no pets shall be permitted at large*. Each pet shall, at all times, remain under the physical control of the pet owner or custodian. Pets must be secured within an enclosure on the Member's property that is confined entirely to the property and may not be in a front courtyard or on a leash that exceeds six (6) feet in length. All pets shall wear a collar or harness, to which a valid license tag is attached, at all times when the pet is off the property owners' property. Leash as used in this standard means a chain, rope, or strap, made of leather, fabric, or other material, that is: (i) not more than six (6) feet in length; (ii) capable of being fastened to a collar or harness of a pet and used to lead, restrain, and control the pet; and (iii) of sufficient strength for those purposes. This provision shall apply to all pets on all public or private streets, parks, or other property in the community. **Pets shall be registered, licensed, and inoculated as required by law.**

Definitions:

**At large* is defined as being on or off the property owner's property, and not under the control of the pet owner or custodian.

Collar means a band, chain, harness, or suitable device worn around the neck of a pet to which a license may be affixed.

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$300
- 3) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion.
- 4) Pets that attack a person or another animal (leashed or unleashed), \$1200 fine for first occurrence per household, and the Board of Directors may escalate this fine at its sole discretion based on each individual occurrence per household and may result in removal of the pet from the community.

DCR-14 Pet Waste

Uncollected pet waste is a nuisance and health risk to the community, as it spreads disease and attracts rodents who feed on pet waste. Proper disposal of pet waste shall mean the immediate placement in a closed or sealed container and thereafter disposing of it by deposit in a trash receptacle, sanitary disposal unit, or other closed or sealed container.

Any person owning, possessing, harboring, or having the care, charge, control, or custody of any pet must clean up after the pet. This includes the immediate removal and proper disposal of any fecal matter (pet waste) deposited by the pet on all public and private property, including common areas in the community.

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$300
- 3) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion.

DCR-15 Pool or Water Feature Backwashing or Draining

Water from draining a pool or water feature shall be contained on the property in a drainage basin, and shall not be discharged into adjacent open space, an arroyo, the street, or neighboring property. If the yard does not contain a drainage basin, drain into the sanitary sewer clean out on the property.

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$300
- 3) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion.

DCR-16 Property Modifications. Including Exterior Remodeling and Repairs

Any construction, erection, or placement of anything, permanently or temporarily, on the outside portions of the Member's property, including landscape alterations, whether such portions are improved or unimproved, is prohibited except in strict compliance with the provisions of Article IV of the CC&Rs. This includes, without limitation, signs, basketball hoops, swing sets and similar sports and play equipment; clothes lines; umbrellas, awning- type, or related patio accessories visible from neighboring property; garbage cans, wood piles, aboveground swimming pools, antennas, dog runs or fences of any kind. This also includes dumpsters, portable restrooms, construction materials and other personal items utilized for interior or exterior modifications that are stored visible to any neighboring property. All modifications shall be submitted to the Modification Committee by filling out a form available online or at The Ranch Offices for prior approval. All modifications must be completed within one year of approval, unless specified in the notice of approval or by extension approved by the Modification Committee. You may also request an appointment to discuss a modification by calling 480.513.1500. Modification fees may apply. **No contractor signage is allowed on a project that is undergoing modification.**

Enforcement

- 1) Verbal notice of non-compliance by the Association, including notice of potential immediate fines; submit Modification form and fees for review
- 2) Notice of Fine, \$500 and Notice to Stop Work
- 3) Repeated non-compliance, Notice of Fine of a minimum of \$500 per day, escalated as determined by the Board in its sole discretion.

DCR-17 Recreational Vehicles/Campers/Boats/Trailers

All recreational vehicles, including all-terrain vehicles ("ATVs"), utility terrain vehicles ("UTVs"), and off highway vehicles ("OHVs") such as dirt bikes, dune buggies, or sand rails; campers; motor homes; trailers; boats; or similar motorized vehicles, including electric vehicles (whether or not the vehicle meets legal requirements for use on ordinary roads), must be stored in an enclosed garage or not to be visible from neighboring property. Property owners may load or unload the recreational vehicle(s) in the community from dawn to dusk only. No parking of these vehicles is permitted in a community center parking lot at any time without the advanced, written permission of the Council Executive Director or his/her designee.

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Final Reminder
- 3) Notice of Fine, \$300
- 4) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion.

DCR-18 Rental of Property in the Association

If a property owner desires to rent or lease their property, the Owner must comply with the following: the rental/lease term may be no less than six months in duration, and the property may only be rented or leased once in any six-month period. Rental or lease terms of less than six months are not allowed within any neighborhood in DC Ranch. Leasing is defined as regular, exclusive occupancy of a Unit by any person other than the Owner for which the Owner receives any consideration or benefit.

All rental property listings and advertisements must reflect a minimum residency of six months. Owners must notify the Ranch Association in advance and in writing of any changes to the lease term (extended, shortened, and/or cancelled), rental occupants, or contact information for occupants.

Failure to abide by the above provisions shall result in the imposition of a fine, or other legal remedies, as outlined in the CC&Rs in Article VII, Section 7.5. All legal, collection, and other expenses incurred by the Association to obtain the compliance of an Owner will be the obligation of the property owner.

Rental Policy Enforcement:

- 1) Courtesy Notice for advertising (including demand to cease and desist advertising for prohibited short term rentals) and/or Courtesy Notice for rental
- 2) Rental violation: Notice of Fine, minimum of \$5,000 per day or up to 100% of the daily rental rate, whichever is greater, or escalated to any amount as determined by the Board in its sole discretion.

Tenant Registration

Submit the Tenant Registration Form within 30 days of the rental/lease commitment, and a minimum of five business days prior to the tenant's proposed move in date including the following information: (i) Name of the Adult Tenant(s); (ii) Start and end date of the rental/lease term; (iii) Contact information for the tenant(s); and (iv) Vehicle information. Owners must notify the Ranch Association in advance and in writing of any changes to the lease term (extended, shortened, and/or cancelled), rental occupants, or contact information for occupants.

All owners must provide their tenants with a copy of the Association's Governing Documents, including the CC&Rs, DC Ranch Standards for Conduct, and all other Ranch policies.

Tenant Registration Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$500
- 3) Repeated non-compliance, Notice of Fine, minimum of \$500, escalated as determined by the Board in its sole discretion.

DCR-19 Seasonal, Holiday, and Celebratory Decorations

Decorations should be in good condition and light levels on neighboring properties should be minimal. Exterior lighting as decoration is limited to the period between Oct. 1 and Jan. 15. Seasonal decor in Horseshoe Canyon and the Upper Canyon may not be placed on rooftops. For holidays and celebratory events outside of this time-period, decorations may be in place no earlier than one week before the holiday and must be removed within one week following the date of celebration. Decorations and signs may not be placed in a right-of-way, outside of the yard, or in any natural open space and shall not be positioned on a member's property in a manner that creates a traffic hazard.

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$300
- 3) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion.

DCR-20 Signs - Builder (Custom Lots)

The Covenant Commission allows signage for custom lots that are vacant with design in progress or under construction. Please refer to the Covenant Commission rules on the sign permit application.

Enforcement

Refer to Covenant Commission for action or removal.

DCR-21 Signs-Other

Cautionary signs regarding child safety may be displayed as follows:

- 1) The sign is displayed in residential area only
- 2) The signs are removed within one hour of children ceasing to play
- 3) The sign is only displayed when children are physically present within 50 feet of the sign
- 4) The signs are no taller than three feet in height
- 5) The signs are professionally manufactured or produced and maintained in good, clean condition
- 6) Signs may not be placed in a right-of-way and shall not be positioned on a member's property in a manner that creates a traffic hazard.

Alarm or Security Company signage is allowed one sign per property, up to two square feet in size, and may be placed anywhere in the front of the property. No temporary vendor signs are permitted to be posted at any time when service is being performed on the property, such as a painting company, landscaper, etc. No other signs are allowed without prior written approval.

Enforcement

- 1) Verbal notice of non-compliance and courtesy letter
- 2) Final Reminder
- 3) Notice of Fine, \$300
- 4) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion.

DCR-22 Signs-Political

Political signs are described as a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer. Political signs may be displayed not earlier than 71 days before the day of election and must be removed no later than fifteen days after an election. Political signs may only be placed on an owner's property in maximum aggregate total dimensions not to exceed nine square feet. Signs may not be placed in a right-of-way and shall not be positioned on a member's property in a manner that creates a traffic hazard.

Enforcement

- 1) Verbal notice of non-compliance and courtesy letter
- 2) Final Reminder
- 3) Notice of Fine, \$300
- 4) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion.

DCR-23 Signs- Real Estate

No sign which is visible from neighboring property shall be erected or maintained on a Member's property without the prior written approval of the Association, except real estate signage complying with the following requirements:

- The sign must conform to industry standards per Arizona Revised Statutes and shall not exceed 18 x 24 inches. The sign may include no more than two riders not exceeding six by 24 inches each. The second rider is permitted to display "Sold" or "Sale Pending" status only.
- All real estate signs must be commercially produced.
- Only one "For Sale," "For Rent" or "For Lease" sign may be placed on the actively- listed property and shall not be placed in a manner which interferes with the maintenance of common areas or creates a risk to public safety (e.g., placement too close to the curb near a driveway). Signs may not be placed or mounted on common walls.
- Signs must be mounted on industry-standard-style posts, typically 4"X 4" or 3" X 4" in dimension and constructed of wood or other industry-standard materials; no PVC signposts are permitted.
- Posts without a sign are not permitted for a period of more than five business days.
- The distance from the top of the sign to the ground shall not exceed 60 inches.
- Flyer boxes/tubes and non-permanent decorative accents, such as balloons, flyers, or air-blown figurines, are not permitted.
- "For Sale", "For Rent", and "For Lease" signs must be removed within 72 hours of the close of escrow or commencement of the rental or lease of the property.
- One listing agent's "Open House" sign or one Member's "Open House" sign may be placed on the property owner's property between the hours of 8 a.m. and 6 p.m. Placement of "Open House" signs must not interfere with the maintenance of common areas or create a risk to public safety.
- Gate and alarm codes may not be advertised or listed on the MLS. Gate codes will not be given out or posted on the callbox. Violators will be fined and will have to change the code each and every time once shared.
- Signs in violation of these policies will be removed at the Member's/agent's expense.
- Property owners and listing agents are reminded that the minimum rental or lease period for any property within DC Ranch is six months.

The Association may enter and remove from a Member's property any real estate signage that the Board determines, in its sole discretion, is in violation of this provision and such entry upon a Member's property for this purpose shall not be considered a trespass.

Enforcement

- 1) Courtesy written notice of non-compliance allowing 10 business days to remove or correct
- 2) Notice of Fine, minimum of \$300
- 5) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion.
- 3) Removal of sign.

DCR-24 Speeding

All persons traveling on DC Ranch Private Roads system must obey the speed limit. The DC Ranch speed limit is 15 MPH unless posted otherwise.

Enforcement

One speeding warning will be issued per lot for the life of the property ownership via email notification, unless the speeding takes place in a designated park area or the speed exceeds 20 mph over posted speed limit, and then in which case there will be no warning issued and, the speeding ticket and fine automatically apply. You will forfeit the warning if you receive a ticket for excessive speeding.

There will be an email notification of a warning notice of speeding violation for any noted speed over 10 MPH over the posted speed limit, except in designated park areas. The Board may impose fines that start at \$300 and escalate by a minimum of \$300 for each subsequent speeding ticket or as the Board determines appropriate.

Excessive speed is defined as follows:

Excessive speed is considered 11 mph over the posted speed limit. The first offense is subject to a minimum fine of \$300. Each subsequent offense will result in a minimum fine of \$300, escalated as determined by the Board in its sole discretion.

If an owner (including family, guests, or invitees) incurs more than three \$300 speeding fines in a 12-month period, the owner will be subject to the following for all subsequent offenses within that period.

- 1) After three speeding violations, the transponder will be suspended for a minimum of 30 days. Starting with the fourth fine within a 12-month period for excessive speeding the fine will increase by \$300 for each subsequent offense.
- 2) Fine must be paid within 90 days, or the resident transponder will be suspended, or if a contractor, gate access will be restricted until fine is paid.
- 3) If a transponder is deactivated, the residents will be required to use the guest lane at manned gates for entry, or residents will use their code at the call box at unmanned gates during the suspension. There will be a fee of \$100 to have the transponder reactivated.

DCR-25 Storage of Personal Items

All personal items must be stored out of public view, either behind a fence or inside the garage. This includes, but is not limited to, items such as ladders, bicycles, toys, sports equipment, building materials, etc.

Enforcement

- 1) Courtesy written notice of non-compliance

- 2) Notice of Fine, \$300 per occurrence, per every 10 days
- 3) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion.

DCR-26 Trash and Recycling

Trash and recycling containers are provided and serviced by the City of Scottsdale. Trash and recycling containers may be placed on the street the day before scheduled pickup days but must be removed to a storage area on the same day of pickup. Each Member or resident must store these containers in an area that is not visible from neighboring property on non-collection days.

Enforcement

- 4) Courtesy written notice of non-compliance
- 5) Notice of Fine, \$50 per occurrence, per every 3 days
- 6) Repeated non-compliance, Notice of Fine, minimum of \$50, escalated as determined by the Board in its sole discretion.

DCR-27 Trespassing/Solicitation

Solicitation in Residential Areas

Solicitation of any kind is prohibited.

Solicitation at DC Ranch Owned and/or Operated Properties

No person shall solicit, campaign, circulate petitions, hand out materials, set up a display or seek political donations in community common areas or while at DC Ranch-sponsored events, activities, or programs, unless expressly permitted in advance and in writing by the Executive Director of the DC Ranch Community Council, Inc. (if on Council property or at a Council activity) or DC Ranch Association, Inc. (if on Ranch Association property). Under no circumstances will individuals engaged in said activities be permitted to approach or call out to attendees or impede entry to community events.

The above-mentioned activities are however, permitted during DC Ranch Community Council approved private rentals at Desert Camp and The Homestead Community Center provided they are conducted by the renter and only within the designated rental space as designated by the Community Council on the rental form.

The use and signing of petitions are not permitted on Community Council or Ranch Association property. The pertinent Executive Director may approve an exception to this policy in unique circumstances.

Enforcement

- 1) Verbal warning, usually by security personnel, and courtesy written notice of non-compliance, photographed and escorted off property
- 2) Police will be called if the trespassing or solicitation continues
- 3) Repeated occurrence could lead to legal action or a fine at the Board of Directors discretion.

Trespassing

Anyone found in the community (excluding public areas), whether on foot, bicycle, motorized vehicle, or electric powered vehicle, without the express permission of a Member, resident Ranch Association or Community council is in violation of trespass. Visitors in the community must be accompanied by a Member or resident at all times, unless (i) traveling from the neighborhood entrance to the Member's home or other meeting location; (ii) the visitor is a club member traveling to or from the club facilities; (iii) the visitor is otherwise permitted by law. These restrictions do not apply to houseguests of a Member or resident.

Enforcement

- a. Verbal warning, usually by security personnel, and courtesy written notice of non-compliance, photographed and escorted off property.
- b. Police will be called if the trespassing or solicitation continues.
- c. Repeated occurrence could lead to legal action or a fine at the Board of Directors discretion.

Any activities which materially disturb or destroy the vegetation, wildlife, or air quality at the Ranch, or which use excessive amounts of water or which result in unreasonable levels of sound or light pollution, as determined by the Board in its sole discretion, are prohibited. See DCR-10 for nuisance restrictions.

Enforcement

- 1) Courtesy written notice of non-compliance
- 2) Notice of Fine, \$300
- 3) Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the board in its sole discretion.

DCR-29 Gate Access

DC Ranch is a private community. DC Ranch provides access to various gated neighborhoods, both manned and unmanned gates with gate access tags, which are either transponders, passes, tags or any other device that provides access to enter the community. Completed documents and appropriate identification is required to be issued a tag. Guests are not issued tags.

All persons entering through the guest lane must be logged in and provide appropriate identification. Every guest, vendor, contractor, etc., must be granted access by a homeowner, authorized non-resident or by DC Ranch Association, Covenant Commission or Community Council. DC Ranch Association, Covenant Commission, and Community Council employees, plus any other employees such as those serving Silverleaf Club and Country Club at DC Ranch, may be granted access as their employment requires.

The Ranch Association Board of Directors will adopt rules and regulations to manage gate access efficiently and effectively that all gate users must follow.

Gates may be monitored by camera surveillance, and/or gate house staff.

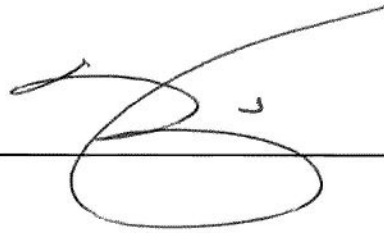
Residents must register all vehicles that will be utilizing the gate for drivers at their property.

Each vehicle is only allowed one resident tag for gate access. Gate access tags and call box codes are a privilege and may be revoked, suspended or the owner issued a fine for not following procedures, or being party to inappropriate behavior or violating civil dialogue standards.

Note: Notwithstanding any of the guidelines or suggested penalties contained in this document, penalties may be escalated in certain circumstances, including the deactivation of transponders, suspension from Community Centers and/or programs and events, and loss of other privileges, which can be determined at the sole discretion of the Community Council Board of Directors and the Ranch Association Board of Directors. Violations on Community Council common area will be determined by Community Council and enforced by Ranch Association.

I, Phil Geiger, being duly elected President of the DC Ranch Association, Inc. hereby attest that this edition of the Standards for Conduct was approved by the DC Ranch Association Board of Directors on 2/6/2023.

By: _____



I, Jill Hegardt, being duly elected President of the DC Ranch Community Council, Inc. hereby attest that this edition of the Standards for Conduct was approved by the DC Ranch Community Council Board of Directors on 1/26/2023.

By: _____



This edition of the Standards of Conduct repeals and replaces the Standards of Conduct recorded as Instrument Number 20200270761 of the Official Records of the Maricopa County Recorder's Office, dated 03/30/2020.