UNANIMOUS CONSENT TO ACTION  
BY THE BOARD OF DIRECTORS  
Cooley Station North Community Association  
C/o Associated Asset Management, LLC  
7740 N. 16th Street, Suite 300  
Phoenix, AZ 85020  
(602) 957-9191  

The undersigned, constituting all of the members of the Board of Directors of the Cooley Station North Community Association, an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-3821, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board.

RESOLVED that the Board of Directors hereby accepts the Rules and Regulations for the Cooley Station North Community Association dated May of 2006 to be implemented effective upon the first closing of a Unit.

IN WITNESS WHEREOF, the undersigned have executed this consent as of the __ day of May, 2006.

Reed Porter  
President, Board of Directors

Joel Huston  
Vice President, Board of Directors

Phillip Christensen  
Secretary/Treasurer, Board of Directors
Cooley Station North Community Association

Association Rules

Architectural And Landscape Guidelines

Adopted May, 2006

www.cooleystationnorthca.org
INTRODUCTION

Every resident of Cooley Station North is a member of the Cooley Station North Association, the entity responsible for the management of all common areas and related Association facilities as well as administration of the affairs of the community. The Association is created by the recording of the Declaration of Covenants, Conditions, and Restrictions (the "CC & R's). The CC & R's set forth procedures, rules, and regulations that govern the community. This document is an extension of the CC & R's and is designed to be used in harmony therewith.

The Board of Directors (the "Board") is responsible for overseeing the business of the Association. The Architectural and Landscaping Control Committee (the "Committee") is established and appointed by the Board to review plans detailing proposed new construction and modifications to existing structures and properties.

ARCHITECTURAL AND LANDSCAPING CONTROL

All Improvements constructed on Lots shall be of new construction, and no buildings or other structures shall be moved from other locations onto any Lot.

No excavation or grading work shall be performed on any Lot without the prior written approval of the Committee.

No Improvement shall be constructed or removed from any Lot and, except for such removal as may be required in connection with routine maintenance of Landscaping, no Landscaping shall be installed, planted, placed on or removed from any Lot without the prior written approval of the Committee, and all Improvements and Landscaping must fully comply with the Architectural and Landscaping Guidelines.

No addition, alteration, repair, change, painting or other work which in any way alters the exterior appearance of any Living Unit or any Improvements on any Lot, including, without limitation, the exterior color scheme of any Improvements located thereon from their appearance on the date the Lot is conveyed by a Declarant to a Purchaser, shall be made or done without the prior written approval of the Committee.

Any Owner desiring approval of the Committee for the construction, installation, addition, alteration, removal, repair, change or replacement of any Improvement which would alter the exterior appearance of his or its Lot or any of the Improvements located thereon shall submit to the management company a written request for approval, specifying in detail the nature and extent of the addition, alteration, repair, change or other work which the Owner desires to perform. Any Owner requesting the approval of the Committee shall also submit to the Committee any additional information, plans and specifications which the Committee may request.
Upon receipt of approval from the Committee for any construction, installation, addition, alteration, repair, change or other work, the Owner shall proceed with the work approved by the Committee as soon as practicable and shall diligently pursue such work so that it is completed as soon as reasonably practicable and within such time as may be prescribed by the Committee.

Any change, deletion or addition to the plans and specifications approved by the Committee must be approved in writing by the Committee.

The Committee shall have the right to charge a reasonable fee for reviewing requests for approval of any construction, installation, alteration, addition, repair, change or other work pursuant to this Section, which fee shall be payable at the time that the application for approval is submitted to the Committee. The Committee may employ an architect and other design professionals, and the fees for such services shall be included in the review fees.

Submission of plans along with the Architectural Request Form (See Exhibit A) should be delivered to:

Cooley Station North Community Association
C/o Associa Arizona
7500 N. Dobson #150
Scottsdale, AZ 85256
(480) 892-5222 or phxcst@associa.us
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Cooley Station North Community Association

Association Rules
Architectural and Landscape Guidelines

Accessory Structures (Lattice, Trellis, Gazebo, Ramada and similar structures) –
Any lattice, trellis, gazebo, ramada, and similar structures must match the color of the
dwelling unit or be of a natural wood or redwood material and must be maintained in a
like new condition. Plans including all measurements, materials that will be used, and
location for placement on the property are required for Committee review prior to
installation. Any lighting of these structures must also be submitted for review.

Animals - No animals, fish, fowl, poultry, swine, horses, reptiles or livestock can be
raised, bred or kept on or within any Living Unit or on any Lot, except for a reasonable
number of dogs, cats or other generally recognized and commonly accepted household
pets. The household pets may not be kept, bred or maintained for any commercial
purposes, or in unreasonable numbers. "Reasonable number" shall mean no more than
two (2) of any single specie of household pet (e.g., two (2) dogs, two (2) cats, etc.) and
no more than six (6) total household pets; provided, that the offspring of the household
pets will be permitted for a period not to exceed sixteen (16) weeks following the birth of
such offspring. No household pets will be permitted to cause a nuisance of any kind to
other Owners or Occupants. All household pets must be kept indoors or within fenced
yards and may not be permitted to run loose. All household pets must be leashed when
in the common areas and under the control of the owner at all times. No pet houses,
kennels, carriers, or confining structures for any animal, bird, fowl, poultry or livestock
can be visible from neighboring property. The owner of each pet is responsible for
cleaning any waste, dirt and spoilage and repairing any damage caused by the pet.
Upon the written request of any Owner, the Board shall decide whether a particular
animal, bird, fowl, poultry or livestock is a generally recognized and commonly accepted
household pet or a nuisance or whether the number of animals, birds, fowl, poultry or
livestock on any Lot is reasonable.

Antennas and Satellite Dishes - This Section applies to antennas, satellite dishes and
other devices including any poles or masts for receivers, for the transmission or
reception of television or radio signals or any other form of electromagnetic radiation.

Receivers one (1) meter or less in diameter are subject to the provisions of Title 47,
Section 1.4000 of the Code of Federal Regulations. "Regulated Receivers" shall mean
Receivers subject to the Federal Regulation. "Unregulated Receivers" shall mean all
Receivers that are not Regulated Receivers. A Regulated Receiver having a Mast in
excess of the size permitted under the Federal Regulation or Other Laws for Regulated
Receivers shall be treated as Unregulated Receivers under this Section.

No Unregulated Receivers shall be permitted outdoors on any Lot unless approved in
writing by the Committee, with screening and fencing if the Committee requires.
Unregulated Receivers and any mast therefore, if permitted by the Committee, must be
ground mounted and can not be Visible from Neighboring Property.
Regulated Receivers shall be subject to the following requirements:

A Regulated Receiver and any required Mast shall be placed so as not to be Visible From Neighboring Property if such placement will not (a) unreasonably delay or prevent installation, maintenance or use of the Regulated Receiver, (b) unreasonably increase the cost of installation, maintenance or use of the Regulated Receiver or (c) preclude the reception of an acceptable quality signal.

Regulated Receivers may be placed on Lots in accordance with the following descending order of locations. The Owners are required to use the first available location that does not violate the requirements reflected in the above sections.

1. A location in the back yard of the Lot where the Receiver will be screened from view by Landscaping or other Improvements;
2. An unscreened location in the back yard of the Lot;
3. On the roof but below the roof line;
4. A location in the side yard of the Lot where the Receiver and any pole or Mast will be screened from view by Landscaping or other Improvements;
5. An unscreened location in the side yard; or
6. A location in the front yard of the Lot where the Receiver will be screened from view by Landscaping or other Improvements.

If a location stated in the above list allows a Receiver to be placed so as not to be Visible from Neighboring Property, that is the location that must be used. No Receivers or Masts of any kind shall be permitted in any Use and Benefit Areas.

No Mast for a Regulated Receiver shall be taller than the Receiver.

Awnings – Awnings of any type or design are strictly prohibited.

Basketball Goals and Play Structures - No basketball goal, backboard or similar structure or device and no swing set, trampoline, batting cage or other play structure which would be Visible from Neighboring Property shall be placed or constructed on any Lot without the prior written approval of the Committee (including, but not limited to, approval of appearance, dimensions and location). Basketball goals are not permitted to be attached to any Living Unit. Permanent basketball goals must include a free standing pole, which must be painted the color of the body of the Living Unit. The backboard of any basketball goal must be composed of a clear material. Basketball netting must be of a nylon material and must be replaced should it become torn. Placement of pole is required to be installed on the interior side of the driveway and at a minimum of 3 feet back from the public access sidewalk.

Clotheslines - No clotheslines of any sort or other device for drying or airing of clothes shall be erected, placed or maintained upon any Lot in a manner so as to be Visible from Neighboring Property.
**Decorative Items/Yard Art** – Decorative items such as figurines, decorative flags, wind chimes, statues, address plates, benches, fountains, water features, any type of yard art whether ceramic, wood, metal, concrete or any other material are not permitted in the front yards. Front yard décor will be limited to planter pots only, no more than three (3), and must contain living plant material at all times. (This section does not apply to holiday decorations, please refer further below.)

**Diseases and Insects** - No Owner shall permit anything or condition to exist upon their property which could induce, breed or harbor infectious plant diseases or noxious insects. Each Owner shall perform such pest control activities as may be necessary to prevent insects, rodents and other pests from being present on their property.

**Drainage** - No changes to the drainage pattern are permitted that would obstruct, interfere with or change the direction or flow of water as reflected on the drainage plans for Cooley Station North or any part of a lot as reflected on the drainage plan on file with the Town of Gilbert.

**Driveway Extensions** – Driveways extensions will be reviewed on an individual basis with strong consideration of any impact of the architectural features of the neighborhood. The maximum approved extension will not exceed eighteen (18) inches on each side of the private driveway. In no case may a driveway extension end closer than one (1) foot from the property line. Painted paved surfaces are strictly prohibited. All driveways must be kept clean and free from oil, rust or other stains. Shared driveways cannot be extended or widened.

**Fencing** - Fencing installed by the Declarant can only be replaced with fencing of the same type, style, and construction. Any proposed changes to Declarant-installed fencing must be submitted to the Committee for review prior to construction.

**Flags and Flagpoles** - The Association will allow flagpoles subject to the Committee's review based on the dimension and the installation location. Submittals will be reviewed in a manner consistent with the Federal Flag Code.

**Garages** - Garage shall be used for parking vehicles and other garage purposes only and shall not be converted for living or recreational purposes. All garages must be kept in a neat and tidy manner at all times. Garage doors must be kept completely closed at all times except to permit vehicle ingress and egress or when the garage is being used for access to and from the Living Unit. Owners must maintain garage doors in good condition at all times and must promptly repair all noticeable damage or deterioration to the exterior of garage doors including dents, scratches, chipped or peeling paint, and any damage that prevents the garage doors from properly operating within thirty (30) days of damage. If painting is required, Owners shall use the original paint color or obtain Committee approval if another color is to be used.

**Gutters and Downspouts** – Gutters and downspouts will be considered for approval if the finish colors match the dwelling unit; gutters must match the fascia and the downspouts must match the stucco. High quality materials that offer long life are recommended, since the Owner will be required to maintain the addition in good repair. Plans must include the proposed location of the gutters and downspouts and the quality of the materials to be used.
**Holiday Decorations** - Holiday lighting/decorations are allowed to be displayed no earlier than 30 days prior to the date of the Holiday, and must be taken down within 14 days following the date of the Holiday.

**HVAC and Solar Panels** - No heating, air conditioning, evaporative cooling facilities or solar collector panels may be installed, constructed or maintained upon any Living Unit unless installed in such a manner that they are not Visible from Neighboring Property and the Committee approved them, prior to their installation.

**Items Visible From Neighboring Property** - No air conditioners, coolers, pool filters, pool heaters, lawn and yard tools, storage tanks for water, gas, gasoline, oil or other fuel may be stored, maintained or kept on any lot visible to neighboring property.

**Landscaping** – The Association is responsible for maintenance of all common area landscaping installed by the Declarant. At no time is any Owner or Occupant permitted to alter the common area landscape. Any concerns relative to the common area landscape, such as dead plant material, storm damage, an irrigation leak, or any other issues should be reported directly to the Community Manager. Any damage to the common area through willful or negligent act by an Owner or Occupant, a guest or a pet, will result in the cost to repair the common area being added to the assessment of the Owner and will be collected in the same manner.

Landscaping located on a lot must be neatly maintained at all times. All lawn areas that are visible from adjacent lots, private shared driveway easements or common areas must be watered, fertilized and over seeded at all times to be kept green. All lawn areas must be kept neatly mowed and edged. Dead plant or tree material must be removed and replaced in a timely manner. Trees and plants must be groomed and trimmed on a regular basis according to their species. Lots must be kept free of weeds and debris at all times. Should the landscaping on a lot appear unsightly, the Association has the authority to enter the lot to perform routine maintenance. The cost for doing so will be added to the assessment of the Owner and collected in the same manner.

“Park Strip” areas, (the area between the curb and the sidewalk) are the Owner’s responsibility to maintain. Turf is not allowed in this area. At no time may weeds or debris be permitted to remain in this area. Any landscape that dies in this area must be replaced by the Owner with the same species that was originally installed. The minimum tree replacement size for the Park Strip area is fifteen (15) gallons.

**Lawn Chairs** - Lawn chairs are permitted in the common areas on a temporary basis only. Chairs must be removed and stored out of sight after conclusion of activity. Lawn chairs may not be stored on a patio, porch or balcony visible to neighboring property.

**Lights** - Spot lights or other lights shall not be installed, maintained or used in a manner which causes glare to neighboring property or an annoyance to the Owner or Occupant of neighboring Lots. Tennis or sport court and overhead swimming pool lights, shall not be allowed except as approved by the Committee. Tennis and sport court lighting shall not be utilized between the hours of 10:00 p.m. and 6:00 a.m. All outside lights, if any, will be of a height, design and type approved by the Committee and must consist of clear or white light bulbs. All exterior lighting, including any lights operated by a photo cell, shall be kept in good working order at all times.
Machinery and Equipment - No machinery or equipment can be placed, operated or maintained on a lot except what is necessary to construct a residence or other improvements thereon. At no time (other than during construction by the Declarant), any machinery or equipment be used on a lot that causes a nuisance to a neighboring owner or resident.

Mineral Exploration - No Lot shall be used in any manner to explore for or to remove any water, oil or other hydrocarbons, minerals, gravel or other natural resources of any kind.

Motor and Recreational Vehicles and Parking

General Provisions - No mobile or motor home, boat, jet ski or wave runner, boat, motor home, recreational vehicle, all-terrain vehicle, off-road vehicle, trailer, horse trailer, camper, camper shell, snowmobile, bus or any commercial vehicle (other than a "Family Vehicle" as defined below) or any vehicles designed for commercial purposes can be parked, kept, placed, maintained, constructed, reconstructed or repaired on any Lot or within Cooley Station North that is Visible From Neighboring Property. Emergency vehicle repairs not to exceed a twenty-four (24) consecutive hour time frame, can be parked on paved driveways on Lots for the purpose of loading, unloading and preparing such items for offsite usage. All other motor vehicles are permitted to park only in garages on Lots and may not park so as to obstruct any sidewalks. No motor vehicle may park on the Private Shared Driveway Easement within Cooley Station North except where specific signage permits parking.

Guest Parking - Vehicles of guests and invitees of an Owner may only park in designated parking spaces within Cooley Station North or in the garage of the Owner they are visiting. Guest may park in the designated visitor parking spaces for a maximum of five (5) days, after which time guests must contact the parking service to determine whether any extended guest parking is available.

Parking Services Agreement and Enforcement - To assist with the enforcement of the parking restrictions, the Board of Directors is required to utilize a parking service company or the professional community manager for Cooley Station North. Any persons who violate any parking restrictions will be subject to having their Vehicle immobilized or towed at their expense. In addition, any Person who violates the parking restrictions shall be subject to a fine equal to $25.00 for the first violation and $90.00 for subsequent parking violations. In addition, subsequent violations may result in the vehicle being immobilized or towed at the owner's expense. Any parking services agreement entered into by the Board of Directors must provide that it may be terminated with or without cause, and without payment of any penalty or termination fee on no more than thirty (30) days written notice. The term of the agreement shall not exceed three (3) years.

Commercial Vehicles - Commercial Vehicles may park on the Private Shared Driveway Easement or on private driveways when parking is for temporary loading and unloading for a period of not more than two (2) hours, or for temporary construction trailers or facilities maintained during the construction of any Improvement by the Declarant or any Improvement approved by the Architectural Committee and completely within enclosed Residential Dwelling garages.
**Family Vehicles** - A “Family Vehicle” means any domestic or foreign car, station wagon, sport wagon, pickup truck of less than one (1) ton capacity with camper shells not exceeding seven (7) feet in height measured from ground level, mini-van, jeep, sport utility vehicle, motorcycle and similar non-commercial and non-recreational vehicles that are used by a Resident for family and domestic purposes and are used on a regular basis for basic transportation. The Board of Directors may designate a commercial vehicle as a Family Vehicle if the Resident petitions the Architectural Committee to classify their vehicle as a Family Vehicle and the parking of the Vehicle will not adversely affect Cooley Station North or the Owners or Occupants.

**Nuisances** – No rubbish or debris of any kind can be placed or stored on the property that will be unsightly, offensive, obnoxious or detrimental to any other Owner or Occupant. At no time can any substance be permitted to cause a foul, offensive or obnoxious odor that will disturb the peace, quiet, comfort, serenity or tranquility of the Owners and/or Occupants. No exterior speakers, horns, whistles, bells or other excessive sound devices, except security devices used exclusively for security purposes, shall be permitted. Speakers specifically designed and installed as built-in and recessed exterior speakers for a stereo system installed inside any Living Unit may be installed on a Lot if the speakers are not Visible from Neighboring Property. Speakers must not be permitted to disturb the peace or the quiet, serenity or tranquility of the Owners and/or Occupants. Noise caused by improperly muffled motor vehicles is not permitted. Construction machinery and equipment must be operated within the manufacturers’ recommendations and specifications and only during reasonable working hours. The Board, in its sole and absolute discretion, has the right to determine the existence of any nuisance.

**Outdoor Fireplaces** – Installation of outdoor fireplaces requires approval of the Committee. No fireplace will be permitted to exceed the height of the surrounding fence and will only be allowed in the rear yard. All outdoor fireplaces will be required to use gas logs.

**Patio Covers** – Patio covers must be submitted for approval. All submittals should include a plat plan, dimensions, materials that will be used, and the proposed location. Patio covers must be painted to match the color of the body or trim of the home and the Owner must obtain the required permits. Replacement roofing materials must match what was installed by the builder on the original roof of the home. Asphalt shingles are prohibited.

**Pool and Spa Rules** - The pool and spa areas are accessible between 6:00 A.M. and 10:00 P.M. with your pool access card. No more than two access cards will be available to each Lot owner at any given time. Replacement cards can be obtained for a fee by contacting the Community Management Company. The pool and spa areas are CLOSED between 10:00 P.M. and 6:00 A.M.

**Children under 14 years of age must be accompanied by a parent at all times.**

1. Proper swim attire must be worn in the pool or spa. No cutoff pants are permitted.
2. Residents should shower before using the pool and spa. Persons wearing bandages or having open wounds are not allowed in the pool or the spa.
3. Infants or young children must wear snug fitting swim pants. Swimming in diapers is strictly prohibited. It is necessary that parents abide by these rules to avoid health hazards and to ensure continuous accessibility to the pool area. Failure to abide by this rule could cause parents to lose their pool access privileges.
4. Pets, bicycles, skateboards, scooters, glass articles and chewing gum are not allowed in the pool and spa area. Please use caution when swimming with hair clips or hairpins. Remove all hair accessories prior to entering the pool area.

5. The Association does not assume responsibility for the safety or acts of any person in the pool, spa or in the fenced area. Parents are responsible for the safety of children in their care, including those of their guests. I would capitalize and bold this.

6. Climbing the pool fence is strictly prohibited.

7. Running, excessive noise, loud music, splashing, pushing, shoulder riding, dunking or roughhousing in the pool or on the deck is not allowed.

8. Floating devices are not encouraged. Styrofoam articles are not permitted. No surfboards or other large objects of this nature will be permitted in the pool.

9. Playing with the pool safety equipment is not allowed.

10. The barbecue should be shared. No littering in the pool area is allowed. Each family is responsible for their own debris. Eating is to occur only in the cabana areas.

11. All gates must be closed at all times. Special care should be taken to assure compliance with this rule as it is for the safety of small children.

12. The use of the pool and spa is expressly limited to Members, tenants, and their invited guests. Each household is limited to two (2) guests. Guests must be accompanied by a Member of the Association or tenant while at the pool/spa area.

13. Pool access cards belonging to Members who are delinquent in paying their assessments will be deactivated.

14. Selected pool and/or pools will be heated during designated months as approved by the Board of Directors.

15. No alcoholic beverages are allowed inside the fenced area. Intoxication is prohibited.

16. Persons with heart conditions, hypertension, or using medication should consult their physician before using the spa. Exercising in the spa is prohibited.

17. Use of the spa should be restricted to fifteen (15) minute sessions to avoid drowsiness, and it is recommended that the spa not be used if any alcoholic beverages have been consumed by the user. No one under 14 is allowed to use the spa.

There are no lifeguards on duty.

Pool and spa users use the facilities at their own risk.

**Porches, Balconies, Patios** - Nothing can be stored on any porch, balcony or patio, except for quality outdoor patio furniture. All furniture must at all times be in good condition and kept in an orderly and uncluttered fashion. Live potted plants may be placed on porches, balconies, and patio's not to exceed three (3) pots. Barbecues are not considered patio furniture and will not be allowed on porches, balconies or patios.

**Reflective Materials** - Reflective materials or articles, including reflective house sidings and roofing material cannot be maintained on any Lot. No glass used in the construction of any exterior Improvement on any Lot shall have a light reflective value in excess of fifty percent (50%).
Roofs and Flashings - No asbestos shingle roofs, light-reflective roofs or flat roofs (unless fully concealed by a parapet wall so as not to be Visible from Neighboring Property) shall be constructed or maintained on any Lot. No standing water shall be permitted to exist on any flat roof. Only roofs composed of concrete or clay tile or another material approved by the Committee shall be installed on any Living Unit.

Rentals - No Owner is permitted to lease a Living Unit for transient or hotel purposes. No Owner may lease less than his entire Living Unit. All lease agreements shall be in writing and shall provide that the terms of the Lease shall coincide to the Cooley Station North Documents and that any failure by Lessee to comply with the terms of these documents shall be a default under the lease. An Owner shall promptly notify the Association in writing of the commencement date and termination date of the lease, together with the names of each Lessee or other person who will be occupying the Living Unit during the term of the lease.

Scooters & Skateboards - Scooters, motor operated and/or fuel operated and skate boards of the like, are strictly prohibited within the community.

Screen Doors & Security Doors - Aluminum screen doors are strictly prohibited. Security doors are permitted provided they match a paint color on the home. Overly ornate security doors are not encouraged. The security door design should match or blend in character with the style, design and architectural aesthetics of the home. Glass storm doors are not allowed.

Sidewalk and Roadway Encroachments - No Improvement of any kind shall be permitted to overhang or encroach upon any Common Area, Roadway or sidewalk within Cooley Station North. Landscaping approved by the Committee and properly cultivated and maintained may overhang Common Areas or the Private Shared Driveway Easement given the Landscaping does not create a nuisance to Owners or Occupants.

Signs - Until expiration of the Class B Membership, "For Rent" and "For Lease" signs shall not be permitted on any portion of the property. After expiration of the Class B Membership, the Board can establish within the Association Rules guidelines and standards for "For Rent" and "For Lease" signs. Temporary open house signs are allowed only during the hours of the open house. No signs are permitted to be placed in windows or on walls that border a property. Alarm signs are permitted to be placed in windows and only one may be placed in the front yard landscape. During development of the property, the builder has the right to use "For Sale" signs on available lots.

Storage and Tool Sheds and Structures - No storage or tool sheds or similar structures shall be placed, erected or maintained upon any part of Cooley Station North, without prior approval of the Committee. Approvals will be based upon the similarity of materials and architectural likeness with the exterior of the home. Plans must be submitted to the Committee with the dimensions, material information, and proposed location prior to installation. Sheds that are not visible above the fence line do not require approval.

Temporary Occupancy and Buildings - No trailer, bus, mobile home, tent, shack, storage shed, garage, barn or other building of a temporary nature shall be installed, located or used on any Lot at any time as a residence, either temporarily or permanently. The builder shall have the right, until Cooley Station North is fully developed and improved, to maintain construction facilities and storage areas incident to the development and improvement of Cooley Station North.
**Trash and Recycling Containers and Collection** - Garbage and recycle cans must be stored out of sight except for collection days and then at the shortest time not to exceed 24 hours prior to or after the day of collection. At no time may a garbage or a recycle can be stored in View of Neighboring Property.

**Utility and Irrigation Meters and Panels** - No utility meter or apparatus shall be located on any pole or attached to the outside of any Improvement which is exposed to view from any street within Cooley Station North. All sprinkler and irrigation controls, valves, panels and equipment installed on any Lot shall be installed so as not to be visible from any street located directly in front of or to the side of any Lot.

**Violation of Statutes, Ordinances and Regulations** - No Lot shall be maintained or utilized in such a manner as to violate any applicable statute, ordinance or regulation of the United States of America, the State of Arizona, Maricopa County or the Town of Gilbert.

**Window Materials** - Within sixty (60) days of occupancy of a Living Unit, the Owner shall install draperies or suitable window treatments on all windows facing the Private Shared Driveway Easement, Common Areas, and the streets adjacent to its Lot. No external window covering may be placed, or permitted to remain, on any window of any Living Unit or other Improvement without the prior written approval by the Committee. No reflective coating, materials or covering may be placed on any window of any Living Unit or other Improvement. All curtains, blinds, interior shutters, screens and window coverings or window treatments which are Visible from Neighboring Property must be neutral in color. No bed sheets, blankets, bedspreads or other items may be used for window coverings except during a period not to exceed thirty (30) days following the conveyance of a Lot from the Builder to a Purchaser.

**Window Screens** – Sunscreens and/or shade screens are not permitted. Bug screens may be installed on the interior of the windows without prior written approval from the Architectural Committee.
EXHIBIT A (Page 1 of 2)
Cooley Station North Community Association

Architectural and Landscape Request Form

The Covenants, Conditions and Restrictions (CC & R’s) require that an owner obtain the prior written approval of the Committee for the construction, installation, addition, alteration, removal, repair, change or replacement of any improvement which would alter the exterior appearance of his or its Lot. Please complete the form below and attach a detailed drawing or blueprint of the proposed alteration and/or addition. The drawing should include location (including dimensions), materials to be used and colors. This application and the drawing will NOT be returned to you. You will receive written notification indicating that your request has been approved or denied.

Homeowner Information

Name__________________________________________________________

Lot#___________________________________________________________

Address____________________________________________________________________

City________________________State____________________Zip_____________________

Phone/Business:________________________Phone/Home:________________________

Prior to committee review, the homeowner must sign to verify that:

1. His/Her Association fees are paid and current;

2. No fees and/or fines are owed to the Associations and;

3. I understand and agree that NO work on this request shall commence until approval of the committee has been received by me.

Homeowner Signature:___________________________________________

Date: ______________
Cooley Station North Community Association

Architectural and Landscape Request Form

Description of Request - Provide full details of purpose and/or reason, type, color, size/dimensions of improvement and materials, and location utilizing this form. Use additional 8 1/2" x 11" paper if necessary.

Description of Alterations:
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

Contractor: ________________________________________________________________
Address: __________________________________________________________________
City/State/Zip: ______________________________________________________________
Phone:____________________________________________________________________
Materials(s)*:______________________________________________________________
_________________________________________________________________________
Color(s) *:_______________________________________________________________
*(Include sample paint chips or materials if appropriate)

Dimensions:________________________________________________________________

Return to:

Cooley Station North Community Association
c/o Associa Arizona
7500 N. Dobson Rd. 150
Scottsdale, AZ  85256

For Additional information call: (480) 892-5222 or
email at phxcst@associa.us

The Committee's review and approval is limited to and only pertains to the items described above. The fact that information not specifically requested is shown on the plan does not mean that it is approved as part of this submittal. The approval will ONLY be for what is described on this form.