



# Vactor Ranch Rules and Regulations

Revised: 9/5/17

1. **Parking on streets and clubhouse parking lot.** (See Section 2.15 of the Declaration and Rule 11 below.) No resident may park his/her vehicle on the street overnight. Residents are required to park their vehicles in the garage or on the driveway of the Lot.
  - a. The clubhouse parking lot may be used for nonresident guest parking by permit only. Permits can be obtained from Board members designated to issue such permits. Permits will only be issued for the estimated length of the stay.
  - b. Recreational vehicles, boats, trailers, etc. cannot be parked on the Lot or in the common areas, unless parked in the enclosed garage on the Lot or in a screened area on the Lot as approved in writing by the Architectural Committee. (See Section 2.15 of the Declaration and Rule 11 below.)
  - c. Resident's guests should park on the driveway on the Lot if there is room on the driveway for the guest's vehicle.
  - d. The Resident's guests may park on the street, if it is necessary. Overnight (11PM-6AM) guest parking on the street is by permit only. Such permits will only be issued by Board members designated to issue permits and then only for the estimated length of the visit.
  - e. Violations of the parking rules are subject to the imposition of a fine against the Owner of the Lot.
2. **Signs.** Section 2.05 of the Declaration prohibits all signs on a Lot which are visible from neighboring property unless approved by the Board. The following rules apply to signs:
  - a. Open house and directional signs are only permitted during the time the home is actually open for visitors, after 8:00 AM and before 6:00 PM on the same day. Pursuant to successful Board Motion on 3/9/09, restriction on such signs shall apply as follows: "restrict the number of signs to one open house sign out front, one directional sign per block and one open house sign on the property."
  - b. One sign indicating that the home is monitored by a security system may be placed on the Lot in front of the home.
  - c. Political Signs may only be displayed per Arizona and local law.

3. **Off Road Vehicles, etc.** All terrain vehicles (ATV's) and any other vehicle which is not deemed to be "street legal" are prohibited in the common areas, the streets and on the sidewalks and pedestrian easements.
4. **Estate Sales.** Estates sales, including garage sales, sidewalk sales and yard sales (or similar types of sales) are not permitted. For off-site sales including online sales and auctions, seller must provide a gate attendant on designated pickup day to check documentation and open gate with owner's gate remote control.
5. **Basketball Hoops.** Portable basketball hoops must be stored in a screened area on the Lot or in the garage, so they are not visible, except during those times when they are in use. No portable basketball hoop can be placed in the street, or on the driveway in a location where those playing basketball will be playing in the street. (See Section 2.11 of the Declaration which prohibits unsightly articles.)
6. **Garage Doors.** Garage doors must be kept shut at all times except when entering and exiting or working in the garage. (See Section 2.15 of the Declaration.)
7. **Trash Cans.** Trash and garbage cans, including recyclables, must not be visible from adjacent lots or the streets except on the trash collection days. They should not be taken to the curb any earlier than the night before pick-up and must be removed no later than the end of the day of trash collection. (See Section 2.12 of the Declaration.)
8. **Animal Waste.** All Owners are responsible for picking up their animal's feces on their own Lots and on the other Lots and Common Areas and properly disposing of such waste. (See Section 2.06 of the Declaration.)
9. **Clotheslines.** Clotheslines are not permitted. (See Section 2.16 of the Declaration.)
10. **Cooking in Clubhouse.** Cooking is not allowed inside the VRCA Clubhouse under any circumstances. Warming trays, coffee makers and crock pots to keep food warm, may be used during social events only. A "No Cooking" sign shall be posted in the Clubhouse.
11. **RV Parking.** Residents with Recreational Vehicles (RV's) and those with Trailers shall be granted up to 24 consecutive hours to load or unload by permit only. Consecutive permits will not be issued. The unit must be parked in the owner's driveway or located directly in front of their residence without blocking driveways or roads. Those RV's that do not have a permit or that have not been removed within 24 hours shall be subject to a fine of not less than \$100 per day, as determined from time to time by the Board of Directors. There must be a hearing before the fine can be assessed per procedures outlined in the Vactor Ranch Community Association *Resolution on Fines*. Permits may be obtained in advance from the Management Company or from any current Board Member at no charge. They must be placed so that they are visible in the front window of the vehicle. Upon issuance, permit information will be sent to all Board members and the Management Company.

12. **Antennas.** Antennas and their wires should be painted to blend into the home, as much as possible, so long as this will not impair reception. Antennas should be placed on the home in a location where they are not visible from the street and neighboring lots, as long as the location does not decrease signal quality and the placement does not cost substantially more than placement in a different position.

The effective date of these rules and regulations is January 1, 2006.

Approved by the Board on November 8, 2005.

Rules 10, 11 and 12 approved and added September 15, 2009.

Rules 2 and 3 were changed to comply with Arizona State Law, March 8, 2011.

Rules 1.d., 2.c., 3, 4, and 11 were revised August 25, 2015.

Please note that Gate Opening Procedures and Solar Energy Devices have their own documentation posted on our website in the same area with these rules.

### **Vactor Ranch Community Association**

Drew Vactor, President