

These Rules and Regulations are supplemental to the provisions of the "Covenants Declaration of Pine Tree Ranch". These Rules and Regulations shall be enforced by the Board of Directors of the Project.

**MAINTENANCE OF FENCING AND WALLS** (Under Section 10, Article IV of the CC&R's) Each owner of a lot upon which all or a portion of a wall or fence may be located, agrees at all times to maintain, paint or repair said wall or fence.

**ANIMAL RESTRICTIONS** (Under Section 11, Article IV of the CC&R's) No animals, livestock, fowl, or poultry of any kind shall be raised, bred, maintained, or kept on any lot within the Subdivision for sale or commercial purposes.

**NUISANCES** (Under Section 18, Article IV of the CC&R's) No use of any lot or structure subject to this Declaration shall annoy or adversely affect the use, value, occupation, and enjoyment of any adjoining lot or of residences in the Subdivision in general. No noxious, offensive or disturbing activity of any kind shall be permitted.

**DOG RESTRICTIONS** (Under Section 20, Article IV of the CC&R's) Dogs are permitted off an owner's lot only when accompanied by the owner or other responsible person. Under no circumstances shall dogs be permitted to run at large through the Subdivision. No more than three adult dogs are permitted to be raised, bred, maintained and kept on any lot.

**PAINTS AND FINISHES** (Under Section 22, Article IV of the CC&R's) The exterior portions of all houses, buildings, and structures erected or constructed on a lot shall have color mixed in the final construction application or shall be painted with a finish coat of varnish, stain or paint within thirty (30) days after completion or before occupancy. At no time will the exterior of any houses, building structures and fences be allowed to approach a state of aesthetic deterioration such that they become a visual nuisance. No bright or reflective colors or materials shall be permitted on roofs other than skylights and plates for the collection of solar energy.

**STORAGE RESTRICTIONS** (Under Section of 24, Article IV of the CC&R's) The storage of tools, household effects, inoperable vehicles, machinery and machinery parts, empty or filled containers of trash or other materials, books or bags, trash, materials, or other items that shall in appearance detract from the aesthetic values of the property shall be so placed and stored to be concealed from public view.

**TRASH DISPOSAL** (Under Section 25, Article IV of the CC&R's) All occupants of parcels of property shall either subscribe to the solid waste collection service, or shall weekly transport all solid waste to a properly licensed dumpsite. Trash for collection may be placed at the street right-of-way line on regular collection days for a period of not to exceed twelve (12) hours prior to pick-up. The dumping, burying or accumulating of solid waste on any lot is forbidden.

**PROHIBITION OF CLOTHES LINES** (Under Section 26, Article IV of CC&R's) No exterior clothes line shall be lined on any lot, or any portion of the lot, unless completely fenced in and concealed from view.

**SIGN RESTRICTIONS** (Under Section 27, Article IV of the CC&R's) No sign or billboard of any kind shall be displayed to the public view on any portion of any lot, except:

- a. One sign per lot of not more than eighteen (18) inches by twenty four (24) inches advertising the property for sale or lease;
- b. Sign identifying the address or occupants of a residence;
- c. Temporary political campaign signs; or
- d. Sign required by law or a determination by a government entity.

**GARAGE REQUIREMENTS** (Under Section 28, Article IV of the CC&R's) Every single family dwelling unit constructed shall have on the same lot enough enclosed automobile storage place for at least two (2) automobiles. There shall be no parking of vehicles or trailers in a street, lane, thoroughfare, right-of-way or easement, whether public or private, for a period longer than 72 hours.

**FIRE CONTROL MAINTENANCE** (Under Section 32, Article IV of the CC&R's) Each owner of a lot shall be responsible for the maintenance of any fire fuel modification areas and firebreak areas located on the lot.

**WEEDS** (Under Section 33, Article IV of the CC&R's) No brush, weeds, undergrowth, uncultivated, diseased or infected vegetation of any kind or character shall be placed or permitted to grow upon any lot or portion thereof.

**NO ANTENNAS** (Under Section 34, Article IV of the CC&R's) Radio transmitting and receiving antennas for short wave or ham radio installation shall not be installed on any lot or parcel.

**PARKING AND STORAGE OF VEHICLES** (Under Section 37, Article IV of the CC&R's) Trailers, campers, boats, recreational vehicles, and motor vehicles, whether they are operative, under repair, junk, inoperative or unlicensed, and other similar type objects shall not be parked on streets, alleys or other public thoroughfares longer than 72 hours. Storage of trailers, campers, boats, recreational vehicles, machinery and motor vehicles whether they are operative, under repair, junk., inoperative or unlicensed, or other similar type of objects, shall only be permitted on lots if completely concealed or screened from public view by a fence, enclosure, other partition or approved plant material This provision does not preclude operable passenger vehicles or trucks up to one (1)ton in capacity which are routinely in use from being parked in private driveways.

**SATELLITE DISH RESTRICTION** (Under Section 38, Article IV of the CC&R's) Satellite dishes are permissible only if located in the back yard of any lot, and shall be screened in a manner approved by the Committee. No satellite dish may obstruct the view from an adjacent lot.

**IRRIGATION SYSTEMS REQUIRED** (Under Section 39, Article IV of the CC&R's) Automatic sprinklers and irrigation systems shall be required for all landscaping.

**SUBDIVISION PERIMETER FENCING** (Under Section 40, Article IV of the CC&R's) No owner shall alter, paint or otherwise change in any way the perimeter fencing along Wedge Parkway and, if constructed by Declarant, fencing along

**LOT FENCING** (Under Section 41, Article IV of the CC&R's) All fencing of side, front or rear yards must be constructed in a manner which will allow the free flow of water through the fence in the event of a flooding incident. For example, wood fences cannot have slats nailed on each side in an alternating manner, but can have slats nailed on each side in an alternating manner. Above-ground stone or masonry walls cannot be used for side, front or rear yard fencing.

**LANDSCAPING** (Under Section 3, Article V of the CC&R's) Each owner shall be responsible to properly and attractively landscape his lot, and maintain such landscaping. A landscape plan is to be a part of the house plans and is to be submitted to the Committee for approval. Front yard (street visible) landscaping shall consist of grass ground cover, green plants, shrubs and trees, but mixed use of boulders and native desert flora such as cacti and cactus gardens is also suitable. Landscaping must be completed as specified in the landscape plan within six (6) months of obtaining a notice of completion.