

A GUIDE TO LIVING AT Ironwood at Red Mountain

When you purchased your home you were given a set of Covenants, Conditions and Restrictions (CC&R's) for Ironwood at Red Mountain. This document is very useful and details the do's and don'ts of community living. In addition the Board of Directors have adopted some easy to live by Guidelines and Rules. For your convenience they have been outlined in this document. This guide is based on your CC&R's, which should be referenced for details.

Community Property -The common grounds and the building on these grounds are owned in common by all the Homeowners of Ironwood. This includes the pool and park area, the perimeter wall and its gates, and the streets are owned in common by all the homeowners, in Ironwood. All maintenance concerns involving the common areas should be reported to EquinoxONE Inc. at 480-705-4046. Please note that while most matters can and will be taken care of in a timely fashion, other matters require scheduling, or must be reviewed by committee members and approval by the Board of Directors. The maintenance of the common areas is funded from your Association dues. In truth the common areas are your property and should be protected as such.

Garages -Unless you are in your garage, the door should be kept down. This not only protects the community against theft but also enhances the beauty and curb appeal of the community. The Board of Directors is aware that in the heat of summer, some residents may find it necessary to leave your garage open up to 6 inches. No basketball hoops may be installed on the front of the house or garage.

Garage Sales -Per the Covenant, Conditions and Restrictions, individual garage, yard, or estate sales are strictly prohibited within Ironwood. The Board may coordinate a cooperative garage sale from time to time. For details check your CC&R's Article 3.24.

Landscape Maintenance -Landscape Maintenance and plant replacement in the common area is one of the largest expenditures of the Association. In order to keep costs reasonable and provide an attractive and uniform appearance, rigid trim guidelines and schedules have been established. A separate attachment concerning the common landscaping titled *Landscape Maintenance* is at the end of this document.

The landscaping of the individual yards is the Homeowners responsibility. You are expected to maintain your yard to the standards of the community. This responsibility is outlined in the CC&R's Article 7.2 & 7.4. You will receive guidance from the management company if a problem becomes evident to the community. Each of the original Homeowners at Ironwood was provided a street tree for their front yard. The placement of the tree on each lot was part of the general landscaping plan originally

installed by the Declarant. Homeowners are expected to maintain or replace this tree to maintain the integrity of the community. (3.1.3)

Parking Issues -We have a parking issue at Ironwood. When the development was originally conceived an agreement was reached with the City of Mesa to maintain the fire lanes to insure the safety of all of the residents. Basically there is no on street parking allowed on the north/south streets within the Association. Parking is allowed only on the south side of the east/west streets. These restrictions have to do with the width of our streets and City of Mesa codes and are well outlined in Article 3.20 of the CC&R's. Be aware of the parking restrictions, your vehicle could be towed at your expense.

Vehicles may not be stored on the streets of Ironwood. Vehicles parked within the Ironwood complex must be in operating condition and have current registration displayed. Vehicle repair is prohibited anywhere in the Association with the exception of minor emergency repairs except within an enclosed garage.

Pets -All animals must be on a leash not to exceed 6 feet in length and not allowed to roam free. The Covenants, Conditions and Restrictions (Article 3.13) state that pets should not create a nuisance -so please be considerate of your neighbors. Other residents will object to having their yard soiled by your pet. You **must** clean up after your pet. Animal waste is a serious health issue. Both the Association and The City of Mesa have meaningful penalties for not cleaning up after your pet. **If** you observe someone leaving animal waste anywhere in the complex contact the management company.

Pets are not allowed in the pool area at any time.

Residential Use -The individual homes are to be used for residential purposes only. No commercial or business enterprise can be conducted from the property that disrupts the peace and quiet of the neighborhood or that adds to foot traffic or additional vehicles to the community (CC&R's 3.26).

Homeowners cannot make changes to the exterior of their residence (Article 3 of the CC&R's) or to the landscaping unless it is consistent with the community plan, without prior approval of The Ironwood Board of Directors. For further information regarding this topic, see your Covenants, Conditions and Restrictions, Article 3.26. If you have changes that you would like to make that effect the inside your home, you may do so as long as they do not effect the exterior or the structure of the unit. Please submit the proposed change to the Association through your Management Company, EquinoxONE Inc. at 480-705-4046 or you may download one off the internet at www.HOApropertymanagement.com . The Managing Agent for Ironwood will forward the information for consideration to the Board of Directors. Please note you cannot make any type of change or addition until you have received written approval from Association through the Managing Agent for Ironwood Homeowners Association.

Flagpoles -A flagpole may be erected on individual lots to display the American flag. Please submit the proposed change to the Association through your Management Company. Flagpoles are not allowed to extend beyond the roofline of the house without the express written consent of the Ironwood Board of Directors.

Political Signs -Political signs may be displayed on your lot. Political signs must be 24 by 24 inches or smaller in size. The bottom edge of said sign must be within 24 inches of grade. Political signs must be removed within fifteen days after the election.

Pest Control -The Association sprays the Common areas such as the park once a month. Individual homeowners will need to control pests on their individual lot. Many times by using the Association's pest control provider a better price can be realized. Contact the Management Company for information on this.

Monthly Assessment -Your monthly assessment for Ironwood is DUE on the 1st, late on the 2nd and delinquent with a late fee on the 30th day of each month. If an assessment payment has not reached the management office by the 30th day of the month due, a late fee of \$15.00 will be added to your account. Your checks should be made payable to **The Ironwood HOA**. Each year the amount is determined by the Board of Directors and may not be changed after the annual budget is reviewed. Your checks should be mailed with the coupons and envelopes provided by EquinoxONE. We encourage you to make your payments on time since these are the funds that operate the Association.

Pool Regulations -Ironwood pool regulations are attached. The pool is an expense and liability of the Association; we ask that you read the rules and share them with your guests. All swimmers must ABIDE by each of the rules. Each rule has been devised with safety and cost saving in mind. When rules are broken it costs each of us.

Holiday Lighting and Decorations-Holiday lighting and decorations may be put up 30 days prior to the holiday (Christmas, Hanukkah, Thanksgiving etc.) and must be taken down within 30 days after the holiday.

Sanitation -Normal pick up days are Wednesdays and Saturdays. Trash containers may be set out the evening before the pickup but must be removed from the street prior to the end of the day of pickup (3.8). Any problem with refuse removal should be reported to the management company at 480-705-4046. Trash containers need to be identified by lot number. You may obtain professionally produced numbers from the Management Company. The placing of the numbers on trash receptacles is the responsibility of the homeowner.

The streets are cleaned the last Friday of each month.

Signs -Signs are not allowed in windows, on doors, or on buildings. No sign may be attached to the perimeter wall. No sign may be placed in the common area without the written consent of the Board of Directors. Signs not in compliance can be

removed and a fee for damages as well as a monetary penalty can be issued. Better to be safe than sorry.

Antennas -No antenna of any type may be affixed to the buildings or installed in the common area of Ironwood without the express written consent of the Board of Directors (Article 3.5 & 3.15).

Please feel free to call the Management Company at 480-705-4046 if you have any questions or feel free to attend a Board meeting to express your feelings.

Landscape Maintenance

One of the largest assets of the Community is the landscaping. It is also one of the most expensive. The Board of Directors, the Management Company, and the Ironwood Landscape Committee are often challenged with maintaining the property so that it is aesthetically pleasing, cost effective, and meets the needs of the majority of the homeowners in the Community.

Of course the ideal situation would be to satisfy all of our homeowners, but we have not figured out how to accomplish 100% happiness. Since many of the Ironwood residents come from different parts of the country, there are many ideas as to what the ideal landscape should look like. Some homeowners want the bushes trimmed tightly; others want them to grow natural. Because of these diverse ideas, the Board of Directors has established a landscape committee made up of Ironwood Homeowners to establish and legislate ideas. These individuals *volunteer* their time to work closely with the Managing Agent, specifically the Community Manager to suggest beautification projects, find out the proper care of plant material, and review the property to make sure the landscaping guidelines are being followed.

Since these homeowners volunteer many hours of their time to bring about the prestigious look of the property, we ask that any concerns you have regarding the landscaping be directed to EquinoxONE Inc., 480-705-4046 At no time should you instruct or direct the Landscape Company or personnel -they have been given a schedule and guidelines that they are required to follow. If we allow the landscaper to stay on his assigned schedule then every home in Ironwood will receive the proper care per the contract with the landscaper.

Please note that all bushes are trimmed in accordance with Common Landscape Practices, and are trimmed when it is most beneficial to the plant. Often this results in the removal of flowers or cutting down a green plant. This is done in order to promote the proper growth of the plant or to maintain the size or enhance the fullness and is necessary to the continued health and growth.

Ironwood Pool Rules

These following rules were established to promote the safety, health and happiness of the residents. Please remember to use common sense, good judgment, and consideration for others in and around the pool.

- 1 ONLY IRONWOOD RESIDENTS AND THEIR GUESTS MAY USE THE POOL AND POOL AREA. AN IRONWOOD RESIDENT MUST ACCOMPANY GUESTS. CHILDREN UNDER 14 MUST HAVE ADULT SUPERVISION. NO EXCEPTIONS.
- 2 NO CHILDREN UNDER 3 YEARS OF AGE, OR IN DIAPERS ARE ALLOWED IN THE POOL OR SPA. PLAYPENS AND CRIBS ARE NOT PERMITTED.
- 3 PROPER SWIMMING ATTIRE IS TO BE WORN IN THE POOL AND SPA AT ALL TIMES.
- 4 OIL AND HAIR DO HARM TO THE WATER TREATMENT SYSTEM THEREFORE, PLEASE USE RUBBER BAND TO SECURE SHOULDER LENGTH HAIR AND USE ONLY WATERPROOF SUNTAN AIDS.
- 5 NO GLASS OR BREAKABLE ITEMS ARE ALLOWED IN THE POOL AREA.
- 6 FLOATING ITEMS SHOULD BE USED WITH DISCRETION.
- 7 NO JUMPING OR SPLASHING PLEASE. NO FOREIGN OBJECTS ARE TO BE PUT INTO THE POOL. IF CHILDREN PUT ROCKS IN THE POOL OR OTHER ITEMS IN THE POOL THEIR PARENTS WILL BE CHARGED FOR THE COST OF REMOVAL.
- 8 NO PETS ARE PERMITTED IN THE POOL AREA.
- 9 RADIOS ARE KEPT LOW SO AS NOT TO BOTHER OTHERS. LATE SWIMMERS - PLEASE BE CONSIDERATE OF NEIGHBORS WHO MAY BE SLEEPING.
- 10 REPLACE ALL FURNITURE BEFORE LEAVING POOL AREA.
- 11 ALL SWIMMERS ASSUME THEIR OWN LIABILITY AND SWIM AT THEIR OWN RISK.
- 12 THERE ARE NO LIFEGUARDS.
- 13 PARTIES OF 10 OR MORE PEOPLE MUST CONTACT MANAGEMENT FOR DEPOSIT AND APPROVAL TO USE THE FACILITY.

We want all residents to enjoy the facility as well as the community.