SUPERSTITION MOUNTAIN®

THE SUPERSTITION MOUNTAIN OWNERS ASSOCIATION

RULES AND REGULATIONS

The Board of Directors ("Board") hereby adopts the following Rules and Regulations ("Rules") for the Superstition Mountain Owners Association ("Association"). These Rules shall supersede all previous Rules for the Association.

This document sets forth the Association Rules. Please be advised that other important documents also govern the property, including but not limited to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Superstition Mountain (CC&Rs), Bylaws, Tract Declarations, Design Guidelines, and Supplemental Design Guidelines.

Capitalized terms that are not defined in these Rules shall have the same meaning as set forth in the CC&Rs.

The Board may amend, modify, revise, and/or supplement these Rules at any time and for any reason. New rules may be added in the future that govern issues not currently addressed. The Board may modify or delete existing rules.

Owners, guests, or tenants can be held liable for harassment of employees. These actions include, but are not limited to, threats, harassment, and other conduct that causes harm or serious emotional distress to an individual or creates a hostile environment. Any such behavior may be subject to a Violation Notice and Fine. Owners, their guests, and tenants are expected to conduct themselves in a business-like manner when interacting with the Association's Staff, Board, and Committee Members.

ANIMALS

All pets shall meet Pinal County ordinances for residential pets. Owners must promptly pick up and properly dispose of their pet's waste. No dog is permitted to be at large at any time. The dog shall be physically restrained by a leash, enclosed in a cage, or similar enclosure. Please see Pinal County Ordinance 101817/PCACO section 7. A failure to abide by Pinal County Ordinance or state statute is a violation of the governing documents and is subject to the enforcement provisions therein.

CONSTRUCTION AND VENDOR HOURS

Construction hours are adjusted seasonally to accommodate the summer heat. Construction and Vendor hours are between 7 AM and 5 PM from October through April, and between 6 AM and 5 PM from May through September. Vendor activity is restricted on Sundays and/or Holidays to quiet work or work that can be completed indoors, such as housekeeping and/or appliance delivery/repair. No construction or landscaping activity is permitted on Sundays and/or Holidays as listed below.

Christmas	Memorial Day	Thanksgiving
New Year's Day	Independence Day	Labor day

CONSTRUCTION VEHICLES

Contractors will have restricted access through the Visitor Lane with prior authorization by an Owner or Owner's representative.

FIREARMS

The discharge of any firearm, by anyone, within the Superstition Mountain community is prohibited.

GARAGE DOORS

Garage doors shall remain closed at all times except when entering or exiting the garage. Please close the door entirely, as wildlife can be attracted to garages for shelter.

GATE ACCESS

Superstition Mountain is a private gated community. Residents have unrestricted access to the Community through the Resident Lane. An RFID Tag will be issued during the New Resident Orientation. Please contact the SMOA staff to obtain your GateAccess login credentials for the ABDI App, which will allow guests or vendors access to your property. Please remember to update your admit list and contact information as needed. Please refer to the current RFID Policy for further details.

GATE HOUSE SERVICES

Residents are ultimately responsible for their own safety and the security of their property within Superstition Mountain. Front-gate personnel provide controlled access to the community and patrol services. Residents and their guests shall take reasonable precautions, such as locking doors and reporting suspicious activities, to ensure the safety of their person and possessions. In any situation requiring law enforcement, please contact the Pinal County Sheriff's Office first, and then advise Gate House personnel of the situation, if possible. The Gate House staff may be contacted directly at SuperstitionGatehouse@sunstatessecurity.com. Email communication is preferred.

GOLF CARTS AND SIMILAR VEHICLES

The Association does not permit the use of privately owned golf carts or similar vehicles on community roadways. Golf carts grandfathered in 2017 and owned by Homeowners living inside the gates of Superstition Mountain may be used on private roads but are non-transferable and not replaceable.

E-Bikes

No e-bikes are allowed within the community unless they are pedal-assist Class 1 E-bikes. No E-bike shall be operated at more than twenty miles per hour. All E-Bike Users must adhere to speed limit signs on all roads within the gates of Superstition Mountain Owners Association.

GUESTS

You will need to update your GateAccess app with all guest and vendor information to ensure their access to the community. The gate will attempt to contact you if a guest arrives without prior approval; if the gate staff cannot reach you, the guest will not be allowed entry.

HOLIDAY DECORATIONS

Given the wide range of worship preferences and ethnic backgrounds among the residents of Superstition Mountain, the Association will not regulate the types of holiday decorations displayed. However, the Association regulates the period during which decorations can be displayed. No Christmas decorations may be displayed before Thanksgiving or after January 7th. Decorations for all other seasonal holidays may be displayed no earlier than two (2) weeks before and no later than five (5) days after any nationally recognized holiday, excluding the previously mentioned holiday. For further information on aesthetics, please refer to 4.18 in the Design Guidelines. This rule affects the following holidays:

Christmas	Valentines Day	St. Patrick's Day	Easter	Memorial Day
Independence Day	Labor Day	Halloween	Veterans Day	Thanksgiving

LIGHTING

All exterior and landscape lighting must be turned off by 11:00 PM, except for Entry & Access Lighting as defined in Section 5.19.1 of the Design Guidelines.

The maximum wattage of any fixture is 75 watts total incandescent or 12 watts total LED for coach or decorative lights at garage and main entrances, and 40 watts total incandescent or 6 watts total LED at secondary exits (i.e., garage man doors or any door not considered a main entrance).

Multi-fixture lights must combine the total wattage of all bulbs in the fixture, e.g., a three-light fixture can have a maximum of 25 watts per bulb incandescent or 4 watts per bulb LED.

Light sources must be directed so as not to infringe upon neighboring property.

All outdoor bulbs must have a correlated color temperature (CCT) of 3,000 Kelvin or less, with an ideal range between 2,400 and 3,000 (warm white). Refer to Design Guidelines 5.19 for additional information.

The Board may determine that the operation of a lighting system is a nuisance. In general, the Board will require lighting to be used in a manner that does not unreasonably adversely affect a neighbor. The Board reserves the right to require removal of any lights that violate this section even if the lights have been approved by the Design Review Committee.

NO SOLICITATION

Solicitation is not permitted.

NOISE

Volume from music systems, radios, televisions, pets, vehicles, or persons shall be kept at a level such that it does not disturb a neighbor's right to quiet enjoyment. Please report all immediate concerns to the Gate House staff, and any recurring issues to the Association offices. The Board, in its sole discretion, can determine if noise constitutes a nuisance.

OPEN HOUSE

If visitors wish to attend an advertised Open House without a Realtor, they may proceed with a map to the Open House. Open House signs are not permitted in the Common Area. It is the Realtor's responsibility to notify the Gate House of any open houses and to provide maps for any visitors. For more information, please refer to the current Open House Policy.

PARKING

A. Defined Terms. As used in these Rules:

1. "Guest" means any person who is not an Owner, Tenant, Resident, or other Occupant of a home in Superstition Mountain, and who is either visiting or staying temporarily with an Owner, Tenant, Resident, or Occupant. A guest who resides within Superstition Mountain for longer than two consecutive weeks during any three-month period shall be considered an Occupant and no longer eligible for Guest parking.

2. "Resident" is defined as an Owner, Tenant, or other Occupant of a home in Superstition Mountain.

3. "Trailer" means a mobile home, travel trailer, tent trailer, trailer, camper shell, boat trailer, or other similar equipment or vehicle.

4. "RV" is defined as Class A, B, or C Motorhomes, Camper Vans, or similar vehicles as reasonably interpreted by the Board.

5. Capitalized terms not otherwise defined herein shall have the meaning set forth in the CC&Rs.

B. General Parking Restrictions:

1. Overnight street parking is prohibited anywhere in the community.

2. RV and similar vehicles are permitted for a maximum of 48 hours for loading and unloading in a seven-day period, in home driveways only. No RVs or similar vehicles will be permitted in guest parking overnight.

3. Resident night parking is permitted in the garage and/or a resident driveway. If parking on a resident driveway, the vehicle must be perpendicular to the garage door and not extend onto the street or any other Common Area.

4. Residents shall use garage parking first. Regular use of driveway parking may require documentation showing the garage is not used for storage.

C. Guest Parking:

1. Short-term Guests (i.e., Guests visiting a Resident or Property for less than 24 hours) may use guest parking stalls while attending short-term events at a home within Superstition Mountain, but not overnight.

2. Long-term Guests (i.e., Guests visiting a Resident or Property for more than 24 hours) can use guest parking stalls for up to two consecutive weeks during any three-month period.

3. Long-term Guests cannot be Residents of Superstition Mountain and must have a visitor pass issued by the gate or office.

4. Only conventional automobiles, small trucks, or sports utility vehicles belonging to Guests are permitted to be parked in guest parking stalls. No RVs/Campers, ATVs, extended trucks that take more than one space, cargo, camper, utility vans, trailers of any kind, or commercial vehicles of any kind are permitted in guest parking stalls.

5. Any exemption or variance from these Rules will be considered on a case-by-case basis and must be approved in writing by the Board.

6. Temporary use of guest parking by Owners and Residents is permitted during the day, but not overnight.

D. Visitor Passes:

1. The gate staff may issue one-day visitor passes for valid Guests on a Resident's guest list.

2. Office staff can issue extended visitor passes. Visitor passes for use of Guest Parking will be valid for up to two weeks (within a three-month period) for Guests on a Resident's guest list.

3. Office staff can issue short-term exemptions for use of Guest Parking (for one to two days) to an extended visitor pass at their sole discretion, and on a case-by-case basis. Extensions beyond two weeks shall not be granted to the same Resident for a Guest more often than twice per year.

4. Any further requests must be approved in writing by the Board.

E. Parking Waivers:

1. Owners may request a parking waiver from the Association office for short-term use of Guest Parking. All approved parking waivers shall be for two days or less and shall not be granted more than once per month.

2. Any further requests must be approved in writing by the Board.

F. Enforcement:

1. Community Patrol may conduct parking inspections nightly between 12:00 am and 6:00 am.

2. Parking inspections may include all SMOA roadways and guest parking stalls.

3. Warning tickets may be issued nightly for the first two occurrences of guest parking violations. Any subsequent violations by the same vehicle within a six-month period may incur a $50 fine per violation, which will be applied to the Owner's account.

4. Fines may be applied to the account of the Owner who permitted the Guest access to the property.

5. Repeated parking violations may proceed through the Enforcement Policy and accrue fines in excess of $100 per occurrence.

6. Where Guest parking is enforced between 12:00 Midnight and 6:00 a.m., Guest parking is relaxed for the remaining hours of the day for service vehicles, residents, and Guests. Notices may be issued during the remaining hours of the day for various reasons, including, but not limited to, a resident vehicle being left in the street on a routine basis, parking that hinders traffic flow, or repetitive parking violations.

G. Vehicle Storage and Repair

1. No motor vehicle shall be constructed, reconstructed, or repaired upon any Lot, Parcel, or street, and no inoperable or stored vehicle may be stored or parked on any Lot, Parcel, or street in such a manner as to be Visible From Neighboring Property.

2. A motor vehicle shall be deemed "stored" if, for example, it is covered by a car cover, tarp, or other material. A vehicle shall be considered "inoperable" if it is not running, does not have a current license tag, is up on blocks, is obviously inoperable, or has one or more flat tires or other signs of non-use as determined by the Board or its designated representative.

3. Vehicle repair projects may be conducted in a fully enclosed garage and must not create objectionable noise. At no time shall any vehicle parts, including but not limited to engine parts, interior parts, or exterior body parts, be stored outside the garage or visible in any way from the street.

4. Cardboard and pans are not permitted to be left under the vehicle. This provision shall not

apply to minor emergency repairs to motor vehicles, such as a dead battery or a flat tire, which must be completed within 24 hours. Vehicles undergoing such maintenance or on jack stands must not be left unattended.

RFID Tags

Residents and owners will be issued RFID Tags for their vehicles. RFID Tags are permitted for use by frequent vendors or contractors to gain quick access to the community, per the RFID Policy. Please remember parking guidelines and limits when applying for decals.

SERVICE VEHICLES

Service vehicles have restricted access to the community. For the most efficient entry, please update the Gate House with your current recurring vendors and any anticipated vendor activity prior to their arrival. Remember, if you cannot be reached, an unexpected vendor or guest will be turned away.

VEHICLES

Any car or vehicle using the Common Area roads must be fully operational and have all appropriate body parts, including, but not limited to, a hood, fenders, bumpers, lights, etc.

SIGNS

No signs of any type, other than those noted below, shall be displayed on any Lot. This includes security and alarm signs; however, window decals are permitted. As a convenience to owners and to maintain the signature look and ambiance of the community, the Association will supply one customized Superstition Mountain "For Sale" or "For Rent" sign at no cost when the listing agent provides a copy of a Sign Request Form to the Association. No signs shall be posted in Common Areas.

Arizona statutes permit an Owner to display the following signs on the Owner's Lot:

1. A commercially produced 'for sale', 'for rent', or 'for lease' sign not exceeding eighteen (18) inches by twenty-four (24) inches in size and a sign rider that may not exceed six (6) inches by twenty-four (24) inches;
2. An Open House sign of industry-standard size;
3. A political sign is defined as a sign or flag 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 (pursuant to Arizona Revised Statutes 33-1808). Political signs may be displayed no earlier than seventy-one (71) calendar days prior to the election and removed fifteen (15) calendar days after the general election if the candidate advances to the general election. If the candidate does not advance past the primary, the sign must be removed within fifteen (15) days after the primary election.
4. An Association-Specific Political Sign means a sign that supports or opposes a candidate for the Board of Directors or the recall of a board member or a planned community ballot measure that requires a vote of the association members (pursuant to Arizona Revised Statutes 33-1808). An association-specific political sign may be displayed no earlier than the date the Association provides written or absentee ballots to members and no later than three (3) days after the planned community election. No profanity or discriminatory text is permitted on any association-specific

political sign. The maximum aggregate total dimensions of all association-specific signs on a member's property shall not exceed nine square feet.

FLAGS

Pursuant to Arizona Law A.R.S. 33-1808, the following flags may be flown in the community:

1. The American flag or an official or replica of a flag of the Uniformed Services of the United States by an association member on that member's property if the American flag or a Uniformed Services of the United States Division Flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10)
2. The POW/MIA flag.
3. The Arizona state flag.
4. An Arizona Indian nation's flag.
5. The Gadsden flag.
6. 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.
7. A Blue Star Service Flag or a Gold Star Service Flag.
8. Any historic version of the American flag, including the Betsy Ross flag, without regard to how the stars and stripes are arranged on the flag.
9. A flag from a nation that is allied with the United States as of May 14, 1948. (Israel)

" Uniformed Services of the United States Division Flag" means a flag officially authorized by a Uniformed Service of the United States to represent a division-level unit bearing the unit's approved insignia, designation, or nickname and used for ceremonial, identification, or representational purposes.

"First Responder Flag" means a flag that recognizes and honors the services of any of the following:

1. Law Enforcement, and that is limited to the colors blue, black, and white, the words "Law Enforcement", "Police", "Officers", "First Responder", "Honor our", "Support Our", and "Department", and the symbol of a generic police shield in a crest or star shape.
2. Fire Department, and that is limited to the colors red, gold, black, and white, the words "Fire", "Fighters", "F", "D", "FD", "First Responder", "Department", "Honor our", and "Support our", and the symbol of a generic Maltese cross.
3. Paramedics or Emergency Medical Technicians, and that is limited to the colors blue, black, and white, the words "First Responder", "Paramedic", "Emergency Medical", "Service", "Technician", "Honor our", and "Support our", and the symbol of a generic star of life.

"Betsy Ross flag" means a historic flag of the United States consisting of thirteen stripes alternating between red and white and thirteen five-pointed white stars arranged in a circle against a blue background.

FLAG POLES

A flagpole may be installed in either the front or back yard but can be no taller than the height of the rooftop of the Owner's home. A maximum of one flagpole per property is allowed. The maximum number of flags that shall be displayed at any one time is two.

SPEEDING

The speed limit on Superstition Mountain Drive is 30 miles per hour. On all other streets, the speed limit is 25 miles per hour, except within Club Village, as Club Village Drive is very narrow and has multiple curves; hence, the speed limit is 17 miles per hour. Please note that there are several 'Golf Crossings' along Superstition Mountain Drive, and the posted speed limit for these crossings is 15 miles per hour. For the safety of all residents, please observe these limits and watch for slower-moving vehicles, maintenance vehicles, pedestrians, and bikers.

The Association may, from time to time, monitor traffic speed on the private streets and roadways. If violations are issued, they will be enforced in compliance with any applicable state or local law and with the then-current Enforcement Policy. All pedestrians are encouraged to walk on the pathways.

SWIMMING POOLS

All Pinal County regulations shall be adhered to. Due to environmental concerns, disposal of pool backwash and/or drainage into a wash or other natural drainage area is prohibited. Pool and spa backwash or draining shall comply with all Pinal County and Arizona Department of Environmental Quality regulations. Backwash water and paper filter cleaning shall be contained on the owner's property. The preferred method for draining a pool or spa is to discharge into the property's sewer cleanout; it is acceptable to Liberty Utilities and helps prevent soil erosion and intrusion on neighboring properties.

Pool owners are responsible for instructing their pool service company of these requirements.

TRASH COLLECTION

The Association provides trash pickup and recycling services to all homes in the community. Right Away Disposal (RAD)/ Waste Connections of Arizona is the vendor currently used; pickup day is Friday mornings for both trash and recycling. Please place containers at the curb no earlier than 6:00 p.m. the night before the scheduled pickup and remove them within 24 hours. If you have extenuating circumstances that prevent you from removing them during this time, please notify the Association office.

The trash receptacle should be separated by two feet from the recycling receptacle or any object that could prevent the collection arm from accessing the can. Place receptacles where the truck can maneuver safely to retrieve them. Trash receptacles shall be stored so that they are not visible from the street or adjacent homesites.

Bulk Pickup Service can be scheduled by calling the Association office or RAD. Pickups occur on the last Wednesday of each month and must be scheduled at least 48 hours in advance. Place bulk trash curbside no sooner than 24 hours before pickup.

VEHICLES

Any car or vehicle using the Common Area roads must be fully operational and have all appropriate body parts, including, but not limited to, a hood, fenders, bumpers, lights, etc.

VISITING "FOR SALE" PROPERTIES

An Open House can be held any day from 8:00 a.m. to 6:00 p.m. No signage is allowed in Common Areas. The sponsor of an Open House may leave maps at the Gate House with directions, but no marketing information is allowed.

A realtor who wants a client to visit a property can bring them in or call Gate House staff to authorize a client's visit. Except for people attending a community open house, visitors who want to see a property but do not have a realtor or owner authorization will be stopped at the gate and redirected to the designated agent.

Please see the most current version of the Open House Policy.