

TORREON
COMMUNITY

RULES AND REGULATIONS

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FOREWORD

As a service to our Torreon Property Owners and their guests, Torreon Community Association and Torreon Golf Club have combined the rules and regulations of the community and Clubhouse amenities into one document for your convenience.

These simple rules provide clarification and will help us to maintain and improve our community, the forest environment and our Clubhouse and amenities while protecting your investment.

Any questions regarding these rules can be directed to:

**Dave Penrod, Association Manager or Ryan Lanzen, General Manager
(928) 537-1067
dpenrod@hoamco.com**

**Torreon Golf Club
(928) 532-8000
rwl@torreon.com**

**Torreon Community Patrol – Corder Community Services
24 hour roaming patrol cell phone number: (928) 521-2424**

These Rules and Regulations were approved by the Torreon Board of Directors September 2011. These Rules and Regulations may from time to time be amended or repealed in accordance with the Torreon CC&Rs. These Rules and Regulations supersede any conflicting information that may be in the Architectural Guidelines, revised issue dated October, 2014.

TORREON TRAFFIC RULES AND REGULATIONS

TRAFFIC SIGNS Traffic Signs in Torreon are strictly enforced. Violation of the speed limit, running stop signs or disobeying directional signs may result in a fine being imposed on the property owner as determined by the Board of Directors. Contractors and guests may have their entrance privileges revoked.

PLEASE NOTE: Because there are many children playing, the speed limit around the Clubhouse and Family Center is 15 MPH at all times.

All traffic signs posted in specific areas of the community are incorporated in and made part of these Rules and Regulations.

Drivers, bicycle operators and pedestrians are urged to use extreme caution at all times to prevent accidents. No one should assume they have the right of way. Obey all speed limits and stop signs.

***GOLF CARTS** driven at night must be equipped with head lights and brake lights.

***UNDER AGE DRIVERS** Unlicensed drivers are prohibited from driving any type of vehicle on Torreon roads including golf carts.

***ATVs** ATVs that are not licensed are prohibited on Torreon roads. Joy riding on ATVs in Torreon is prohibited. Also, see revised rule pg.15.

***MOTORIZED SCOOTERS** Motorized scooters are prohibited on Torreon roads.

TRESPASSING Trespassing on private property is prohibited.

*These rules were approved by the Torreon Board of Directors for the benefit of the community and the safety of your children and are strictly enforced.

VEHICLES AND PARKING

UTILITY TRAILERS Overnight parking of utility trailers of any kind is prohibited. They must be stored in a garage or at a storage facility overnight.

OVERNIGHT PARKING Because of emergency vehicle right of way, overnight parking of vehicles or trailers is prohibited on any Torreon roadway.

RV PARKING RV parking is allowed by permit only. A permit can be obtained at the Association office, Monday – Friday, 9AM to 4PM (928) 537-1067. After business hours a permit can be obtained through Community Patrol (928) 521-2424. The intent of RV parking in Torreon is for loading and unloading with a maximum of 48 hours. One week parking is permitted for visiting guests. Occupancy of an RV is prohibited.

BOATS Boat parking within the developable area is allowed by permit only. Maximum length of time permitted for parking a boat is one week. A permit can be obtained at the Association office, Monday – Friday, 9AM to 4PM (928) 537-1067. After business hours a permit can be obtained through Community Patrol (928) 521-2424.

PROHIBITED VEHICLES Vehicles prohibited from being parked or stored on any lot or street include: utility trailers, ATVs, pop up tents or any vehicle which detracts from the intent, purpose or general appearance of the community.

PETS

PETS Pets must never be allowed to run loose at anytime. No pet shall be left unattended. Pets must be restrained by a leash when being walked in any area other than your property.

PET OWNERS Pet owners are responsible for any property damage, injury and disturbances caused by their pet. Pet owners are responsible for picking up all “droppings” and properly disposing of them.

PLAY EQUIPMENT

PLAY EQUIPMENT Permanent installation of basketball backboards, trampolines (in ground or above ground), children's play equipment and all other recreational equipment outside the residence is not permitted.

TOYS AND PLAY EQUIPMENT While in active use, children's toys and portable recreational equipment including tents shall be located in the developable area and shall not obstruct a neighbor's view of any private amenity such as the golf course or common area. When not in active use, all such toys and portable recreational equipment must be stored within the residence.

TRASH CANS

TRASH PICKUP Trash pickup is once per week on Monday. Receptacles should be taken to the street prior to Monday pickup. Some streets require the receptacle be placed on the opposite side of the street from your property. For further clarification call Waste Management Company, (877) 980-2220.

COURTESY PICKUP As a courtesy to our weekend residents, the Association will return trash receptacles to the garage side of your home on Tuesday morning if you are not here. Please mark your receptacle with your lot number so that we can easily return it to its place.

EXCEPTION The Lodges Neighborhood Assessment provides that receptacles are taken out to the curb on Monday morning and returned to their enclosure Monday afternoon by Association staff.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

ARC PROCESS No exterior changes or additions can be made to a property without prior approval of the ARC. For further information regarding the ARC process, please refer to the most recent issue of the Torreon Architectural Design Guidelines.

ORNAMENTATION

YARD ART Placing, erecting, constructing or allowing any permanent unnatural or man-made ornaments, signs, statuary, pink flamingos or other manmade animal images, relics, flagpoles, machinery and equipment or other such items which are unattached to approved structures are not permitted unless the same are included and made a part of a landscape plan submitted to and authorized by the ARC. “Unnatural” shall mean anything not naturally growing upon or indigenous to a home site in its undeveloped state. Certain styles of signs and carved animal images appropriate to a mountainous environment may be permitted. The carving must be located on a porch or deck and be of an earth tone color(s). Carvings are limited to a height of 4’ or less. Signs are limited to 12” high by 24” wide, must be of earth tone colors and the ARC must authorize the location. Each sign or carving must be submitted to and authorized by the ARC before installation.

AMERICAN FLAG American flags within the Torreon Community may only be hung from a temporary, non-vertical, five-foot maximum length wooden or aluminum pole that is inserted into a bracket mounted on the residence. There shall be no more than one American flag displayed at any one time on one property. No flag shall be illuminated by lighting of any kind. No flag that is torn, soiled or damaged shall be displayed.

BIRD HOUSES Bird houses, bird baths and bird feeders made of natural materials and simple designs are encouraged, as long as they are placed in reasonable numbers and they do not create a nuisance. Wind chimes are also permitted as long as they do not disturb or overcome the natural sounds of Torreon.

ARC APPROVAL Any ornaments or statuary item described above which is to be attached to or intended to be part of an approved structure or deck shall first be submitted to the ARC for approval.

DECKS AND PORCHES

PATIO ITEMS Only normal patio items such as BBQs, patio furniture, etc. can be stored outside. Overstuffed interior furniture on the patio or deck is prohibited. Items placed on deck or porch must be in earth tone colors.

FIRE PITS

OUTDOOR FIRE PITS Fire pits are permitted but must be approved by the ARC prior to installation. Location and design are important factors to prevent smoke nuisance to your neighbors as well as preventing a forest fire. Processed logs such as Duraflame or Presto Logs are recommended over natural wood because of the smoke and sparks.

QUIET HOURS

COMMUNITY QUIET HOURS Community quiet hours are from 10:00pm to 7:00am. Please respect your neighbors and keep all outdoor speakers and outdoor noise of any kind off or at a very low volume during these hours.

CONTRACTOR'S HOURS Contractor's hours are Monday through Saturday, 7:00am to 6:00pm. After hour work permits are reviewed and approved for quiet, indoor construction work only such as indoor painting. No construction work is allowed on Sundays or major holidays. Please call community patrol, (928) 521-2424 if you see anyone violating these rules.

GATE TRANSMITTERS

GATE TRANSMITTERS Gate transmitters are issued to property owners only. One transmitter is complimentary and any additional are \$30.00 each. There is a \$50.00 charge to change your 4 digit private pin number access code after initial activation, so please give out your code number carefully.

SIGNAGE

TORREON SIGNAGE

FOR SALE SIGN Only one (1) For Sale sign, Builder's Sign, or a For Sale/Builder combination sign per lot shall be permitted with the following provisions:

Signs must comply with A.R.S. 33-1261 for Condominiums and A.R.S. 33-1808 for Planned Communities.

POLITICAL SIGNS One political sign may only be displayed for forty-five (45) days before an election and seven (7) days after an election and the size is restricted to 24" x 24".

ALARM SYSTEM SIGN One small sign announcing an alarm system is permitted. This sign should be no larger than 8" x 8" and no higher than 18". Corner properties and those adjacent to the golf course are permitted one additional alarm company sign.

STREET NUMBER SIGNS Street number signs will be permitted. Please refer to Architectural Review Committee for further details.

No additional signage of any kind will be permitted, except directional signs provided by the developer.

OPEN HOUSES

OPEN HOUSE Signs and rules comply with A.R.S. 33-1261 for Condominiums and A.R.S. 33-1808 for Planned Communities.

LOT MAINTENANCE

LOT MAINTENANCE Maintenance of lots and homes including all improvements is the responsibility of the lot owner. Most homes require a certain amount of maintenance as the years go by and those in mountainous areas even more so due to the weather. Over time, colored concrete begins to fade and siding stain begins to look washed out. These types of maintenance issues are the responsibility of the owner and fall under the purview of the ARC.

BARK BEETLE INFESTATION

BARK BEETLE INFESTATION It is the responsibility of each owner to maintain their property so as to reduce fire danger and insect infestation. Each owner is required to remove and dispose of infested and dead trees on their property in a timely manner and according to accepted methods.

CATTLE FENCE

CATTLE FENCE A barbed wire fence was erected on the west side of Torreon. Homes abutting the forest in Trailhead, Rendezvous One, Two, Three and Four have the fence one foot on the forest land from their property. This fence was constructed at the expense of the Torreon Community Association and the Torreon Golf Club. The purpose of the fence is to keep grazing cattle and wild horses from entering into Torreon and the golf course. The fence was constructed on the Forest Service land and is considered property of the United States Government. Anyone damaging or amending the fence for their personal use will be subject to a fine by the Forest Service as well as a fine by the Torreon Community Association.

SMOKING

NO SMOKING Because of fire danger, smoking is prohibited except in your vehicle with an ashtray or in your home. We appreciate your cooperation in this matter.

SATELLITE DISHES

SATELLITE DISHES Satellite dishes cannot be mounted on the roof and are to be located inconspicuously and screened from view of adjacent properties and the street. The selected location and screening should be respectful of your neighbors and is subject to review by the ARC. Maximum satellite dish diameter is 1 meter (39.37”).

ANTENNAS All antennas are restricted to the attic or interior of the residence.

PATHWAY LIGHTING

PATHWAY LIGHTING All pathway lighting must be submitted for review and authorization by the ARC prior to installation. Unauthorized pathway lighting that does not meet the Torreon Architectural Design Guidelines will be subject to removal and/or fine. For further clarification of approved lighting, please refer to the most recent issue of the Torreon Architectural Design Guidelines.

LAKES AND STREAMS

LAKES AND STREAMS No wading, swimming or fishing is permitted in the Torreon lakes and streams. A beautiful pond is provided at the Family Center for fishing.

DRIVEWAY CHAIN BARRIER

DRIVEWAY CHAIN BARRIER A chain barrier across a driveway is only permitted when there is construction work in the immediate area of the property and only for concrete driveways in order to protect them from heavy truck traffic.

WOOD STORAGE COVERS

FIRE WOOD STORAGE COVERS Tarp covers for wood storage are permitted in only earth tone colors such as brown or grey. Bright primary colors such as blue are not permitted.

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TORREON GOLF CLUB RULES AND REGULATIONS

These are 2007 additions and/or reminders to the Club's Rules and Regulations printed in the Torreon Golf Membership Directory and Information Book:

THE TORREON GOLF COURSE Torreon Golf Club will allow pedestrians and dog walking on the golf course paths under the following circumstances:

All jogging or dog walking must be before and after the daily golf play. Golf begins play at 7:00 am and ceases at dusk. Owners are walking or jogging at their own risk.

All dogs must be on a leash and pooper scoopers, or other means, must be used to pick up after the dog.

The Owner must pay attention to the golf course maintenance vehicles driving on the cart paths and golf course prepping the course for play. The Owner is walking their dog or jogging at their own risk.

Club owned vehicles are the only vehicles, motorized or not, that are allowed on the golf course. No bicycles no motorcycles, no ATVs permitted on the golf course at anytime. Torreon (Club owned) golf carts are the only golf carts permitted on the golf course.

The golf course can be used for snow play when the course is covered with four or more inches of snow. We ask that people stay away from the greens and bunkers. We will have staff monitor these areas for future snow days.

THE FISHING POND The fishing pond located at the Family Center is a “catch and release” pond. Please use only artificial lures, no cut bait. You may use barbless carbon steel hooks.

ATVs ATVs are NOT PERMITTED on the Golf Course or cart path. No joy riding of any kind on ATVs is permitted in the community.

FITNESS CENTER The Fitness Center is for members only. No one under 16 years of age is permitted in the fitness center.

TORREON COMMUNITY ASSOCIATION COMPLIANCE POLICY

To ensure compliance with the Association's Governing Documents (including the Articles of Incorporation, By-Laws, CC&Rs and the Rules and Regulations) and the laws of the State of Arizona, and to maintain, preserve, enhance, and protect the property values and assets of the community, the Torreon Board of Directors has adopted the following compliance policy and monetary penalty schedule:

Courtesy Notice	No Fine
First Notice of Violation	\$50.00 fine imposed
Second Notice of Violation	\$100.00 fine imposed
Final Notice of Violation	\$300.00 fine imposed

Further action to be determined by the Board to include legal action or other options as allowed by the Association's Governing Documents (including the Articles of Incorporation, By-Laws, CC&Rs and the Rules and Regulations) and the laws of the State of Arizona.

The property owner not in compliance will be given an opportunity to contest the notice pursuant to statute and/or request an opportunity to be heard.

NEW TORREON ATV/UTV RULE

The following new rule regarding ATVs/UTVs on Torreon private roads was adopted by the Board of Directors on February 5, 2010 and becomes effective June 1, 2010. Infractions of this rule may be punishable by fines of \$100.00 or more depending on the severity of the violation and/or legal action after a warning has been issued. The common areas including the private roads are for the use and enjoyment of all members of the Association, tenants and their guests, but the cooperation of all ATV/UTV operators is necessary to maintain the safety of all residents as well as to protect the common areas throughout the Association.

NEW RULE EFFECTIVE JUNE 1, 2010

All ATV/UTV users shall comply with Title 28 of the Arizona Revised Statutes relating to licensing, registration and vehicle safety guidelines. Those statutes may be viewed by visiting the Association's website at: www.torreoncommunity.com or the Arizona State Legislature's website at: <http://www.azleg.gov/>. To access the statutes, click on the tab labeled "Legislative Council". Then scroll to Arizona Revised Statutes. There you will find Title 28. Check the box to the left of Title 28. Reference: 28-892, 924, 952 (2) (A), 964 (A) (B) (C) and 2512.

No person under the legal age requirement is permitted to operate an ATV/UTV or similar motorized vehicle on the Association's roads or common areas. No person shall operate an ATV/UTV within the common areas in a manner that may endanger any other person within the Association or damage any home or improvement within the Association.

The Board appreciates your cooperation and compliance with this new rule.