Continental Country Club

Rules for Single Family Homes

Adopted April 23, 2019

As amended December 17, 2024

Effective December 17, 2024

RULES FOR LOTS IN SINGLE FAMILY SUBDIVISIONS

The following rules are applicable to all Lots in single family subdivisions within Continental Country Club governed by the Amended and Unified Declaration of Restrictions for Continental County Club, recorded on August 25, 2006 at recording number 3399677, Official Records of Coconino County, Arizona Recorder (hereinafter the "CC&Rs").

1 Occupancy and Lease/Rental Restrictions/Tenant Registration

1.1 As provided in Section 2 of the CC&Rs, the Lots are restricted to single family dwellings for residential use only by one family. "Family" shall mean a group of one or more natural persons each related by blood, marriage or legal adoption, or a group of not more than three (3) natural persons not all so related, who maintain a common household. As provided in Section 12 of the CC&Rs, no boarders or renters of a portion of any of the Lots shall be permitted, but an entire lot, together with the improvements thereon, may be rented only to a single family. All rentals/leases must be registered with the Association as provided in the Association Rules.

1.2 ARS § 33-1806-1 allows homeowner associations to implement a Tenant Registration Policy and charge a processing fee. The Association makes all governing documents, such as CC&R's and Bylaws, available on the Association website.

Within fifteen (15) days after commencement of each lease/rental term (even a renewal), the owner of the residence shall provide the Association with a completed copy of the Tenant Registration Form. In addition, the owner shall pay the Association a $25 processing fee within fifteen (15) days after commencement of the lease/rental term if there is a change of tenancy. Existing contracts between owners and tenants will not be grandfathered in or exempt from this new program.

The owner/Member shall be liable for any violation of these Rules by the tenants or other persons residing in the home and their guests or agents. Owner is advised to explain and provide copies of the Rules, relevant CC&Rs, and all Association policies to the lessee/tenant. The owner/Member, upon demand of the Association, shall immediately take all necessary actions to correct any violations.

All fees associated with this policy are the responsibility of the owner/Member.

1.3 Advertising of Rental

No owner shall advertise for the rental of a lot to a group that is not a single family. By way of example, a description in an advertisement or property listing that the Lot would be good for "large groups", "corporate events", "Church groups", "retreats", or similar descriptions is a violation of these Rules and Regulations.

2 Design and Landscape Review Process

Members wishing to make changes to their property (the landscaping and/or or structures thereon) must submit plans to the Architectural Committee (ARC/ACC) for approval before commencing any work. Members must contact the Association management office or access the website www.continentalflagstaff.com to receive a current copy of the Design Review Form. All architectural and landscaping plans must be submitted through the Association management office to the ARC/ACC for approval. Any changes to the approved plans must also be approved in advance by the ARC/ACC. Work on approved plans shall be commenced in a timely fashion and shall be completed within the deadline for completion imposed by the ARC/ACC or, if none is stated, within a reasonable time frame as determined by the Board. The Association reserves the right to inspect completed work for compliance.

Any work commenced or performed without prior approval is subject to fines and other enforcement remedies set forth in the CC&Rs and/or by applicable law. Notwithstanding the generality of the foregoing, the Association may require that non-approved work be restored to the original condition or brought into compliance by other means.

3 Signage

The following signage is permitted within the guidelines specified below:

3.1 Address and name identification signs are permitted on mailboxes and next to the front door of the house (maximum of two total signs) without approval so long as such signs do not exceed 100 square inches each.

3.2 A maximum of two signs indicating that the property is protected by a home security service are permitted without approval so long as the signs are provided by the service and do not exceed 100 square inches each.

3.3 Construction company signs are permitted during the time of construction. Restrictions are as follows: no more than one (1) sign per Construction Company, no larger than 24 inches by 30 inches, may be displayed. All such signs must be removed immediately upon completion of construction.

3.4 "For Sale", "For Lease/Rent", and temporary "Open House" signs and sign riders that are commercially-produced and that comply with applicable law regarding size are permitted.

3.5 "Political" signs are permitted and must comply with the City of Flagstaff sign ordinance regarding size and location. A political sign can be left up no more than fifteen days after the general election or if the sign is for a candidate in a primary election who does not advance to the general election for up to fifteen days after the primary election.

3.6 "Garage Sale" signs may be posted the day of the garage sale and are limited to a maximum of 24 inches by 30 inches.

3.7 Other signs may be permitted with the prior written approval of the Board.

4 Fences

Fences, hedges and walls are prohibited unless approved by the ARC/ACC prior to construction and are also subject to the following restrictions.

4.1 Split rail fences are permitted for landscape purposes only and shall be 2 rails only, and not to exceed 42 inches in height to the top of the post, no wire or mesh attached.

4.2 Privacy fences are permitted for purposes such as: dog run, private courtyards, and private patios, and shall not exceed six feet in height or enclose more than 150 square feet in area. No portion may encroach into the setbacks. Privacy fences shall be attached to the house, made of wood or other approved materials, and painted or stained a complimentary or approved color, or otherwise approved pursuant to Section 2 herein.

4.3 Privacy screens are detached landscaping features and may be made of wood fence or stable trellis-type material. Approval is contingent upon a design incorporating trees and other vegetation into the screen. Privacy screens may be constructed in the setback; however, they shall not exceed six feet in height and shall not extend greater than 15 feet for a single screen, or 30 feet total lineal length on the lot.

4.4 Ornamental iron will be considered on a case-by-case basis.

4.5 Chain link and other metal fencing materials are prohibited, unless concealed from view by a wooden fence. Notwithstanding anything to the contrary in this section 4, in no event shall a fence, wall or hedge be erected, installed or maintained nearer than 25 feet of any property line bordering on a golf course property as designated by the Association.

5 Landscaping and Exterior Maintenance

5.1 Approval for the color of building exteriors must be received from the ARC/ACC prior to commencing any painting, re-painting, finishing, or re-finishing, regardless of whether the existing color had been previously approved. The colors of any building exteriors must be within the spectrum of the of the approved color palette, available at the Association office.

5.2 Any changes to landscaping on the Lot must be approved by the ARC/ACC prior to commencing any work. There is no prescribed plant list; however, natural landscape and xeriscape are encouraged. There is wide latitude in the use of groundcovers; however, plain dirt and/or weed cloth is prohibited.

5.3 All lots shall be maintained free of litter, trash, debris, construction materials, compost piles, landscaping clippings, and other items which would cause an unsightly or dangerous condition.

5.4 Dead or dormant natural grasses and wildflowers must be kept to a height of less than eight inches ("8"). Weeds are not permitted.

5.5 Dead plants, shrubs, trees, and other vegetation must be removed promptly. Flowers and wild grasses shall be pruned/cut once dormant to avoid an unsightly appearance. To maintain FireWise standards, dead plant material, including pine needles and pinecones should be removed in the spring, summer and throughout the fall.

5.6 Construction of additional parking slabs is prohibited unless approved by the ARC/ACC prior to construction. Approved parking areas may be constructed of poured concrete, pavers, or compacted gravel.

5.7 Holiday decorations, including lights, are permitted. All decorations, including lights, must be removed within 30 days of the holiday.

5.8 Outdoor furniture should be kept to an amount reasonably used on a recurring basis and must be kept in good condition.

5.9 Outdoor areas used for storage (e.g. lawnmowers, snow blowers, overflow storage, clotheslines, etc.) shall be screened from adjacent properties conforming to paragraph 3 of the CC&Rs. Firewood shall not be stored unless it is screened by landscaping, a structure approved by the ARC/ACC, or by material earth tone in color (for example, dark brown or clear).

5.10 Objects other than yard art that has been approved by the ARC/ACC and outdoor furniture (such as landscaping equipment, recreational equipment, portable basketball goals, bikes, ping pong tables and the like) shall be stored out of sight of the street, golf courses, Common Area, and neighboring properties when not in use.

5.11 All Lots and the structures thereon shall always be maintained in a good condition. By way of example, but not by way of limitation, broken windows, peeling or faded paint or stain, damaged or unpainted siding or doors are not permitted.

5.12 Trash and recycling bins shall not be placed curbside earlier than the night before pickup and shall be stored unobtrusively away from the curb by the evening of the day of pickup.

6 **Bulk Trash Pick-Up**

Bulk trash items shall not be placed curbside earlier than one week prior to the scheduled pickup date; provided, however, neatly stacked bags of pine needles, leaves and other yard refuse, only, may be placed curbside. Piles in excess of 5'x5'x10' which are not bagged, boxed, or bundled will not be picked up. Bulk pickup starts on Mondays and goes through Fridays. To ensure your property meets standards, please review the bulk pick-up schedule for your area and plan your yard maintenance accordingly. If you miss the bulk pickup, you can contact the city directly to arrange a pickup for an additional fee.

Approved Bulk Trash Items:

Limbs: 6-8 feet long and less than 10 inches in diameter

Extra Household Trash: Bagged, boxed or bundled

Yard Debris: Bagged, boxed or bundled

Small Furniture: Neatly stacked at curb (No large, oversized furniture)

Items Not Approved for Bulk Trash:

Appliances: (928) 213-2110 to schedule a pickup

Hazardous Waste: (928) 213-2159 to schedule pickup

Construction Material: (928) 213-2110 to order a dumpster

Tires: (928) 526-2735 for more information

7 Parking

7.1 Vehicles must be parked in the garage, in the driveway, or in areas designed specifically for parking vehicles. Parking vehicles on Lots (off driveways and parking slabs) is prohibited.

7.2 Construction of additional parking slabs is subject to Section 5.6.

7.3 Parking on the street is prohibited between the hours of midnight and 7am, November 1 to April 1, in accordance with the City of Flagstaff Seasonal Parking Ordinance.

7.4 Inoperable vehicles may not be stored or parked for more than seventy-two (72) hours upon any Lot unless completely enclosed within a garage. An inoperable vehicle is one that is not able to be driven due to one or more flat tires, the vehicle being up on blocks, or similar condition of the vehicle.

7.5 No vehicle shall be constructed or repaired (with the exception of emergency repairs taking less than twenty-four (24) hours to complete) upon any Lot so as to be visible from other Lots or the common area or if such construction or repair creates a nuisance.

7.6 Continental Country Club offers overnight motor home and trailer parking in a common area lot. Arrangements for the temporary parking must be made by contacting the Compliance Officer by calling (928) 526-5125 ext. 206. Otherwise, motor homes, mobile homes, and campers may be parked on a Lot up to 72 hours in any 14-day period in order to perform maintenance or cleaning of the vehicle.

8 Residential Firewise Standards

The Continental Country Club community is a federally recognized Firewise Community/USA. In order to help prevent a catastrophic wildfire sweeping through the community, each Owner shall maintain their Lot in accordance with the standards set forth in Paragraph 5 of the CC&Rs and in accordance with the following Residential Firewise Standards:

8.1 Remove dead fuels from the "Defensible Space" of your property. Defensible space typically refers to a 30' perimeter around the home, but depends on conditions, terrain, etc. Contact Highlands Fire Department at (928) 525-1717 for specific guidance.

8.2 Use Firewise landscaping alternatives around homes and buildings.

9 Non-Compliance of the Residential Firewise Standards

In the event of any violation, breach, or default of the fire prevention standards set forth in Paragraph 5 of the CC&Rs and/or in Section 8 above which poses danger or hazard to any other Owners of said Lots or their property, the Association shall have the right to go upon such Lot without notice and take such action as may be necessary to alleviate such dangerous or hazardous condition and the cost will be assessed the property owner as an assessment pursuant to Paragraph 14(a) of the CC&R's.

10 Drones

Any drone flown from a Lot must remain over the Lot from where it is being flown. The private use of drones is prohibited on or over Continental Country Club property without prior approval the Association's General Manager.

11 Enforcement

The Association has adopted the Violation Enforcement Policy and Fine Schedule. Violations of these Rules will be addressed as set forth in such policy and may be enforced as otherwise permitted by applicable law. Consequences for enforcement may include, but are not limited to, fines, suspension of membership privileges, and legal action. Any Association expenses incurred in relation to violations of these Rules may be recovered from the responsible member to the greatest extent allowed by law and the Association's governing documents.

12 Outbuildings, including Sheds

Sheds may be approved by the ARC/ACC if they are attached to the house, painted or stained the identical color of the house, and comply with all property setback and height requirements. A permit from the City of Flagstaff may be required. Detached buildings are not permitted.