AMBERWOOD COMMUNITY ASSOCIATION

RULES AND REGULATIONS GOVERNING THE COMMON AREAS

Based on excerpts from the CC&Rs and By-laws of the Association

Revised 10.30.17

The following Rules and Regulations are intended to benefit the common good and as a result to maintain property values and encourage neighborly cooperation. Please make these Rules and Regulations available to your guests, invitees and tenants. Your Board of Directors wishes to thank you for your cooperation. Please call the Association's Property Manager if you have any questions.

1. No nuisance or offensive activity (including barking dogs and/or noises from animals) shall be permitted. Please refer to the related City of Flagstaff Ordinances and Codes.
    a. Dogs must be kept on a leash at all times.
    b. Pet owners are responsible for cleaning up any pet excrement.

2. The Board of Directors shall not initiate a lawsuit without the approval of at least two-thirds of the Members present at a duly called and held meeting of the Members. Notwithstanding the foregoing, the Board may initiate lawsuits in pursuing the collection of assessments and related fees and in the case of an emergency.

3. Owners, residents and guests may not go onto common areas with vehicles of any kind at any time.

In the event of a conflict between a provision hereof and a provision of the CC&Rs, the provision of the CC&Rs shall prevail. Nothing contained herein shall be deemed to limit the applicability of the provisions of the CC&Rs. The Board may from time to time in its sole discretion amend, repeal, or augment these Rules and Regulations as it deems appropriate, subject, of course, to the terms of the CC&Rs and applicable law. It is the responsibility of each owner to obtain and adhere to the stipulations of the most recent copy of these Rules and Regulations. The Board retains the right to grant variances from these Rules and Regulations as determined appropriate in its sole discretion.