



VACTOR RANCH COMMUNITY ASSOCIATION RULES AND REGULATIONS

1/11/22

1. **Parking on streets and Clubhouse parking lot.** (See Section 2.15 of the Declaration and Rule 11 below.) No resident may park his/her vehicle on the street overnight. Residents are required to park their vehicles in the garage or on the driveway of the Lot.
 - a. The **Clubhouse Parking Lot** may be used for nonresident guest parking by permit only. Permits may be obtained from the Management company or from any current Board Member at no charge. Permits will only be issued for the estimated length of the stay, normally not to exceed 3 nights.
 - b. **Recreational vehicles, boats, trailers,** etc. cannot be parked on the Lot or in the Common Areas, unless parked in the enclosed garage on the Lot or in a screened area on the Lot as approved in writing by the Architectural Committee. (See Section 2.15 of the Declaration and NOTE below.)

NOTE: **Short term RV Parking.** Residents with Recreational Vehicles (RV's) and those with Trailers shall be granted up to 24 consecutive hours to load or unload by permit only. Consecutive permits will not be issued. The unit must be parked in the owner's driveway or located directly in front of their residence without blocking driveways or roads. Those RV's that do not have a permit or that have not been removed within 24 hours shall be subject to a fine of not less than \$100 per day, as determined from time to time by the Board of Directors. There must be a hearing before the fine can be assessed per procedures outlined in the Vactor Ranch Community Association Resolution on Fines. Permits may be obtained in advance from the Management Company at no charge. They must be placed so that they are visible in the front window of the vehicle. Upon issuance, permit information will be sent to all Board members and the Management Company.
 - c. **Resident's Guests** should park on the driveway on the Lot if there is room on the driveway for the guest's vehicle.
 - d. The **Resident's Guests Permits** are required to park on the street, if it is necessary. Overnight (11PM-6AM) guest parking on the street is by permit only. Permits may be obtained in advance from the Management company or from any current Board Member at no charge and then only for the estimated length of the visit, normally not to exceed 3 nights..
 - e. **Violations** of the parking rules are subject to the imposition of a monetary penalty against the Owner of the Lot per the Vactor Ranch Enforcement Policy
2. **Off Road Vehicles, etc.** All-terrain vehicles (ATVs) and any other vehicle which is not deemed to be "street legal" are prohibited in the Common Areas, the streets and on the sidewalks and pedestrian easements.

3. **Speed Limit.** On May 5, 2009, the Board confirmed the on property speed limit as 20 Miles per hour. Speeds in excess of this limit are subject to speeding penalties. The property owner always is ultimately responsible for speeds of themselves, guests, workers and deliveries.
4. **Estate Sales.** Estate sales, including garage sales, sidewalk sales and yard sales (or similar types of sales) are not permitted. For off-site sales including online sales and auctions, seller must provide a gate attendant on designated pickup day to check documentation and open gate with owner's gate remote control.
5. **Garage Doors.** Garage doors must be kept shut at all times except when entering and exiting or working in the garage. (See Section 2.15 of the Declaration.)
6. **Signs.** Section 2.05 of the Declaration prohibits all signs on a Lot which are visible from neighboring property unless approved by the Board. The following rules apply to signs:
 - a. Open house and directional signs are only permitted during the time the home is actually open for visitors, after 8:00 AM and before 6:00 PM on the same day. The number of signs is restricted to one open house sign at the entrance to Vactor Ranch, one directional sign per block and one open house sign on the property."
 - b. One sign indicating that the home is monitored by a security system may be placed on the Lot in front of the home.
 - c. Political Signs may only be displayed per state and local law [see ARS §33- 1808(C) of the Planned Communities Act and Pima County Sign Ordinance 18.79.110C], as amended from time to time. As of this date, these laws read as follows:

“...an association shall not prohibit the indoor or outdoor display of a political sign by an association member on that member’s property, except that an association may prohibit the display of political signs earlier than seventy-one days before the day of an election and later than three days after an election day. An association may regulate the size and number of political signs that may be placed on a member’s property if the association’s regulation is no more restrictive than any applicable city, town or county ordinance that regulates the size and number of political signs on residential property...”

Accordingly, this Association only allows political signs (for candidate or issue on an upcoming election ballot) that are no larger than 16 square feet (example: 4 feet by 4 feet), no taller than 10 feet, with a maximum of 2 faces and no illumination. There is no limit on number of signs. Setbacks for political signs must be at least 10 feet from the front boundary of the lot and 10 feet from the side yard boundaries. (bold added.)
 - d. One real estate sign that indicates the property is for sale or for lease, including a sign that indicates the Owner is offering the property for sale by owner. The size of such a

sign shall not exceed 18" x 24". One sign rider also is allowed, which shall not exceed 6" x 24". All real estate signs shall be commercially produced.

- e. All other hard signs are prohibited. Soft banner signs are permitted if they are in good condition and are essentially yard art with artistic design. Wording is allowed on soft banner signs signifying seasonal greetings. No controversial, political or personal statements are permitted.
7. **Animal Waste.** All residents are responsible for picking up their animal's feces on their own Lots and on other Lots and Common Areas and properly disposing of such waste. (See Section 2.06 of the Declaration.)
8. **Antennas.** Antennas and their wires should be painted to blend into the home, as much as possible, so long as this will not impair reception. Antennas should be placed on the home in a location where they are not visible from the street and neighboring lots, as long as the location does not decrease signal quality and the placement does not cost substantially more than placement in a different position.
9. **ARC Gutter Exemption.** The addition of gutters to a home are exempt from the need to file and ARC approval form as long as they match the existing house color.
10. **Basketball Hoops.** Portable basketball hoops must be stored in a screened area on the Lot or in the garage, so they are not visible, except during those times when they are in use. No portable basketball hoop can be placed in the street, or on the driveway in a location where those playing basketball will be playing in the street. (See Section 2.11 of the Declaration which prohibits unsightly articles.)
11. **Clotheslines.** Clotheslines are not permitted. (See Section 2.16 of the Declaration.)
12. **Cooking in Clubhouse.** Cooking is not allowed inside the VRCA Clubhouse under any circumstances. Warming trays, coffee makers and crock pots to keep food warm, may be used during social events only. A "No Cooking" sign shall be posted in the Clubhouse.
13. **Trash Cans.** Trash and garbage cans, including recyclables, must not be visible from adjacent Lots or the streets except on the trash collection days. They should not be taken to the curb any earlier than the night before pick-up and must be removed no later than the end of the day of trash collection. (See Section 2.12 of the Declaration.)
14. **No Solicitation.** Per CC&R Section 6.04 **Management** and Bylaws Article VII, Section 1. **Powers.**
 - a. **Non-Residents** – In accordance with Arizona Planned Communities Act §33-1808(J): No person from outside Vactor Ranch may conduct Political Activity, which includes solicitations of support or opposition regarding candidates or ballot issues, inside the gated surrounds of Vactor Ranch for any purpose at any time, nor may they enter to distribute flyers, business cards or other solicitation materials per the "No Solicitation" sign outside the front gates (as approved 3/1/05). If your home is visited by an individual

seeking support for a candidate or ballot issue, please ask for his/her name and affiliation and report the visit to Pinehurst Properties, our community manager.

b. **Residents** - Political Activity by Owners and residents is prohibited within Vactor Ranch (except the display of political signs in accordance with Rule 5 above) as are distributions of flyers, business cards or other solicitations for business by Owners or residents to other residents.

c. In a noted **exception** to the Sign Rules in Rule 5, Owners may post a small “No Solicitation” sign at their own front door. Residents and visitors are required to respect such sign on an Owner’s private property.

d. **Vactor Ranch** Community Association may distribute notices of social events or other announcements or information flyers about community activities of Vactor Ranch to each home as approved by its Board of Directors.

Please note that Gate Opening Procedures, Solar Energy Devices, Pool Use, and Enforcement Policy have their own documentation posted on the Association’s website in the same area as these Rules.

These Rules and Regulations are effective as of January 11, 2022 and supersede all previous Rules and Regulations except those cited in the previous Paragraph.

DATED this 11th day of January 2022. VACTOR RANCH COMMUNITY ASSOCIATION

an Arizona non-profit corporation

By: Drew Vactor

Its: President on behalf of the Board of Directors

Reviewed and Restated to conform to current laws and best practices, January 6, 2020 and July 21, 2020: Carolyn B. Goldschmidt, Esq, Attorney at Law, Goldschmidt & Shupe 6700 North Oracle Road, Suite 240, Tucson, AZ 85704
6.c. revised to clarify - October 1, 2020.

1. Merged RV and Parking Rules, 3 night limit 1/11/22
4. Estate Sales recaptured and page renumbered 2/4/22