

FAR HORIZONS EAST

Tucson's Premier Retirement Community

7570 East Speedway Blvd., Tucson, AZ 85710

RULES AND REGULATIONS

(Formerly referred to as "Community Guidelines")

All reasonable means will be taken to make your residing here, at Far Horizons East, a pleasant one. The following rules and regulations have been made by Far Horizons East to insure fairness to all residents. They are designed to protect the rights and property of all parties.

I. GENERAL

1. All prospective residents must submit an Application for Residency and be approved by management before occupying a home. All rents are payable in advance, on or before the 1st day of each month and are delinquent after the 6th day of each month. Late charges for delinquent rents are provided for in your rental agreement. All rents are payable at the management office. Use of the after-hours drop box is at the tenant's risk.
2. Far Horizons East, in accordance with an amendment to the Fair Housing Act dated September 13, 1988, operates under an exemption to that act as a "Housing Community for persons 55 and Older".
 - A. As long as one person is 55 years of age or older, a spouse may be of any age.
 - B. All others living in the home must be at least 50 years of age or older.
 - C. Verification of age must be submitted at time of application and an affidavit must be signed prior to occupying a home.
3. Rent includes use of all community social and recreational facilities. Please check with the office to reserve the clubhouse for private functions. Use of the clubhouse for social events must be hosted by a resident of Far Horizons East. Other restrictions may apply.
4. No rent refunds will be made for partial months.
5. Occupancy in the community is limited. No more than two (2) persons per bedroom, plus one (1) additional person per home, may regularly occupy the home. For purposes of this restriction, a "bedroom" is a room intended by the manufacturer of the home to be regularly used as a bedroom and all bedrooms must contain closet space. A bedroom is not a den, family room, living room, or other room which has been or could be converted into a bedroom.
6. Tenant shall provide management, prior to entering into the Rental Agreement, a current copy of the title or other sufficient evidence of ownership, which indicates legal owner, any lienholder(s) and serial or identification number(s) to Tenant's manufactured home.
7. Tenants or guests are not allowed to enter or cut across any lots (occupied or vacant) for which they do not have permission.
8. Tenants are not permitted to alter, tamper with or repair any of the community's gas, water, sewer, television or telephone facilities, service connections or equipment. Please contact management if you have a problem.
9. Vehicle speed limits are posted for safe traffic movement and must be observed.
10. No disturbing noise is permitted before 8:00 a.m. or after 10:00 p.m. (this does not pertain to emergency related work being done). Management should be made aware of any emergency work being done between these hours. Radios, televisions, musical instruments and stereos must be tuned at all times so as not to be heard by other residents. Loud parties or excessive noise will not be tolerated at any time.
11. All residents and their guests must respect the peaceful enjoyment of others. Name calling and/or cursing will not be tolerated.
12. Far Horizons East or its address must not be used for the purpose of advertisements or sale of merchandise. No private business may be conducted on premises by anyone without management approval. If you are solicited in the Park, please notify the office at once. Carport sales conducted by tenants are permitted only to dispose of personal property of residents on a non-commercial basis, and only with prior approval of management. Sale should be open to community residents only, no advertising outside the community is allowed.

13. Special rules pertaining to the pools, spa, clubhouse, laundry room, exercise room, billiard room, shuffleboards, golf facilities and the equipment and facilities therein are posted at those locations. Those special rules constitute a part of these rules and regulations, and violation of them will be treated as a violation of these rules and regulations.

14. Non-residents are not permitted to use any of the community's facilities unless registered at the office or accompanied by a resident. Under normal circumstances, *the host resident must accompany guests using any of our facilities*. In the event the host resident is physically unable, *the guest must have a visitor's identification badge obtained from the office before using any facilities*.

15. Children under the age of 18 years of age are not permitted to use the facilities or equipment in or around the main clubhouse, the pool (billiard) room or inside the south clubhouse, except the restrooms. They are allowed to use the swimming pool at the south clubhouse when accompanied by a resident or a registered adult (18 years or older) guest. The only exception is when a family function is going on in one of the clubhouses that include children. They must stay inside the area where the function is going on, except the restrooms. Under no circumstances may they use any of the facilities ie; shuffleboards, golf, spa, exercise equipment, etc.

16. Management has the right to prevent access to the community and to remove anyone other than approved residents deemed objectionable. Objectionable persons include but are not limited to persons previously denied residency at the Park for reasons of prior evictions (unrelated to a non-payment of rent) or criminal history; persons not qualified for residency of the Park for reasons other than inability to pay rent; persons previously evicted from the community for reasons other than non-payment of rent; persons engaged or previously engaged in criminal activity in the community, known gang members or known gang associates; and persons who have previously materially violated Park rules or have been disruptive in the community. Residents permitting guests who are objectionable to be on the premises are subject to a notice of termination of tenancy for material non-compliance with the Park rules.

17. No resident may own more than one (1) home in the Park without prior written approval of management.

18. A home may only be used as a residence.

19. Tenant shall not assign or sublease the premises.

II. PETS

1. Pets are not allowed, with the exception of caged birds and fish, which must be kept inside the home at all times.

2. Exceptions will be made to the pet restrictions when reasonably necessary to accommodate the needs of handicapped residents. Assistive animals are not subject to pet fees, but must adhere to a separate set of rules.

III. LOT AND HOME CONTROL

1. Each space will remain under the direct control of the management. Standard lawn furniture, bicycles, barbecues and a storage shed are the only items permitted to be stored outside the home. Tenants shall maintain their space in a clean and orderly fashion and care for all plantings, trees (other than Park planted trees) and shrubs. Additional planting must be approved in advance to prevent disturbing underground utilities. Management and maintenance staff has the right at any time to enter the space (but not the tenant's home) to verify compliance with these rules and to work on Park owned utilities.

2. It is the tenant's responsibility to make arrangements for upkeep and maintenance of their home and space before leaving on extended periods and notify the office of such arrangements before leaving. Should a space be in need of care, tenant will receive a notice to this effect and be given from 48 hours to ten (10) days, depending on the violation, to remedy the situation. If not complied with, the work may be done, in which case tenant will be charged, or the rental agreement may be terminated.

3. The boundaries of your lot, for the purpose of yard care responsibility is different for each lot and is determined by management. Upon move-in you will be given a written description of your area of responsibility.

4. Each mobile home space must be attractively landscaped and well maintained on all sides. Management must approve the type and location of all trees planted. Installation of landscaping requires management's prior written approval of your plot plan. All new homes must have a sprinkler or drip system installed that automatically waters the landscaping that requires water. Water conservation is very important in the Desert and Landscaping that conserves water is strongly recommended.

5. All improvements and alterations to the space and home require prior written approval of management. Any digging in the Park must have prior approval of management. All awnings, skirting, storage sheds, enclosures, etc. must comply with all state, county and city laws and zoning regulations. In some instances, it may be necessary to obtain building permits.

A. Far Horizons East's initial required specifications for improvements, accessories and equipment consists of: Skirting that is the same material as the exterior of the home. A 12' wide concrete driveway running from the street to the rear of the home. Carport awning must also be 12' wide running the full length of the home. The hitch removed from the home, manufactured steps with handrails, and the lot landscaped. These initial requirements must be installed within sixty (60) days after entry of home into the Park.

B. Only manufactured factory type accessories, equipment, structures and appliances, which are similar in design and compatible in color to the home, are permitted. No "homemade" accessories, equipment, structures and appliances may be installed without written permission of management.

- C. Each space may have one (1) storage shed. Sheds must be no larger than 150 sq. ft., unless approved by management and be of a similar material as the exterior of the home and of matching color. All sheds must be placed on concrete and cannot extend beyond the back of the home and cannot be placed behind the home.
 - D. In the case where a home does not have a patio on the opposite side from the carport, individual window awnings must be installed.
 - E. Window or wall mounted air conditioning units or coolers are not permitted to be installed in the front (street side) of the home.
 - F. The utility pedestals and all service connections must be accessible at all times. If one of the Park's shut-off valves or sewer manholes is located on the Tenant's space, it must be kept visible and accessible at all times. No enclosures can be placed around any utility pedestal, meter or valve.
6. To insure an abundant supply of electricity to our community, ***all major appliances (furnace, water heater, stove, oven and clothes dryer) must be gas if the home is to have central air conditioning.*** Permission must be obtained ***prior*** to the installation/addition of central air conditioning, to prevent overloading of the home's electrical pedestal and or sub-panel.
7. Each Tenant shall maintain his space, home and all improvements (including the maintenance and trimming of all shrubbery, lawns, and landscaping) to reflect a clean, attractive and well kept appearance at all times. If the space is not maintained properly, management will issue appropriate notice and if not corrected management may correct the condition and charge accordingly or terminate the tenancy.
- A. Tenant shall maintain all accessories, equipment, structures and appliances attached to or placed thereon in good condition and repair. This obligation includes the replacement of any such items which are missing or damaged to the point that they cannot be repaired, and the repainting of the home and improvements when they are reasonably in need of repainting. Tenant must obtain color approval prior to repainting of mobile home.
 - B. All concrete, asphalt and other surfaces on the space shall be kept clean and maintained free of oil drippings, grease and other debris, and kept in good repair and condition.
 - C. All trash, paper, glass, cans, etc., cleaned up at all times. To prevent clogged sewer lines, DO NOT flush sanitary napkins, disposable diapers, paper towels, cigarette butts, cooking grease, or any other undissolvable materials or foreign objects down toilets, sinks, or garbage disposals. The costs of clearance of stoppages or repairs of sewer lines caused by resident's negligence or improper usage or intentional misuse, are the responsibility of the resident.
 - D. Tenant is responsible for disposing from his space all rubbish, garbage and other waste in a clean and safe manner. The Park provides rubbish and garbage pick-up weekly from trash containers or heavy-duty trash bags securely tied and placed at street side.
 - E. All personal property of Tenant must be stored in an appropriate storage shed or in the home. Except for standard patio furniture, barbecue equipment and operable bicycles (all of which must be kept in an attractive and well-maintained condition). No personal property accumulation is permitted around the home, on driveways, patios or on porches without management approval. In this paragraph, personal property includes, but is not limited to, overstuffed or indoor type furniture, appliances, ironing boards, debris, refuse, litter, or such items which are unsightly in appearance.
 - F. Nothing other than hitches from the mobile home may be stored under the home.
 - G. No material of a combustible, explosive, volatile, poisonous, gaseous, noxious or corrosive nature shall be stored on the space.
 - H. Clothes lines are not permitted on your space. Clothes lines are provided at the rear of the South Clubhouse.
 - I. Tenant's responsibility extends to keeping the street and gutters in front of his space clean and free of debris at all times.
 - J. Aluminum foil, cardboard, plywood or similar material is not permitted in the windows or doors of the home.

IV. VEHICLES

1. Except for minor repairs, repairing of automobiles, trailers, boats or other similar equipment, and vehicles is not permitted in the Park. No engine or transmission overhauling or removal, no body repair work or any other automotive work is permitted in the Park.
2. Vehicles must be operated in a safe, courteous and cautious manner at all times. Pedestrians, electric carts and bicycles shall be granted the right of way. No motorized vehicle may be operated within the Park by any unlicensed persons. All vehicles operated in the Park must be properly licensed. Tenant, Tenant's occupants and invitees must obey all posted traffic control signs (e.g., Stop signs, No Parking signs, Speed Limit signs, etc.)
3. Washing of vehicles is not allowed on your premises. A car wash area is provided between #514 & #516, next to the pool (billiard) room.

4. Motorcycles may be permitted provided that they do not, in the opinion of Management, emit excessive noise and provided that they are used solely for transportation and which are licensed to be operated on the highways of Arizona. Absolutely no ATC's, ATV's, dirt bikes, go-carts and the like shall be operated within the Park.

5. Management reserves the right to prohibit the use of any noisy vehicles within the Park. Operating a vehicle in the Park under the influence of drugs or alcohol will be deemed a material and irreparable breach of the Tenant's rental agreement and will constitute cause for immediate eviction.

6. Parking for (2) conventional vehicles is provided at each mobile home space. Parking is not permitted on Tenants' lawns or in their yards. Except for temporary loading or unloading, there is no parking allowed in the streets of the park. Vendors and workers may park on the street while working in the Park. The streets are considered fire lanes and must be kept clear for emergency equipment. On-street parking also impairs mail delivery.

A. Parking of motor homes, trucks, buses, trailers, travel trailers, boats and campers and any non-operable or unlicensed vehicles, etc. is not permitted in the Park, except for loading and unloading. The Park has an RV storage lot for such vehicles. However, a small truck or camper used regularly as transportation by a Tenant may be parked in Tenant's driveway. Vehicles that do not display current vehicle registration decals are deemed non-operable.

B. No RV, bus, truck, auto or vehicle may be used as a residence.

C. Additional guest parking is available around both clubhouses.

D. Violation of these "Parking" rules can result in a vehicle being towed away at the owner's expense.

7. Residents' vehicles must be registered with the office and display an orange sticker on the upper drivers' side corner of the windshield. New or replacement vehicles must be registered within 24 hours. Residents with the orange sticker on their windshield and those with a visitor pass will be allowed entrance without stopping. All others will be stopped while the guard calls the resident to see if it is okay for the guest to come to the residents' home. Note: if the resident is not home, the guest will not be allowed into the Park, unless prior arrangements have been made by the resident contacting the guard on duty. Visitor passes are available from the office during regular posted office hours.

V. GUESTS

1. Guests and visitors shall be the sole responsibility of the Tenant inviting the guest, and each guest shall be subject to the same Rules and Regulations as Tenant.

2. Guests are limited to a maximum stay of thirty (30) days in any twelve (12) month period. After that, they become residents and are subject to Park approval after submission of an application for residence.

VI. SALE OF HOME

1. One "For Sale" or "Open House" sign, not to exceed 12 inches by 18 inches, may be displayed only on the home or in the home's front window. This rule does not apply to signage used by landlord to market landlord owned home sales.

2. Tenants cannot guarantee prospective buyers will be approved for residency. If the buyer does not qualify and the sale of the home is finalized, the home must be moved from the Park or re-sold to a qualified buyer. Only Park approved residents may occupy any home in the Park. Current tenants should notify management at least two (2) weeks in advance of closing date so that the buyer of the home may be considered for approval.

3. Prior to putting a home up for sale, residents must notify management of their intention to do so. At management's discretion, the home may need to be inspected (at FHE's expense) prior to being sold. Residents should meet with management to determine what upgrades, if any, must be done to bring the home to Park standards. All work must be done prior to sale or the buyer will be required to bring the home into compliance as a condition of approval for residency.

4. Management may require a home being sold, to be removed from the Park if (1) the home cannot reasonably meet standard specifications determined by the Park for that home site, or (2) if the home is in run-down condition or in disrepair in the judgment of Management.

VII. ANTENNAS

1. No exterior radio or television antennas or dishes, or similar items may be erected on the home or the space except in compliance with this rule. Antennas one meter or less in diameter or diagonal measurement which are designed for over-the-air receptions of signals from satellite, wireless cable or television broadcasting facilities, together with their associated mounting hardware and mast, if applicable, may be installed subject to the following restrictions:

A. Under no circumstances may a mast be higher than the height necessary to establish line of sight contact with the transmitter, and in any event, it may be no higher than the minimum height required by applicable law or regulation.

B. All locations, manner of installation, screening and color must comply with these restrictions. Locations on the space must be pre-approved by management. It is recommended that all installations be reviewed with Park Management before actual work is commenced to ensure that these restrictions will not be violated.

VIII. REMOVAL OF HOMES

1. Tenants or their successors in interest may remove their homes from the park as provided in ARS §33-1485.01. Tenant must provide the Park with a Notice of Removal of Mobile Home from Park not less than ten (10) days prior to move-out (this time is necessary for management to make arrangements to enable the move-out). A form of notice is available from the management office.

- A. Tenant must designate a person or entity who will be responsible for the move-out. If this responsible party is not licensed as a contractor by the Registrar of Contractors or Department of Fire, Building and Life Safety, a move-out deposit or surety bond of \$500.00 must be posted with the Park.
- B. When the home is removed, all necessary structures such as sheds, awnings, carports, Arizona rooms and the like must also be removed unless the Park agrees in writing.
- C. The space must be left clean, free of trash, building materials and construction debris.

IX. MISCELLANEOUS

1. The office will be open as posted at the office. Incoming telephone messages for residents will be accepted only in the case of emergency.

2. The Management will make every reasonable effort to provide a clean environment, however, we disclaim any responsibility for any losses resulting from fire, theft, accident or natural disasters. No violation of any law or ordinance of the city, county or state will be tolerated. No activities shall be permitted which would place the management or owner of these premises in violation of the law.

3. In case of emergency, when the community office is closed, call the number below to report the matter. If the emergency is a medical, fire or police emergency, call 911. Emergency Contact Number: (520) 405-9179

(March, 2009)

GENERAL INFORMATION

(Not a part of the Rules & Regulations)

BILLING: The billing for your monthly charges, including rent, utilities and other service charges, will be delivered to the tube connected to the side of your mailbox on or about the last business day of the month. This tube is also used throughout the month to deliver notices of upcoming events and information from the office.

SERVICES

1. Mail: Delivered to and picked up from the mailbox provided on your lot at the street. Your mailing address is 7570 E. Speedway Blvd., Space #???, Tucson, AZ 85710. *Those corresponding with you must use your space number to insure proper delivery.*
2. Newspapers: Call 573-4511 for the Arizona Daily Star.
3. Telephone: Contact either Cox Communications or Qwest for landline phone service.
4. Television: Contact Cox Communications, Qwest, or Direct TV.
5. Utilities: Gas, electricity, water or sewer: The Park provides and maintains these services and bills residents for usage, based on consumption for gas and electricity, according to the published rates for single family homes. Residents pay a sewer fee which is noted on the statement. There is no charge, at this time for water. If you have a gas or electric problem call the office or the emergency number (if the problem is after business hours).
6. Copy, Fax and Notary services are available at the office during regular business hours.
7. Garbage service: Pick-up is on Tuesdays. A container is provided for every two homes to share. Put your container out the day before, not sooner. The Park also provides pick-up service, also on Tuesdays, and again please wait until the day before to put items out. We ask that you fill your garbage container before putting anything out at the curb. More details and restrictions are available at the office.
8. Recycle Container: Pick-up is on Fridays. A container for residents to share is provided, which should be put out the day before. More details available at the office. After pick-up, garbage and recycle containers should be stored out of sight from the street, if possible.

FACILITIES

1. Laundry: There is a laundry at the rear of the south clubhouse.
2. Clubhouses: These facilities are provided for the use of our residents and their guests. Please care for them as though they were your home. They are available to our residents for scheduled social functions through the office. **Far Horizons East does not rent its facilities for non-resident functions.** All facilities are primarily for our residents. Use of the facilities is at the discretion of management.
3. Recreational Facilities: We have at the Main Clubhouse a swimming pool, spa, men's and women's saunas, horseshoe pit, shuffleboards, golf driving net, golf putting green and an exercise room. We also have a family swimming pool at the south clubhouse and a billiard (pool) room and car wash area on the 500 block.

SECURITY

Security guards are stationed at the entrance to the community 24 hours a day, every day of the year.

***For all Medical, Fire and Police
Emergencies Dial 911***

Community Related Emergencies

1. *No Electric power to all or part of your home.(Check your breakers first)*
2. *A strong smell of gas. (Confirm that all your pilot lights are lit)*
3. *No water pressure. (Confirm that it is the whole house, not just one faucet)*
4. *Backed up or clogged sewer. You should call the company we have an account with: Silverado Rooter & Plumb. @ 696-0000. If the problem is within your home, you pay. If in the Parks line, we pay. The technician will know which.*

In the unlikely event you experience 1-3, call the office and let us know. If the office is closed, call the emergency number-405-9179. This will connect you with one of our maintenance staff.

SECURITY GUARD

730-1504

AFTER HOURS PARK RELATED EMERGENCY

NUMBER

405-9179

OFFICE HOURS

MONDAY-FRIDAY

9:30am-noon

1:00pm-4:30PM

296-1112

