

THE VILLAGE AT MARKET STREET RULES AND REGULATIONS

INTRODUCTION

The Board of Directors of The Village at Market Street Condominium Association (the "Association") has adopted these Rules and Regulations governing the use of the Common Elements of The Village at Market Street Condominium by the Unit Owners and all other occupants of the Units and their guests.

Unless otherwise defined in these Rules and Regulations, each capitalized term used in these Rules and Regulations shall have the meaning given to such term in the Condominium Declaration for The Village at Market Street Condominium and all amendments thereto (the "Declaration"), recorded with the Maricopa County Recorder. As used in these Rules and Regulations, the term "Manager" means the managing agent of the Association.

PATIOS AND BALCONIES

No barbecue grills may be kept or used on a patio or balcony. No flammable, combustible or explosive fluid, chemical or substance shall be kept or stored on any patio or balcony. No personal property (other than patio furniture) which exceeds twenty-eight (28) inches in height may be stored on a patio or balcony. No clothing, towels, or other personal belongings may be left on hand or balcony rails. No bicycles, motorcycles, exercise equipment or similar articles may be stored or kept on any patio or balcony.

No spotlights, floodlights or other high intensity lighting shall be placed on the exterior of the building or on a patio or balcony without the prior written consent of the Board of Directors. All exterior light bulbs must be white. Aluminum foil in windows is prohibited. No fencing or shade devices may be erected on the patios or balconies without the prior written consent of the Board of Directors. Shaking of rugs, mops, tablecloths, sheets or similar items or throwing of any objects from a Balcony or Patio is prohibited. Sweeping or hosing of dirt or water off a Balcony is not permitted. No rugs, linens, clothes, swimsuits or similar articles and items shall be hung from any patio or balcony wall or railing.

Furniture, furnishings, umbrellas and plants kept and maintained on any Balcony shall be of a neutral color harmonious with and not in conflict with the color scheme of the exterior walls of the Building in which the Unit is located and must be approved in writing by the Board of Directors unless expressly permitted by the Rules. No astro turf, carpet or other floor covering shall be installed in any Balcony without the prior written approval of the Board of Directors.

Antennas

No antenna, satellite television dish or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be installed, used or

maintained on any portion of the Condominium whether attached to the Building or otherwise without the prior written approval of the Board of Directors, unless applicable law prohibits the Board of Directors from requiring such prior approval. Even if applicable law prohibits the Board of Directors from requiring prior approval for the installation or use of certain types of antennas, satellite dishes or other devices, any such antennas, satellite dishes or other devices must be installed or constructed in accordance with such rules and regulations as the Board of Directors may adopt.

VEHICLES AND PARKING

Vehicle Stickers

Each vehicle owned or leased by an Owner or Occupant must bear a permanent access sticker issued by the Association. No vehicle may be parked overnight in the parking areas of the Condominium unless the permanent access sticker is prominently displayed.

Unit Owner Parking

Each Unit is assigned specific parking space(s). If someone parks in a Unit Owner's assigned space, the Unit Owner may request that the Manager cause such vehicle to be towed away. Parking spaces are for automobiles and motorcycles only; recreational vehicles, trailers, campers, buses or boats are not permitted in the parking spaces without the prior written consent of the Board of Directors and are subject to being towed.

Visitor Parking

All visitors must park in uncovered spaces clearly designated as visitor parking.

Prohibited Vehicles

No gas powered go-carts, mopeds or similar vehicles may be operated in the Condominium.

GENERAL

Section 404 Corridor Disclosure

The Condominium is impacted by one or more natural wash areas protected by Section 404 of the federal Clean Water Act ("404 Corridor"). The location of a 404 Corridor may change over time, as erosion patterns alter the natural course of the wash. Any disturbance of any 404 Corridor without a federal permit is prohibited under federal law. In the event of a violation, significant civil and criminal penalties may be imposed, and enforcement action by DC Ranch Company Council, Inc. or Covenant Commission may apply.

Trash Containers and Collection

No rubbish, trash or garbage shall be placed or kept on the Common Elements except in covered containers of a type, size and style which are approved by the Board of Directors. All rubbish, trash and garbage shall be regularly removed from the Units by the Owners, Lessees or Occupants thereof. All trash, garbage or rubbish must be kept in sanitary containers and must be bagged and deposited in designated trash chutes or receptacles. The Rules may contain provisions governing the disposal of trash, garbage and rubbish in the Condominium.

Window Coverings

No reflective materials, including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar items, shall be installed or placed upon the outside or inside of any windows of a Unit without the prior written approval of the Board of Directors. No enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of a Unit shall be constructed or installed without the prior written consent of the Board of Directors. Except for tinting which is part of the original construction of the Building, window tinting is prohibited.

RECREATIONAL FACILITIES

Swimming Pool and Spa

Persons using the swimming pool or spa shall do so at their own risk. No lifeguard will be provided by the Association. The Association will not be responsible for injuries sustained by persons in or about the pool or spa areas.

Anyone using the swimming pool is required to do so in a manner considerate of others and to comply with the following rules for safety, hygiene and prevention of added repair and maintenance costs.

- * In order to protect the health and safety of children under twelve (12) years of age, no child under twelve (12) years of age may use the pools or spa unless accompanied by an adult who shall be responsible for the safety of the child.
- * All visitors must be accompanied by an Occupant.
- * No person wearing diapers is permitted in the pools or the spa.
- * Pets are prohibited in the pool and spa areas.
- * Gum, smoking and alcoholic beverages are prohibited in the pool and spa areas.

- * All persons using the pool or spa must wear appropriate swimwear.
- * All persons must obey all posted signs regarding the use of the pool and spa areas.
- * Only float aides attached to the person's body are permitted in the pool and spa. All other objects are prohibited.
- * For everyone's health and safety, running and playing games around the pools and spa are prohibited.
- * Please use toweling on the patio furniture to protect it from the residue left by suntan oils, lotions, etc.
- * All persons using the pool or spa must shower before entering the pool or spa.
- * Please remove all your items when you leave the pool or spa areas.
- * The pool and spa cannot be reserved for private functions or closed to Occupant use.
- * No loud music or amplified sound is permitted in the pool or spa areas at any time.
- * Any costs incurred from damages by an Occupant or visitor shall be assessed against the Unit Owner.
- * Pregnant women should not use the spa without consulting their physician. Elderly persons and person suffering from heart disease, diabetes or high blood pressure or taking prescription drugs should consult their physician before using the spa. No person should be in the spa for more than 15 minutes at any one time.
- * No persons with open cuts or abrasions shall use the pool or spa.

The Manager is authorized to enforce these rules and has authority to ask anyone to leave the pool or spa who does not comply. In addition, the Board of Directors may suspend the right to use the pool or spa areas of anyone who violates these Rules.

CONCLUSION

These Rules and Regulations are in addition to the restrictions on the use of the Units and Common Elements contained in the Declaration. All Owners and Occupant are responsible for reading and abiding by the restrictions on the use of the Common Elements and Units set forth in the Declaration. In addition to other remedies available to the Association in the event of a violation of the Declaration or these Rules and Regulations, the Board of Directors may impose reasonable fines against Owners and Occupants who violate the Declaration or these Rules and Regulation and may also suspend the right of such Owners and Occupants to use the common recreational facilities.