

FOREST TRAILS HOMEOWNERS' ASSOCIATION
 RULES AND REGULATIONS
 COMPLIANCE AND ASSESSMENT COLLECTION POLICIES
 Updated March 2019/Effective May 17, 2019

#	TOPIC	RULE/REGULATION
25.— cont.	Pets--continued	<p>regarding inoculations, licensing, and leashing.</p> <ul style="list-style-type: none"> • Animals that have demonstrated vicious or aggressive behavior must be removed from Forest Trails within ten (10) days of the demand for such removal by the Board. • Pet owners will compensate any person hurt or bitten by their pet whether in their immediate care or in the care of a designee, and will hold the Association harmless from any claim resulting from any action of their pet whatsoever. • The owner of the pet is required to clean up after the pet. This includes soiling in the pet owner's yard or in any other yards or in the street or any other common areas. Any damage to the common areas of the Association by a pet must be repaired at the pet owner's expense. In the event the pet owner fails to do the repairs, the Board shall have the right to hire a contractor to repair the damage, and the bill for it will be assessed to the pet owner.
26.	Rental of Homes	<ul style="list-style-type: none"> • In the event the owner of a lot desires to have his home occupied by any persons other than the owner and/or the owner's immediate family, whether by lease, rental or otherwise, the owner before leasing, renting or permitting such occupancy, shall notify the proposed lessee, tenant or occupant that use of the premises is subject to these rules and regulations and to the provisions of the Declaration (CC&Rs), and shall secure from the lessee, tenant or occupant a written and signed agreement to abide by all of the covenants and restrictions by the occupant, their family, and their guests. • Such written agreement shall also contain provisions by which the tenant, lessee or other occupant, as the case may be, expressly conditions his right to occupy the premises upon the observation by himself, his family and guests of all of the provisions of the Declaration/CC&Rs and of these rules and regulations. This acknowledgement by both the occupant and the owner agree, for the benefit of the Association, that any such failure to abide by the Declaration/CC&Rs or these rules and regulations, shall entitle the Association to initiate appropriate legal action in the name of the Association and/or in the name of the owner to enforce the CC&Rs and these rules and regulations. • It is the owner's responsibility to ensure that the renter

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26.— cont.	Rental of Homes-- continued	<p>and occupants comply with the provisions of such documents.</p> <ul style="list-style-type: none"> • The home and its lot must be leased together, in their entirety, and cannot be subleased. • Owners must inform the Association, with written notice, whenever they lease/rent their home. Information is to be supplied to the Board no later than the commencement of the lease. This must include: <ol style="list-style-type: none"> 1. Tenant contact information to include the name and phone number of the renter and all occupants of the home. 2. The term of the rental agreement. 3. Property Manager contact information, if applicable. 4. Any other information that relates to the operation of the Association deemed necessary by the Board. • The owner must supply tenant contact information each time a lot is leased/rented to a new renter/occupant.
27.	Signs: Commercial	No commercial signs are permitted.
28.	Signs: Contractor	<ul style="list-style-type: none"> • During the course of construction, one commercially produced sign no larger than 18" x 24" may be displayed indicating the general contractor associated with the project. Contractor signs are permitted to be displayed at new home construction sites only. The sign shall only state the name and telephone numbers of the general contractor and the location of the sign must be approved by the Forest Trails ACC prior to installation. Signs must be securely installed and maintained in good condition at all times. • Subcontractor or other service provider signs are prohibited on any lot within Forest Trails. • No financial institutions or sub-contractors are allowed to display signs.
29.	Signs: For Sale or For Lease	<p>For Sale or For Lease signs shall conform to Arizona Revised Statutes Section 33-1808 relating to planned communities which states, in part, as follows:</p> <ol style="list-style-type: none"> 1. The size of a sign offering a property for sale, for rent or for lease shall be in conformance with the industry standard size sign, which shall not exceed eighteen