

**Quail Creek  
Property Owners Association**

**Rules**

**Approved**  
~~11/21/16~~xx/xx/18

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## Article 1 – General

1.1 Purpose	These Rules are published to aid in the governing of Quail Creek Property Owners Association and to promote the health, safety and welfare of Association members. These rules supplement the Covenants, Conditions and Restrictions (CC&Rs) and Association Bylaws to provide for the use of the common areas and facilities, the personal conduct of members and guests and the establishment of penalties for infractions.
1.2 Captions and Titles	All captions, titles or headings of the Articles, Sections and Paragraphs in these Rules are for the purpose of reference and convenience only and are not to be deemed to limit, modify or otherwise affect any of the provisions of or use in determining the intent or context of these Rules.
1.3 Effective Date	These Rules may be amended or repealed in whole or in part by a majority vote of the Board of Directors with respect to its own Association rules. Amendments will be effective on the date adopted by the Board unless a later effective date is approved.
1.4 Scope	These Rules will be binding on the Owners and Associate Members, their guests and Renters, as they relate to the land and properties within the boundaries of Quail Creek Property Owners Association.
1.5 Official Version of Rules	The Board will maintain a current, approved and dated and accurate set of these Rules, which will be available for inspection and distribution to Association members.
1.6 Service of Notice	Whenever any notice is required by the Rules to be served on any person or entity, the mailing of such notice to their last known address as shown on the records of the Association, or personal delivery to the person or entity, will be deemed sufficient compliance.
1.7 Authority of a Board or Committee	<p>1.7.1 Authority granted to any board or committee under these Rules may be exercised by a majority of the members present at a meeting of the board or committee where a quorum is present, unless otherwise provided.</p> <p><u>1.7.2</u> It is the intent of the Board that these Rules be administered by the Rules Committee. However, the Board reserves the right to review and amend any action or recommendation of the Committee.</p> <p><del>1.7.1</del></p> <p><u>1.7.3</u> <del>1.7.1</del> The Board has full rights and privileges of entry and access to premises during reasonable hours and after reasonable notice, both before and after completion of a dwelling and/or landscaping on a Lot, and may cause to be furnished the labor and/or materials necessary to bring the Lot, any improvements located thereon and/or any landscaping (for which the Lot Owner is responsible) up to a previously approved standard. Upon demand, the Lot Owner will reimburse the Association for any actual expense incurred in exercising said right, payment of which will be enforceable as, (and in the same manner as), an Assessment pursuant to the terms of the pertinent CC&amp;Rs and Arizona</p>
1.8 Fines and Penalties	<p>1.8.1 In general, the following fines and penalties will apply to violations of any Articles of these Rules that do not carry specific fines and penalties:</p> <ul style="list-style-type: none"> <li>A) 1<sup>st</sup> Offense: Written warning</li> <li>B) 2<sup>nd</sup> Offense: \$50 fine and/or suspension of specified privileges for up to thirty (30) days as determined by the Board.</li> <li>C) 3<sup>rd</sup> Offense: \$250 fine and/or suspension of specified privileges for a period not to exceed sixty (60) days as determined by the Board.</li> </ul> <p>This fine schedule is based on a twelve (12) month period preceding the last violation. All fines are deposited in the General Account of the Quail Creek Property Owners Association.</p> <p>1.8.2 In case of a particularly serious offense, for which, in the opinion of the Board the sanctions above are inadequate, the Board may impose an appropriate fine and/or suspension of specified privileges for up to sixty (60) day periods.</p>

## Article 2 – Code of Conduct

<p>2.1 Violations of Code of Conduct</p>	<p>To insure the tranquility of the community and the enjoyable use of the facilities by members and their guests, the following actions will not be permitted and may result in disciplinary actions including, but not limited to, suspension of membership privileges and/or monetary fines:</p> <p>2.1.1 Any action or behavior resulting in unsafe conditions or practices, uncivil or discourteous conduct, willful misconduct, or any action that unfairly or unreasonably impairs the rights and privileges of others.</p> <p>2.1.2 Using loud, profane, indecent or abusive language or any physical abuse, threat, harassment or any other such action against anyone, including staff.</p>
<p>2.2 Enforcement</p>	<p>The Board <del>and/or the Quail Creek Community Service Patrol are its</del> <u>designee is</u> authorized to investigate and enforce any reported abuses of the Code of Conduct. <del>The Board</del> <u>They</u> will notify the offending party in writing of the disciplinary actions.</p>
<p>2.3 Smoking</p>	<p>Quail Creek is a LIMITED SMOKING COMMUNITY. Smoking, which includes electronic cigarettes, is prohibited within any Quail Creek community building. In addition, smoking is not permitted within twenty (20) feet of any door or operable window of a community building, nor permitted at the pool area, or on the patio of any community building where food or beverages are served or consumed.</p>
<p>2.4 Weapons</p>	<p>Weapons of any type are not permitted in any Quail Creek community building without prior approval by the Board.</p>

## Article 3 - Appeal Hearing Procedure

<p>3.1 General</p>	<p>3.1.1 The QCPOA Board has sole authority and responsibility to hold hearings relative to fines, sanctions or other penalties as set forth by the CC&amp;Rs, ALC Requirements &amp; Guidelines, QCPOA Rules and/or policies established by the Board. The Patrol and the ALC Committee have been authorized to enforce the aforementioned rules, guidelines and policies.</p> <p>3.1.2 The QCPOA Board will hold regularly scheduled meetings to provide residents an opportunity to be heard regarding any fines, sanctions or other penalties to be imposed.</p> <p>3.1.3 Hearings are open to all members. The Board may call for an "Executive Session" when the subject matter meets requirements as set forth by state law.</p>
<p>3.2 Notice of Appeal Hearing</p>	<p>3.2.1 Residents wishing to have a hearing with the QCPOA Board to appeal a fine, sanction or penalty must submit a request for a hearing. The request must be submitted via certified mail within ten (10) business days from the notification of violation(s) and applicable pending fine(s), sanction(s) or penalty(s).</p> <p>3.2.2 The above request for a hearing must include the following:</p> <ol style="list-style-type: none"> <li>1. the specific fine, disciplinary sanction or penalty to be heard, including from whom and when the notification was received;</li> <li>2. a statement of the appealing resident's basis for such appeal to be heard at the requested hearing;</li> <li>3. contact information/signature for the appealing resident.</li> </ol>
<p>3.3 Hearing</p>	<p>3.3.1 Within ten (10) business days from the receipt of the request for a hearing the QCPOA Board will notify the appealing resident requesting a hearing of the date, time and place of the hearing. If the appealing resident is unable to appear at the time and date specified, he or she may make a request to the QCPOA Board for a new hearing date and time, which may be approved at the discretion of the QCPOA Board.</p> <p>3.3.2 Failure of the requesting resident to attend the hearing on the scheduled day and time as notified will result in the Board making a decision in the appealing resident's absence.</p> <p>3.3.3 The Patrol or applicable Quail Creek enforcement entity that issued the applicable pending fine(s), sanction(s) or penalty(s) and the appealing resident may each produce witnesses and/or evidence to support their case.</p> <p>3.3.4 The Board will endeavor to issue its written decision within fifteen (15) business days of the date of the hearing, and notify the appealing resident and such applicable Quail Creek enforcement entity.</p>

## Article 4 – Traffic Regulations

<p>4.1 General</p>	<p>4.1.1 These regulations are for the protection and well-being of Quail Creek residents, guests, and others who are either pedestrians or operate vehicles within the development. Noncompliance may result in a fine being assessed. These regulations pertain to all pedestrians and vehicles unless specified otherwise.</p> <p>4.1.2 Vehicles include, but are not limited to: automobiles, trucks, golf carts, recreational vehicles, trailers, campers, motorcycles, bicycles and maintenance vehicles.</p>
<p>4.2 Citations and Penalties</p>	<p>4.2.1 Citations for violations of traffic regulations will be issued by Patrol and fines will be assessed as shown below. (Fines collected are deposited into the general account of the Property Owners Association.) In the case of a minor violation the officer may, at his or her discretion, issue a warning citation that does not carry a fine. Warning citations will not be issued for serious moving violations such as excessive speeding, failure to observe stop signs, operating vehicles on sidewalks or in the wrong direction on streets, or other unsafe operation; for parking violations that create a hazard or block the necessary flow of traffic; or for violations of the regulations specific to recreational, commercial, and other special vehicles. Instead a fineable citation will be issued. If a warning citation is issued and it is subsequently discovered that a citation for a similar violation was issued within the previous twelve (12) months, the warning citation shall be changed to a fineable citation.</p> <p>4.2.2 The fines for violations of traffic regulations will be:</p> <ul style="list-style-type: none"> <li>A) 1<sup>st</sup> fineable citation in the prior twelve (12) month period: \$75</li> <li>B) 2<sup>nd</sup> fineable citation in the prior twelve (12) month period: \$150</li> <li>C) Each additional fineable citation in the prior twelve (12) month period: Double the previous fine.</li> </ul>
<p>4.3 Moving Violations</p>	<p>4.3.1 It is a violation to exceed established speed limits within the boundaries of Quail Creek. <i>Unless otherwise posted</i>, the speed limits are 25 miles per hour in residential areas and 15 miles per hour in front of or around any of the community buildings and in parking lots.</p> <p>4.3.2 Vehicles must come to a full stop at all stop signs and yield to other vehicles and pedestrians prior to proceeding. This includes stop signs on golf cart paths, at crossing streets and on roads.</p> <p>4.3.3 Arizona State vehicle laws apply within Quail Creek.</p> <p>4.3.4 Only people age 16 or older may operate a golf cart.</p> <p>4.3.5 All drivers, bicyclists, and pedestrians, or others using off-street paths, must comply with posted restrictions or limitations. Examples: <i>Pedestrians Only</i> or <i>Golf Carts, Bicycles, Pedestrians Only</i>.</p> <p>4.3.6 At intersections with four-way stop signs, vehicles other than golf carts and bicycles must not enter multi-purpose lanes to make turns and must yield to golf carts, bicycles and pedestrians in those lanes.</p> <p>4.3.7 The South entrance gate to Quail Creek (near the community of Stone House) is for the use of Quail Creek residents only. Visitors, contractors, and other commercial vehicles are to enter the development through the main gate. It is a violation for unauthorized vehicles to enter the development through this gate.</p> <p>4.3.8 Pedestrians <del>using designated multi-purpose lanes on Quail Creek roadways must always face on-coming traffic and yield to on-coming golf carts and bicycles</del> must use sidewalks where available. When walking in the roadway, a pedestrian must walk facing oncoming traffic (ARS 28-796). Bicyclists must obey all traffic regulations, including stop and yield signs when riding in the roadway. Bicyclists cannot ride more than two abreast while in the roadway (ARS 28-815).</p>

<p>4.4 Parking Violations</p>	<p>4.4.1 A parked vehicle is one that is unoccupied or unattended.</p> <p>4.4.2 In general, parking is permitted only in residential garages, on residential driveways, on paved residential streets, and in paved common area parking lots and other such designated areas. In particular, vehicle parking (including golf carts) is not allowed along Quail Crossing Boulevard, Quail View Loop, or Quail Range Loop; or on undeveloped lots or unpaved commons areas. Exceptions may be made by Patrol for maintenance and construction vehicles, and for special events or circumstances.</p> <p>4.4.3 Signage, markings, and other designations related to parking must be observed. These include No Parking signs, fire lanes, parking spaces reserved for vehicles displaying handicapped plates or permits, and spaces reserved for golf carts.</p> <p>4.4.4 Parking is not permitted within 15 feet of a fire hydrant.</p> <p><u>4.4.5 In order not to impede emergency vehicles, vehicles cannot be parked closer than 75 feet from another vehicle parked on the opposite side of the street.</u></p> <p><u>4.4.6 Parking between the hours of midnight and 5 a.m. is not permitted on streets, or in the parking lots at the Grill, Kino Conference Center and the Clubhouse. Parking is permitted at the Anza Athletic Club and the Creative Arts and Technology Center when the facilities are open. Exceptions for special events or circumstances can be made by Patrol.</u></p> <p><u>4.4.7 It is a violation to park a vehicle in a manner or location that creates a safety hazard, such as blocking an intersection, driveway, or parking area; hindering the view of drivers approaching an intersection; blocking access of emergency vehicles, or otherwise impeding safe traffic flow. In cases of immediate hazard, the unsafely parked vehicle may be towed at the owner's expense.</u></p>
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	<p><del>4.46 Parking between the hours of midnight and 5 a.m. is not permitted on streets, or in the parking lots at the Grill, Kino Conference Center and the Clubhouse. Parking is permitted at the Anza Athletic Club and the Creative Arts and Technology Center when the facilities are open. Exceptions for special events or circumstances can be made by Patrol.</del></p> <p><del>4.47 It is a violation to park a vehicle in a manner or location that creates a safety hazard, such as blocking an intersection, driveway, or parking area; hindering the view of drivers approaching an intersection; blocking access of emergency vehicles, or otherwise impeding safe traffic flow. In cases of immediate hazard, the unsafely parked vehicle may be towed at the owner's expense.</del></p>
<p>4.5 Special Rules for Recreational and Other Vehicles</p>	<p>4.5.1 This section is in addition to other traffic regulations and refers to the following types of vehicles owned by Quail Creek Residents or their guests: recreation vehicle (RV), trucks that exceed a ¾ ton classification, mobile home, motor home, trailer, camper shell, detached camper, boat, boat trailer or other similar equipment or vehicle.</p> <p>4.5.2 Vehicles may be parked where designated by Patrol (with prior permission) and:</p> <ol style="list-style-type: none"> <li>(1) in a <i>driveway</i> for up to three (3) consecutive days within a seven (7) day period. The vehicle must fit comfortably in the driveway so that no part of the vehicle (including attached hitches, racks, etc.) extends past the expansion joint at the end of the driveway before the street or sidewalk.</li> <li>(2) on the <i>street</i> between the hours of 7 a.m. and 7 p.m. for no more than three (3) consecutive days within a seven (7) day period and not closer than seventy-five (75) feet away from another vehicle parked on the opposite side of the street.</li> </ol> <p>4.5.3 No parking is allowed in a cul-de-sac at any time.</p>
<p>4.6 Special Rules for Commercial Vehicles</p>	<p>4.6.1 A commercial vehicle is one that has visible lettering or logo that identifies or advertises a business or for-profit organization, or that is used for business or commercial purposes in the development.</p> <p>4.6.2 While conducting business in Quail Creek, a commercial vehicle must be parked in a safe manner in a driveway, on a residential street, in a parking lot, or other appropriate area (such as a loading zone or an area specified by Patrol).</p> <p>4.6.3 It is a violation to park any commercial vehicle overnight on any street, parking lot, driveway, residential lot or common area within Quail Creek in such a manner as to be visible from neighboring property or from any street, unless prior approval has been received from Patrol.</p>

## Article 5 – Gate Electronic Tags, Gate Equipment, Access

<p>5.1 Gate Electronic Tags</p>	<p>5.1.1 Two (2) gate access electronic tags will be made available to each residential property at no charge. The electronic gate tags are available through Patrol. Appropriate documentation with the Quail Creek registration form is required before installation by Patrol. Electronic tags are assigned to a specific vehicle and are not to be moved by the resident. An electronic gate tag that is lost or stolen should be reported to Patrol.</p> <p>5.1.2 Replacement/additional gate access tags are available for purchase through Patrol.</p> <p>5.1.3 Renters may purchase electronic gate tags through Patrol.</p>
<p>5.2 Gate Equipment</p>	<p>5.2.1 Vehicle operators must be responsible to drive in a manner that does not result in damage to the entry gates or related equipment.</p> <p>5.2.2 Owners of any vehicle (Car/Van/Truck/Motorcycle/Golf Car/Bicycle, etc.) striking a gate or related equipment will be assessed fines as follows:</p> <ul style="list-style-type: none"> <li>A) Simply striking a gate or related equipment without obvious damage: \$250.00</li> <li>B) Striking a gate or related equipment resulting in any damage: the greater of \$250.00 or the full cost of repair and/or replacement.</li> </ul>
<p>5.3 Access</p>	<p>5.3.1 Main Gate Access</p> <ul style="list-style-type: none"> <li>A) Right lane for vehicles equipped with gate access electronic tags only.</li> <li>B) Left lane for all other vehicles.</li> </ul> <p>South Gate Access</p> <p>Vehicles equipped with electronic gate access tags only.</p> <p>5.3.2 Guests are welcome at Quail Creek, and residents are encouraged to inform Patrol in advance about expected guests. A guest who arrives after 8:30 PM may not be allowed entrance to the property unless such advance notice has been provided or Patrol is able to contact the sponsoring resident.</p> <p>5.3.3 Guests who are staying at Quail Creek for more than a few days may be issued a Visitor pass allowing expedited access through the main gate. To arrange for this pass, the sponsoring resident must provide Patrol with the guest's name and arrival and departure dates.</p>



## Article 6 – Pools, Anza Athletic Club & Tennis, Pickleball and Bocce Courts

6.1 General	<p>6.1.1 These regulations pertain to and are for the protection and well being of all Quail Creek residents and guests. Noncompliance may result in sanctions. These regulations pertain to all residents and guests. Residents are responsible for any violations associated with their guests.</p> <p>6.1.2 Smoking, including use of e-cigarettes, is not permitted in any facilities covered in this article or within twenty (20) feet of any door, window or enclosure.</p> <p>6.1.3 Only Quail Creek residents and their guests are allowed to use any Quail Creek building, facility or enclosure. It is a violation to permit anyone who was not specifically assigned a key or entrance code to enter a building or enclosure, unless accompanied by an authorized person.</p> <p>6.1.4 Use of facilities covered in this Article (Pools, Anza Athletic Club &amp; Tennis, Pickleball and Bocce Courts) outside of posted hours is permitted only with the approval of the Quail Creek Property Owners Association Board of Directors.</p> <p>6.1.5 Persons using these facilities may be asked to show their Quail Creek identification card.</p> <p>6.1.6 No pets other than service animals are permitted in any facilities covered in this Article.</p> <p>6.1.7 Alcoholic beverages and glass containers are not permitted in or at any of the facilities covered in this Article. Food is only permitted outside the pool area and courts.</p> <p>6.1.8 Foul, abusive language or aggressive behavior is not permitted.</p> <p><a href="#">6.1.9</a> All notices related to the use of the facilities, with the exception of the tennis and Pickleball courts, must have prior approval of the Director of the Anza Athletic Club.</p> <p><del>6.1.9</del> <a href="#">6.1.10</a> <u>Any exceptions to these regulations are at the discretion of the Board, General Manager or Anza Athletic Club Director.</u></p>
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<p>6.2 Pools (Swimming Pool, Lap Pool, and Whirlpool)</p>	<p>6.2.1 There are no lifeguards on duty at the pools. Use of the pools is at one's own risk.</p> <p>6.2.2 Pool access is obtained by using the Anza Athletic Club entrance during hours of operation. Otherwise, pools can be accessed using the pool perimeter gates and a common access key, obtainable from the Concierge at the Madera Clubhouse.</p> <p>6.2.3 The pools are open during posted hours. There are separate and specific pool area hours for guests under the age of eighteen (18). These hours are posted. No guest under the age of eighteen (18) is allowed in the lap pool or the whirlpool. Children who are not toilet trained are not allowed in any pools.</p> <p>6.2.4 An adult must accompany guests under the age of eighteen (18) and remain with them for the entire duration of pool use. Residents accept responsibility for the actions of their guests at the pool and will be financially responsible for any damage or maintenance incurred.</p> <p>6.2.5 A maximum of eight (8) guests per Quail Creek household is allowed at the pools at any one time, unless a larger number is approved by the Board or its designee.</p> <p>6.2.6 All persons should shower prior to entering the pools and after applying lotion before reentering the water.</p> <p>6.2.7 Toys are not allowed in the pools. A single small flotation device per person is permitted, but large devices (such as rafts, chairs, and inner tubes) are not. Small children may wear arm flotation bands and/or flotation vests.</p> <p><u>6.2.8</u> <u>Music that is audible to others is not allowed unless it is part of an approved class or activity.</u></p> <p><u>6.2.9</u> <del>6.2.8</del> Proper swimming attire is required. Cutoffs, shorts, jeans and diapers may not be worn in the pools; tee shirts over appropriate swimwear are permitted. Use of appropriate covering apparel to and from the pools is required. Pool shoes should only be used in the pool area.</p> <p><u>6.2.10</u> <del>6.2.9</del> Running, diving or jumping into the pool, skateboarding or rowdiness is not permitted.</p> <p><u>6.2.11</u> <del>6.2.10</del> Classes have precedence over recreational swimming.</p> <p><u>6.2.12</u> <del>6.2.11</del> The lap pool is for swimming laps only. Lap pool users should observe a 30 minute time limit when others are waiting to use the lap pool. The lane closest to the main pool is reserved for therapeutic activity/walking but can be used for lap swimming when walkers are not present.</p> <p><u>6.2.13</u> <del>6.2.12</del> Each lap lane is limited to one lap swimmer unless the lap swimmer agrees to share a lane when all other lanes are being used. And then, it is limited to two lap swimmers.</p> <p><del>6.2.13 Any exceptions to these rules are at the discretion of the Board, General Manager or Anza Athletic Club Director.</del></p>
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<p>6.3 Anza Athletic Club</p>	<p>6.3.1 All users of the Anza Athletic Club must sign a waiver and release agreement prior to use and follow established entry procedures.</p> <p>6.3.2 Appropriate workout attire is required in all areas of the Anza Athletic Club. Athletic shoes (such as tennis, jogging, aerobic, cross-training, and basketball) are required in the fitness rooms. Sandals, open-toed or back-less shoes, and hard-sole shoes are not permitted in the fitness rooms. T-shirts, sweatshirts, mid-length shorts or warm-up pants are suggested attire. Blue jeans, cut-offs, halter tops, bare midriff tops, and plastic or rubber suits are not permitted. Shorts worn in the sports/recreation and adjacent public areas must be long enough so that they are not overly revealing and must also provide complete coverage of undergarments. In the event of a dispute, the judgment of the Anza Athletic Club staff or patrol will be final, and subsequent violations of the dress code could result in expulsion and/or suspension from the facilities.</p> <p>6.3.3 Persons under the age of 18 may not use the exercise equipment or participate in any activities held within the Anza Athletic Club. No guest under the age of eighteen (18) is permitted to use the inside restrooms/locker rooms. Guests under age eighteen (18) must use the family restroom located in the pool area.</p> <p>6.3.4 As a courtesy, cell phones should be silenced upon entering the fitness facility.</p> <p>6.3.5 The Anza Athletic Club offers complimentary orientation sessions on the proper use of the equipment. Orientation schedules and signup sheets are available at the reception desk. Questions about the use of equipment should be directed to the staff.</p> <p>6.3.6 Anza Athletic Club users are required to bring their own towels. After use, the exercise equipment should be wiped down using cleaning supplies provided for this purpose.</p> <p>6.3.7 No personal fitness equipment (including resistance, aerobic or other stretching devices) is allowed in the Anza Athletic Club, except equipment required for authorized classes or as pre-approved by the Anza Athletic Club Director.</p> <p>6.3.8 It is recommended that, while using the gym, any personal belongings, other than towels and work out gloves be stored in the bins provided. Personal belongings should not be left in the lockers or bins overnight.</p> <p>6.3.9 In order to prevent spills in the Anza Athletic Club, beverages must be in closed containers. Only clear liquids are allowed within the facility.</p> <p>6.3.10 As a courtesy, perfumes or other scents should not be worn when using the Anza Athletic Club.</p> <p>6.3.11 The Anza Athletic Club staff may impose a thirty-minute (30) time limit on aerobic equipment during peak hours. <del>Any exceptions to these regulations are at the discretion of the Board, General Manager or the Anza Athletic Club Director.</del></p>
<p>6.4 Courts, General</p>	<p>6.4.1 Court hours are from sunrise to 10:00 p.m. daily. The courts are lighted for night play and players are asked to turn off the lights when play is completed.</p> <p><del>6.4.2</del> <del>6.4.1</del> The courts are only to be used for their intended purpose. Skateboarding, rollerblading, basketball or other activities are not allowed.</p> <p><del>6.4.1</del> <del>6.4.3</del> Appropriate attire must be worn at all times when playing on the courts. Rubber-soled footwear is required. Flip flops, hiking shoes, street shoes, golf shoes, hard-heeled or black-soled shoes are not allowed. The following items of apparel are not acceptable: Men: Tank tops, swimsuits and cutoffs Women: Tube tops, bare midriffs, halter tops, cut offs, swimsuits and the like.</p> <p><del>6.4.4</del> <del>6.4.1</del> Only Quail Creek residents and their guests are allowed to use the courts. Any others must be authorized by the Board or General Manager.</p> <p><del>6.4.5</del> <del>6.4.1</del> Guests must be accompanied by their resident sponsor while using the courts.</p> <p><del>6.4.6</del> <del>6.4.1</del> Any Quail Creek resident can make court reservations by following established procedures.</p> <p><del>6.4.7</del> <del>6.4.1</del> An adult must accompany guests under age eighteen (18) and remain with them for the entire duration of court use.</p>
<p>6.5 Bocce Courts</p>	<p>6.5.1 Bocce courts may be used on a first come, first served basis unless previously reserved. Courts may be reserved by signing up at the courts.</p> <p>6.5.2 Equipment is provided in the storage bin at the courts.</p> <p>6.5.3 When others are waiting to play, use of the equipment and/or courts is limited to one and one-half (1 ½) hours from the time of arrival.</p> <p>6.5.4 Walking is allowed only on the concrete walkways on the side of the courts.</p> <p>6.5.5 Rolling and tossing the balls are the preferred method of playing the game. Balls should not be thrown beyond the halfway point between the foul line and center of the court.</p>

6.6 Pickleball Courts	<p>6.6.1 Quail Creek Pickleball Club members and their guests have priority over all others during scheduled play.</p> <p>6.6.2 During the hours of non-scheduled play and when others are waiting to play, playing time is limited to one (1) hour for singles and two (2) hours for doubles matches, counting the time from the start of play. Switching to another court for play is not allowed.</p> <p>6.6.3 Running shoes are not recommended for safety reasons.</p>
6.7 Tennis Courts	<p>6.7.1 Quail Creek Tennis Club members and their guests have priority over all others during scheduled play.</p> <p>6.7.2 During the hours of nonscheduled play and when others are waiting to play, playing time is limited to one (1) hour for singles matches or ball machines and one and a half (1 1/2) hours for doubles matches. Switching to another court to play is not allowed.</p> <p>6.7.3 The ball machine may be reserved no more than two (2) days in advance. The ball machines may be used by any Quail Creek Resident, Renter, or Guest who has completed an orientation session.</p>

**Article 7 – Creative Arts & Technology Center,  
Madera Clubhouse and Kino  
Conference Center, The Grill &  
Oasis Lounge**

<p>7.1 Creative Arts &amp; Technology Center</p>	<p><a href="#">7.1.1</a> The Creative Arts &amp; Technology Center is open seven days a week, including holidays. Studios within the Creative Arts &amp; Technology Center will establish and set their own hours of operation, as determined by the resident Clubs that manage the Studios.</p> <p><del>7.1.1</del></p> <p><a href="#">7.1.2</a> <del>7.1.2</del>The consumption of food is allowed in the Creative Arts &amp; Technology Center’s Break Room and is NOT allowed in individual Studios in the Center. Beverages may be consumed in the Break Room or in those Studios where beverages are permitted by the resident Club.</p> <p><a href="#">7.1.3</a> <del>7.1.3</del>Schedules, notices and announcements may only be posted within the building in those areas, on those boards and in those holders that have been provided by the POA.</p> <p><a href="#">7.1.4</a> <del>7.1.4</del>Appropriate attire is required at all times by Residents, guests and visitors. Swimwear and golf shoes are not permitted at any time. Clubs may have specific dress codes based on the equipment used and those codes shall be enforceable by the POA.</p>
<p>7.2 Madera Clubhouse and Kino Conference Center</p>	<p><a href="#">7.2.1</a> <del>7.2.1</del>The actual hours of operation are determined by events and activities. All usage (including by outside contractors such as bands, florists, photographers, etc.) must have prior management approval. Space will be assigned by Management based on group size, planned activity and times booked. However, the group may be moved based on final guarantees. An additional charge may be imposed if the event does not start or end within the booked times.</p> <p><a href="#">7.2.2</a> <del>7.2.2</del>All decorations used must have prior approval of Management, and must be promptly removed at the scheduled conclusion of the event. Some items, such as tacks, push pins, masking tape, loose “glitter” or the like are specifically prohibited and an additional clean-up or other fee may be imposed.</p> <p><a href="#">7.2.3</a> <del>7.2.3</del>No food or beverage item (other than that furnished by Quail Creek professionals) is allowed in any of the rooms.</p> <p><a href="#">7.2.4</a> <del>7.2.4</del>Notices, handbills, or the like may not be placed anywhere without prior approval by the Management.</p> <p><a href="#">7.2.5</a> <del>7.2.5</del>Shirts, pants or shorts, skirts or dresses and shoes are required for all residents, guests and visitors. Tennis and golf clothes are appropriate; swimwear and hard-spiked golf shoes are not.</p> <p><a href="#">7.2.6</a> <del>7.2.6</del>Only employees are allowed in kitchens or bar service areas unless authorized by <del>7.2.6</del>Management.</p>
<p>7.3 The Grill and Oasis Lounge</p>	<p><a href="#">7.3.1</a> <del>7.3.1</del>The dress code for the restaurant dining room and lounge is “smart casual”. Cutoffs or tank tops are not allowed. Certain events may be designated as formal or “Black tie”. Management has the right to determine what constitutes appropriate attire.</p> <p><a href="#">7.3.2</a> <del>7.3.2</del>Space within the Grill will be assigned by staff based on group size and times booked. However, the group may be moved based on final guarantees. All usage by outside contractors such as bands, florists, photographers, etc. must have prior Management approval. An additional charge may be imposed if the event does not start or end within the booked times.</p> <p><a href="#">7.3.3</a> <del>7.3.3</del>All decorations used must have prior approval by Management and must be promptly removed at the scheduled conclusion of the event. Some items, such as tacks, push pins, masking tape, loose “glitter” or the like are specifically prohibited and an additional clean-up fee or other fee may be imposed.</p> <p><a href="#">7.3.4</a> <del>7.3.4</del>Alcoholic beverages may not be brought into the Grill or Oasis Lounge.</p> <p><del>7.3.5</del>Only employees are allowed in kitchens or bar service areas unless authorized by <del>7.3.5</del>Management.</p>

## Article 8 – Golf

<p>8.1 General</p>	<p><a href="#">8.1.1.</a> Everyone must check in at the Quail Creek Pro-Shop (QCPS) or with the course marshal before starting the day on the golf course. All golfers must be listed on the valid starter sheet or be in the possession of an official valid current payment receipt from the QCPS. At the start of play each day, all golfers have the right-of-way at all times on the golf course.</p> <p><del>8.1.1</del> <a href="#">8.1.2</a> <del>8.12</del>The Quail Creek Men’s Golf Association (including Duffers), the Quail Creek Ladies’ Golf Association (including Lady 9-Holers and Lady Putters) and the Couples Association are granted scheduled tournaments/events for their members only. All tournaments/events must be sanctioned by the head golf professional and approved by the Board.</p> <p><a href="#">8.1.3</a> <del>8.13</del> Non-golfing traffic (walkers, joggers, roller-bladers, etc.) is prohibited on the golf course from sun up to sun down daily. Bicyclists and/or pets, except service animals are not allowed on the golf course at any time. Minors under the age of eighteen (18) are not permitted on the golf course unless accompanied by an adult. Course maintenance vehicles and employees have the right of way until the start of play each day.</p> <p><a href="#">8.1.4</a> <del>8.14</del> It is the responsibility of a Resident host to inform their guests of the golf course rules and regulations.</p> <p><a href="#">8.1.5</a> <del>8.15</del> Organized play on any Quail Creek golf course is allowed only at the pleasure of the Board.</p>
<p>8.2 Golf Fees</p>	<p><a href="#">8.2.1</a> <del>8.21</del> The Board will establish green fees for the Quail Creek golf courses prior to the beginning of the year.</p> <p><a href="#">8.2.2</a> <del>8.22</del> The maximum number of individual golf memberships is three (3) per household.</p> <p><a href="#">8.2.3</a> <del>8.23</del> Renters are eligible to purchase individual or dual annual golf memberships or golf play punch cards at resident rates.</p> <p><a href="#">8.2.4</a> <del>8.24</del> Non-residents are eligible to purchase annual memberships and to pay daily golf green fees.</p>
<p>8.3 Rules of Play</p>	<p><a href="#">8.3.1</a> <del>8.31</del> All players must comply with directives from the Quail Creek head golf professional, pro-shop staff, Patrol and golf course rangers at all times.</p> <p><a href="#">8.3.2</a> <del>8.32</del> Golf balls are considered lost if they fall on to private property during play. Golfers are not allowed to enter private property at any time.</p> <p><a href="#">8.3.3</a> <del>8.33</del> Golfers must repair their divots on all fairways and ball marks on all greens. After pitching from a bunker, golfers should make sure the disturbed area is raked and the handle of the rake is sticking out of the bunker.</p> <p><a href="#">8.3.4</a> <del>8.34</del> Practice will be confined to practice ranges and putting greens only. Practice range balls and baskets may not be removed from practice areas.</p> <p><a href="#">8.3.5</a> <del>8.35</del> Five-some play is not allowed.</p>
<p>8.4 Golf Carts</p>	<p><a href="#">8.4.1</a> <del>8.41</del> Only golf carts being driven by playing golfers sixteen (16) years and older or working employees are allowed on the course during golfing hours. Exceptions may be granted by the Quail Creek head golf professional.</p> <p><a href="#">8.4.2</a> <del>8.42</del> Golf carts should be electric or 4-cycle quiet type gas carts. All golf carts must have course approved turf tires and a sand/seed dispenser to repair divots. Any custom-made golf cart must be approved by the Quail Creek head golf professional.</p> <p><a href="#">8.4.3</a> <del>8.43</del> Occupancy in golf carts is limited to two (2) persons and two (2) golf bags. Non-golfing passengers must be over ten (10) years of age.</p> <p><a href="#">8.4.4</a> <del>8.44</del> Two (2) golf carts maximum allowed with each golfing group. If a third cart catches up to a three-some it must remain on the cart path at all times. If on the front nine, the group is to dispose of one of the carts and continue the back nine with two (2) carts only.</p> <p><a href="#">8.4.5</a> <del>8.45</del> While on the golf course, all golf carts must abide by the cart signs and restrictions. Carts possessing a handicapped indicator may drive on par 3 fairways and within 25 feet of the green and tee box areas of all greens. Otherwise, golf carts may not be driven on the greens or greens fringe areas at any time.</p> <p><a href="#">8.4.6</a> <del>8.46</del> Golf carts should stay on the cart path until adjacent to the first ball before entering the fairway. (90 degree rule)</p> <p><a href="#">8.4.7</a> <del>8.47</del> Golf cart drivers must obey all traffic control indicators on the course that direct golf carts onto or off the fairways. Also, all stop signs should be obeyed before crossing any streets.</p> <p><a href="#">8.4.8</a> <del>8.48</del> The Golf Course Superintendent may close a part or all of the golf course for required maintenance or when conditions are such that the course is unable to accommodate any traffic on the fairways.</p>

<p>8.5 Dress Code</p>	<p><del>8.51</del> <u>8.5.1</u> For ladies: Golf attire includes golf shorts no shorter than mid thigh, skirts or slacks, golf shirts with or without a collar, blouses or sweaters. Blue jeans, athletic shorts, white or colored tee shirts, tank tops, halter tops, swimwear or tennis attire are <u>NOT</u> permitted on the golf course or any golf practice area.</p> <p><u>8.5.2</u> <del>8.52</del> For men: Golf attire includes slacks, shorts no shorter than mid thigh and collared shirts or mock turtleneck shirts. Blue jeans, athletic shorts, white or colored tee shirts, tank tops, swimwear or tennis attire are <u>NOT</u> permitted on the golf course or any golf practice area.</p> <p><u>8.5.3</u> <del>8.53</del> Footwear: soft-spike or rubber soled footwear must be worn on the golf courses and golf practice areas at all times. Any footwear that would damage the course greens and practice areas is strictly prohibited.</p> <p><u>8.5.4</u> <del>8.54</del> The head golf professional and pro shop staffs have the right to determine what constitutes appropriate attire for the golf courses, driving range, and any golf practice areas.</p>
<p>8.6 Enforcement Of Rules</p>	<p><u>8.6.1</u> <del>8.61</del> Violations of any golf rules may result in disciplinary actions by the Head Golf Professional. Disciplinary action includes, but is not limited to, ten additional points assessed through the Chelsea System, suspension of playing privileges, suspension of membership privileges and/or monetary fines.</p> <p><u>8.6.2</u> <del>8.62</del> All participating golfers will be listed on the valid starter sheet. Non-registered golfer(s) will be asked for payment or asked for proof of annual membership. Any golfer found on the course without a receipt or not listed on the course ranger's official sign-in sheet will be fined.</p> <p style="margin-left: 40px;"> <del>A)</del> First offense:           \$100.00 plus Green Fees  <del>B)</del>    Second offense:       \$250.00 plus Green Fees  <del>C)</del>    Third offense:         Suspension of golf privileges for a period not to exceed sixty (60) days as determined by the Board. </p> <p><u>8.6.3</u> <del>8.63</del> Penalties for violations to be at the discretion of the Quail Creek head golf professional.</p> <p><u>8.6.4</u> <del>8.64</del> An appeal of any sanction imposed for violation of golf rules may be made to the Board (see Article 3).</p>

**Article 9 – Lakes**

<p>9.1 General</p>	<p><a href="#">9.1.1</a> <del>9.11</del> The lakes in Quail Creek are part of the golf course.  <a href="#">9.1.2</a> <del>9.12</del> Golfers have the right of way at all times during hours of play  <a href="#">9.1.3</a> <del>9.13</del> No fish of any kind can be placed into the lakes without prior approval from the Arizona Game &amp; Fish Commission and the Board.  <a href="#">9.1.4</a> <del>9.14</del> No form of fish food or other organic materials may be put in any of the lakes.</p>
<p>9.2 Fishing</p>	<p><a href="#">9.2.1</a> <del>9.21</del> Only the lake on the Quail Course between the 2nd and 3rd holes is open to fishing; anyone fishing does so at their own risk.  <a href="#">9.2.2</a> <del>9.22</del> Fishing in the lake is restricted to residents, renters and guests who have a guest card. Anyone under the age of eighteen (18) must be accompanied by the resident host or a guest with a guest card.  <a href="#">9.2.3</a> <del>9.23</del> No state license is required to fish in the lake.  <a href="#">9.2.4</a> <del>9.24</del> Only artificial bait or lures is allowed. A Catch and Release program is in effect.  <del>9.25</del> No form of illegal fishing, including but not limited to trot lines, float fishing, throw nets, or fish traps may be practiced at any of the lakes in Quail Creek.</p>
<p>9.3 Watercrafts</p>	<p><a href="#">9.3.1</a> <del>9.31</del> Watercrafts, other than remote control are not allowed on the lakes except with prior approval from the General Manager or designee.  <a href="#">9.3.2</a> <del>9.32</del> Remote control watercrafts are allowed only on the lake on the Quail Course between the 2nd and 3rd holes.</p>



## Article 10 – Common Areas, Pets, Vacant Lots

<p>10.1 Common Areas</p>	<p>10.1.1 Definition: Common areas generally consist of those portions of Quail Creek that are not part of any residential lot and have not been dedicated as a public street or designated as a private street or roadway.</p> <p>10.1.2 Violations: Except for corner lots which must be landscaped to the side street, it is a violation for any owner to landscape or place anything, including but not limited to plantings, steps, rocks, gravel, pavement, patios, walls, buildings, poles, screens, fountains, or benches on any common area. Only by Board action may an exception to this rule be granted. The Board may not delegate this authority.</p> <p>10.1.3 Penalty: Any owner violating this rule must return the Common Area involved to its original state. If the owner fails to remedy or fails to diligently work toward complying with this Article, the Board may take action to remove the non-complying items or improvements and recover the costs incurred from the owner.</p>
<p>10.2 Littering</p>	<p>10.2.1 Anyone found littering will be subject to the following fines. This fine schedule is based on a twelve (12) month period preceding the last violation.</p> <p style="margin-left: 40px;">A) 1<sup>st</sup> offense: \$75 B) 2<sup>nd</sup> offense: \$150 C) Each additional offense: double the previous fine.</p>
<p>10.3 Pets</p>	<p>10.3.1 As stated in the CC&amp;Rs, all pets must be kept in a fenced yard or on a leash or otherwise appropriately restrained at all times. No animal or bird shall be allowed to make an unreasonable amount of noise or to become a nuisance or an annoyance to other owners or residents. No pets are allowed on the golf course at any time. It is the pet owner's responsibility to remove and dispose of any solid waste deposited by such animals on private or public property, including common property. Pets, except for those specifically trained to assist the impaired, are not allowed in any Quail Creek Facility.</p> <p>10.3.2 This fine schedule is based on a twelve (12) month period preceding the last violation.</p> <p style="margin-left: 40px;">A) 1<sup>st</sup> offense: \$25 B) 2<sup>nd</sup> offense: \$50 C) Each additional offense: double the previous fine.</p>
<p>10.4 Vacant Lots</p>	<p>10.4.1 No resident is allowed to use, for any reason, or trespass on, any vacant lot within Quail Creek unless approved by Robson Corporation. In the event a resident is found to be trespassing or using, for any reason, a vacant lot, they will be subject to a citation by Patrol and a fine of \$200.00.</p>

## Article 11 – Solicitation, Signage and Flags

11.1 General	This article governs the activity of solicitation, the usage, placement and display of signage and flags on homeowner residential property.
11.2 Solicitation	<p>11.2.1 The written approval of the Board is necessary before any solicitation may be conducted in or on Quail Creek property or on homeowner residential property for the purpose of:</p> <ol style="list-style-type: none"> <li>1. the purchase of any product or service,</li> <li>2. the participation in any promotion of a company or organization, or</li> <li>3. the request for the donation of money or property, or for financial assistance of any kind.</li> </ol> <p>11.2.2 Solicitation by direct house-to-house contact of homeowners by any organization, company or individual by ringing the doorbell or knocking at any Residential property is prohibited, with the exception of political solicitation pursuant to ARS 33-1808.</p> <p>11.2.3 Political solicitation may occur per rules in Article 14.6.</p>
11.3 Signage	<p>11.3.1 Signs Allowed: Only the following categories of signs shall be erected or maintained in the Residential areas of Quail Creek:</p> <ol style="list-style-type: none"> <li>1. Legally required signs.</li> <li>2. Identification signs for individual, detached residences provided that these signs comply with established ALC guidelines and have been approved by the Architectural and Landscape Committee (ALC).</li> <li>3. Real Estate signs, subject to the following:             <ol style="list-style-type: none"> <li>(a) Only two (2) unembellished “For Sale” (including “For Sale by Owner”) or “For Rent” signs, industry standard size, (not to exceed 18”x24” and a sign rider not to exceed 6”x24”), may be used per location to market the property.</li> <li>(b) The sign may include a literature rack but must advertise only that particular location.</li> <li>(c) The signs must be professionally manufactured or produced.</li> <li>(d) “Open House” signs may be placed on the property during the open house and only during the open house hours. Open House hours are restricted to 8:00 a.m. to 6:00 p.m.</li> </ol> </li> <li>4. Other signs approved by the ALC: Examples are signs erected by a Developer or its affiliates, construction job identification signs, directional signs and subdivision identification signs.</li> <li>5. Contractor information signs during landscape/construction at a homeowner’s lot. Signs must be placed only in front yards and shall be removed upon the substantial completion of the work.</li> <li>6. Political sign(s), subject to the following:             <ol style="list-style-type: none"> <li>(a) May be displayed either inside a home or outside on the homeowner’s property during the 71 days before an election day and no later than 3 days after an election day.</li> <li>(b) The maximum aggregate total dimensions of all political signs on a member’s property shall not exceed nine square feet.</li> </ol> </li> </ol> <p>11.3.2 Size: No sign shall be elevated more than four (4) feet or exceed twenty-four (24) by twenty-four (24) inches in width, unless specifically approved by the Board or the ALC.</p> <p>11.3.3 Mail Boxes: No postings of any kind are allowed on mailbox clusters.</p> <p>11.3.4 Maintenance: All signs must be well maintained.</p> <p>11.3.5 Final Authority: The Board reserves the right to refuse permission (or revoke a previous decision) of the placement or subject of a sign that may otherwise conform to these guidelines, if the Board finds it aesthetically offensive, dangerous or creates a nuisance to members of the community. The Board reserves the right to enter any property to remove the sign in violation. Signs that the Board has removed may be retrieved at the Association Office or other site designated by the Board.</p> <p>11.3.6 Enforcement: This policy will be enforced by the Board and Patrol.</p>

11.4 Flags	11.4.1 Association members are not prohibited from displaying any of the following pursuant to ARS 33-1808: <ol style="list-style-type: none"><li>1. The American Flag or an official or replica of the United States Army, Navy, Air Force, Marine Corps or Coast Guard by an association member on that member's property if the American Flag or military flag is displayed in a manner consistent with the federal flag code.</li><li>2. The POW/MIA flag</li><li>3. The Arizona State flag</li><li>4. The Gadsden Flag</li><li>5. An Arizona Indian nations flag</li></ol>
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## Article 12 – Guests, Renters, Membership Leasing, Associate Membership

<p>12.1 Guests</p>	<p>12.1.1 Guests are friends or relatives of a Resident, Renter or Associate Member who are visiting Quail Creek at the personal invitation and with specific knowledge and sponsorship of a Resident, Renter or Associate Member.</p> <p>12.1.2 Members, Renters and Associate Members are responsible for making their Guests aware of the club policies, rules and dress codes.</p> <p>12.1.3 Non Residents are ineligible for membership in Quail Creek clubs and organizations unless an exception is granted by the Board. Non Resident participation in scheduled activities may be accommodated only on a space-available basis after Resident demand for space in the activity has been satisfied and then only under the personal sponsorship of a Quail Creek Resident who is a member or participant.</p> <p>12.1.4 Guest cards must be applied for by a Resident, Renter or Associate Member at the administration office. Guests may not apply for additional cards. Guest cards are issued for a maximum of fifteen (15) days and can be renewed for an additional fifteen (15) days during any twelve (12) month period. No additional cards will be issued to that Guest during the 12 month period.</p> <p>12.1.5 If a Resident, Renter or Associate Member will be out of town and expects a Guest, a “QC Patrol Vacation Watch Request” form should be submitted at the administration office in addition to applying for a Guest Card.</p> <p>12.1.6 Associate Members and Renters are allowed Guest privileges.</p> <p>12.1.7 A Guest must be accompanied by a Resident, Renter or Associate Member or have a valid Guest Card in his or her possession and must comply with all applicable rules and regulations while using a facility.</p> <p>12.1.8 The Board or General Manager may restrict the use of any facility or the attendance of Guests at any function or activity.</p> <p>12.1.9 Guests under age eighteen (18) may use any facility (when use is not restricted due to age), when accompanied by an adult Resident or adult Guest <del>and</del> with a valid Guest Card.</p> <p>12.1.10 A Guest Card is <b>not</b> required when the Resident, Renter or Associate Member will be accompanying the Guest at all times, or when Guests are attending management approved functions.</p>
<p>12.2 Renters</p>	<p>12.2.1 Renters must meet the age requirements for living in Quail Creek as stipulated in the CC&amp;Rs. These include, but are not limited to, at least one person per household being forty (40) years or older and no person being under age nineteen (19).</p> <p>12.2.2 If the Homeowner/Property owner owns one (1) property, the Homeowner must first surrender their cards to the Association before Rental Card(s) will be issued. If a Homeowner/Property owner owns more than one property and is currently not renting all of their properties the Homeowner may retain their Homeowner cards.</p> <p>12.2.3 Owners and their Renters are jointly and severally liable for any fines or penalties resulting from a violation of any Rules or Regulation. Owners are responsible for making their Renters aware of the club policies, rules and dress codes.</p> <p>12.2.4 The Association has the authority to suspend the right to use common area recreational facilities of any Renter if any assessment against the Owner’s lot is delinquent.</p>

<p>12.3 Membership Leasing</p>	<p>12.3.1 Any lease agreement in regard to the leasing of Membership privileges to an individual (Designee) applicable to a lot, must be in writing and must be expressly subject to the CC&amp;Rs, the Quail Creek Rules, the Architectural and Landscape Guidelines, the Articles of Incorporation and the Bylaws. Any violation of these documents by the designee shall be default under the lease. An owner of a lot must notify the Association regarding the existence of all leases and must provide the Association a legible copy. The Lot Owner shall remain liable for compliance with the CC&amp;Rs, Articles, Bylaws, Quail Creek Rules and Architectural and Landscape Guidelines and shall be responsible for any violations thereof by the designee or the designees' family and guests.</p> <p>The Quail Creek Rules impose the following reasonable requirements concerning leases:</p> <ul style="list-style-type: none"> <li>A) A minimum duration of one (1) year and limit of one (1) designee for each owner per lot with a maximum of two.</li> <li>B) Designees are allowed to pay annual golf fees at the current rate, and will forfeit any unused annual golf fees at the termination of their lease.</li> <li>C) <del>An</del><u>If a Property owner owns one (1) property, the</u> Owner forfeits all facility use privileges for the stated term of the lease. <u>If a Property owner owns more than one property and is currently not leasing or renting all of their properties, the Property owner may retain their Homeowner cards.</u></li> </ul> <p>12.3.2 The Association has the authority to suspend the right to use common area recreation facilities of any qualified designee if any assessment against the Owner's lot is delinquent.</p>
<p>12.4 Associate Memberships</p>	<p>12.4.1 The annual Community Service Fees are based on one or two Residents per home site. Any additional person residing in the Dwelling Unit who has reached his/her nineteenth (19<sup>th</sup>) birthday must apply for an Associate Membership unless the additional person is physically unable to use the recreational facilities, as determined by the Board in its sole discretion, regardless of whether or not more than two Residents of the Dwelling Unit actually use the recreational facilities. The Board, in its sole discretion, shall decide when an additional person is "Resident" in a Dwelling Unit.</p> <p>12.4.2 Notwithstanding the above, an Associate Member under 40 years of age may not reside in a home in Quail Creek longer than sixty (60) days unless at least one Resident Member over the age of 40 years also resides in the residence.</p> <p>12.4.3 An Associate Membership may be purchased by the Resident Member at the administration office for one-half of the Community Service Fee. This fee may be paid on an annual or semi-annual basis, as is the Community Service Fee. Associate Memberships are limited to two (2) per home site.</p> <p>12.4.4 Associate Members are allowed Guest privileges.</p> <p>12.4.5 An Associate Member must at all times have a valid Associate Member Card in their possession when using any Quail Creek facility and comply with all applicable Rules and Regulations.</p> <p>12.4.6 Owners and their Associate Members are jointly and severally liable for any fines or penalties resulting from any violations of the Rules. Resident Members are responsible for making their Associate Members aware of the club policies, rules and dress codes.</p> <p>12.4.7 Associate Members may use all facilities available to and under the same conditions as Resident Members.</p>

## Article 13 – Assessment Collection Procedures

13.1  
General

- 13.1.1 A Community Service Fee and Amenity Fee may be paid annually or semi-annually, with the first installment due and payable on or before January 1 of each calendar year and the second installment due and payable on or before July 1 of each year.
- 13.1.2 In addition to the Community Service Fee and Amenity Fee, the Board may, at any time during the assessment year, levy a special assessment applicable to that year only for purposes as authorized by the CC&Rs.
- 13.1.3 Any payments which are not paid by the due date shall be deemed delinquent. The member shall be subject to penalties and interest as stated in the CC&Rs. All charges shall be reflected on future billing statements.
- 13.1.4 Within thirty (30) days, a notice of past due assessment will be mailed on all assessments that have not been paid by the due date. The penalty for late payment will be included on the billing statement. The Board may also impose an administrative processing charge against the delinquent member's account.
- 13.1.5 The Board may suspend facility use privileges for any member who is delinquent in the payment of any Community Service Fee, Amenity Fee or assessments. Such members' names may be posted at appropriate locations.
- 13.1.6 At ninety (90) days past due a lien may be placed against such member's property and/or such other appropriate legal action may be taken. All costs and reasonable attorney fees shall be included.
- 13.1.7 The lien may be foreclosed by the Association at the discretion of the Board.
- 13.1.8 There will be an administrative charge for each returned check.

## Article 14 – Board Elections

<p>14.1 General/Background</p>	<p>14.1.1 This article governs the rules <del>and processes</del> associated with the Quail Creek Property Owners Association (POA) Board elections.</p> <p>14.1.2 Two of five Board members shall be elected by the homeowners of Quail Creek Country Club.</p> <p><u>14.1.3 Resident-elected Directors shall serve two-year staggered terms to ensure continuity; and be willing and obligated to participate in all Board Meetings and assignments, including serving as Liaison to various Board appointed committees.</u></p> <p><u>14.1.4 The POA Board shall provide written notification to the Quail Creek community of an open Resident POA Board position.</u></p>
<p>14.2 Eligibility Requirements</p>	<p>14.2.1 Candidates must be homeowners in good standing prior to the start of the current election calendar. <del>It is recommended that the homeowner be a full time resident and have previously</del></p>
<p><u>14.3 Election Committee</u></p>	<p><u>14.3.1 The Election Committee, a standing committee appointed by the Board, shall be responsible for coordinating and implementing all facets of the election in accordance with the Election Procedures as directed by the Board.</u></p>
<p><del>14.3</del> <u>14.4 Elections- Process Election Requirements and Schedule</u></p>	<p><del>14.4.1</del> <u>14.4.1 One resident Board member shall be elected in the last quarter of each calendar year to serve a two-year term beginning in January of the following year.</u></p> <p><del>14.3.1</del></p> <p><del>14.3.2 An Election Committee shall be appointed by the POA Board prior to the commencement of the nominating process each year.</del></p> <p><del>14.3.3 The Election Committee shall be responsible for implementing and coordinating all facets of the election in accordance with the Election Procedures set forth and directed by the Board.</del></p> <p><u>14.4.2 Residents who are interested in becoming POA Board candidates must submit their Letter of Intent to the Association Office (Concierge Desk) no later than close of business on the second Monday in September.</u></p> <p><u>14.4.3 Candidates shall be notified in writing of their eligibility within five (5) business days of the submittal of their Letter of Intent.</u></p> <p><u>14.4.4 Residents shall be provided with voting instructions no later than the first Monday in October.</u></p> <p><u>14.4.5 Electronic OR paper ballots must be received by close of business local time on the second Thursday of November.</u></p>
<p><del>14.4 Nominating Process</del></p>	<p><del>14.4.1 The Board shall inform the Association members of a Board vacancy and nominations shall occur in a timeframe determined and published by the Board.</del></p> <p><del>14.4.2 Appropriate instructions, schedules and deadlines shall be included in the notice.</del></p> <p><del>14.4.3 All nominations must be received at the POA office no later than 60 days prior to the election date.</del></p> <p><del>14.4.4 The Election Committee will determine eligibility, within two weeks, of each candidate submittal.</del></p>
<p>14.5 Runoff Election and Uncontested Incumbent Board members</p>	<p><del>14.5.1</del> <u>14.5.1</u> In accordance with the Articles of Incorporation, the candidate receiving the highest number of votes up to the number of Board members to be elected, shall be deemed elected.</p> <p><del>14.5.2</del> <u>14.5.2</u> In the event that the homeowner runs unopposed by any homeowners, meaning that no other homeowners are nominated prior to the <del>60 day election</del> <u>second Monday in September</u> deadline specified in <del>14.43</del> <u>14.4.2</u> above, the Board will confirm that candidate for a Two –year term at the next Board meeting.</p>

<p>14.6 Campaigning</p>	<p>14.6.1 Candidate signs are permitted. See Rule <del>11.34</del><a href="#">11.3.1</a> (6) for guidance.</p> <p>14.6.2 Solicitation:</p> <ul style="list-style-type: none"> <li>A) Door to door and telephone solicitation is prohibited between sunset and sunrise.</li> <li>B) Solicitors must wear identification name tags that are prominently displayed, along with prominent identification of the candidate that is the subject of the support or opposition.</li> </ul> <p>14.6.3 Candidates may campaign in the common areas and facilities with the exception of The Grill and the Oasis Lounge.</p> <p>14.6.4 A candidate is limited to displaying a total of two (2) campaign poster boards during the campaign. Each poster may not exceed 2' x 3'. Poster boards may contain a photograph of the candidate as long as the size does not exceed 5" x 7", a campaign slogan, a biography of the candidate and/or candidate positions on issues. Candidate poster boards will be reviewed and placed by the Election Committee on easels in the lobby of the Quail Creek Madera Clubhouse only.</p> <p>14.6.5 Campaign buttons and badges are allowed.</p> <p>14.6.6 The POA Board shall schedule in advance of the annual election a minimum of two <i>Meet the Candidates</i> <del>event</del><a href="#">events</a> offering residents the opportunity to hear and question the candidates.</p> <p>14.6.7 Speaking to various clubs and groups shall be the decision of the chairperson of the club or group. However, if one candidate is allowed to speak, all candidates must be offered the same opportunity to speak. It is up to the candidates to seek out the club or group.</p>
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<b>Summary report:</b>	
<b>Litéra® Change-Pro TDC 10.1.0.121 Document comparison done on 10/25/2017 1:11:52 PM</b>	
<b>Style name:</b> Default Style	
<b>Intelligent Table Comparison:</b> Active	
<b>Original filename:</b> QCPOARULES_FINAL_112116.doc	
<b>Modified filename:</b> QCPOARULES_DRAFT_101717.doc	
<b>Changes:</b>	
<u>Add</u>	136
<del>Delete</del>	115
<del>Move From</del>	2
<u>Move To</u>	2
<u>Table Insert</u>	1
<del>Table Delete</del>	2
<u>Table moves to</u>	0
<del>Table moves from</del>	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	<b>258</b>