

RULES AND REGULATIONS COMPARISON A start for inter-board cooperation

What does cooperation between SaddleBrooke ONE and SaddleBrooke TWO look like? Each association defined cooperation in their April 2022 Joint Statement on cooperation.

“Both Boards are committed to meet periodically to continue to find ways in which to work together for the benefit of the whole. A good example might be a website that emphasizes the benefits of SaddleBrooke and is sponsored and funded by both associations.”

“It is the vision of both boards to continue to build a Framework that future boards will expand over time that will strengthen the bonds and interdependence between both Homeowners Associations. That is our commitment to you, our residents.”

As you know, United SaddleBrooke has been working to bring the two associations together to discuss common areas for cooperation, not duplication. The United SaddleBrooke task force met the challenge by creating a comparison of the Rules and Regulations. The comparison lists rules that are similar and those that are dissimilar and placed in a side-by-side document for all to see. A copy has been forwarded to one board member from each HOA Board of Directors with a request that they review and share it with other members of their respective boards. To date, United SaddleBrooke has not been afforded the courtesy of a response.

Three of the 180 disparities in the Rules and Regulations are:

- 1) Flag rule.
- 2) Code of conduct rule: neither HOA lists code of conduct rules but HOA 2 may impose a \$1000 fine per violation.
- 3) Dog walking on the golf courses.

The balance of the 301 total rules (121) represents similar or identical wording.

Imagine having a combined document that is posted to each HOA website and is searchable with key word(s) for a user-friendly experience. Imagine if the two boards actually fulfill their commitment to strengthen their bonds of interdependence.

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SECTION 1	GENERAL	ARTICLE I	GENERAL
1.1 Captions and Titles	All captions, titles or headings of the Articles, Sections and paragraphs in these Rules and Regulations 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 to be used in determining the intent or context of these Rules. All references to SaddleBrooke One in this document refer to SaddleBrooke Homeowners' Association #1. All references to HOA #2 in this document refer to SaddleBrooke Homeowners' Association No. 2.	Section 1.02 Captions and Titles	All captions, titles or headings of the Articles, Sections and Paragraphs in the Rules are for the purpose of reference and convenience only. They are not to be deemed to limit, modify or otherwise affect any of the provisions of, or to be used in determining the intent or context of, these Rules.
1.2 Purpose	These Rules and Regulations are published to aid in the governing of SaddleBrooke One. They are to promote the health, safety and welfare of SaddleBrooke One Members and their Guests and their proper use of Association property and facilities. These Rules and Regulations are subordinate to, and complement the CC&Rs and Bylaws to provide for the use of the common areas and facilities, the personal conduct of Members, Guests, Renters, contractors, employees and visitors. In addition, they establish procedures for the assessment	Section 1.01 Purpose & Scope	A. These Rules and Regulations (Rules) are established to aid in the governing of SaddleBrooke Homeowners' Association No. 2, Inc. (SBHOA#2) and to promote the health, safety and welfare of SBHOA#2 members, owners, renters, guests and employees. B. The Rules are intended to provide guidelines for the appropriate use of SBHOA#2's common areas and facilities as well as for the personal conduct of members, owners, renters, guests, contractors, employees and visitors within the boundaries of SBHOA#2. C. The Rules shall complement but are subordinate to county, state and federal laws and the SBHOA#2 governing documents (see www.sbhoa2.org). D. The Rules establish procedures for enforcement and assessment of fines, sanctions and penalties.
1.3 Effective Date	These Rules and Regulations and any subsequent amendments shall be effective on the date adopted by the Board of Directors of SaddleBrooke One unless a later effective date is approved. These Rules and Regulations may be amended or repealed in whole or in part by a majority vote of the Board of Directors.	Section 1.04 Effective Date	These Rules and any subsequent amendments shall be effective on the date adopted by the Board unless a later effective date is approved. These Rules may be amended or repealed in whole or in part by a majority vote of the Board.
1.4 Scope	A. These Rules and Regulations shall apply to all Homeowners/Members of SaddleBrooke One and HOA #2, as well as their guests and tenants.		
1.4B	B. Homeowners/Members shall be responsible for the actions of their Guests and/or tenants		
1.5 Official Version of Rules and	The General Manager shall maintain a current and accurate set of the Association Rules and Regulations, which shall be available for inspection	Section 1.05 Official Version	The Association shall maintain a current and accurate set of the SBHOA#2 Rules & Regulations.

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Regulations	and distribution to Association Members.	of the Rules	
1.6 Service of Notice	Whenever any notice is required by the Rules and Regulations to be served on any person or entity, the mailing of such notice will be to his or her last known address as shown on the records of SaddleBrooke One. A notice may also be served personally by a SaddleBrooke One Patrol Department employee in cases where traffic violations are observed.	Section 3.02	<p>Notice of Violation: A written notice will specify the particulars of the violation [date, place and name of witness(es) to the violation]; the corrective action, if any, that must be taken; the fines and/or penalties that may be imposed if the violation is not corrected and the date on, or before, that the violation must be corrected.</p> <p>Section 3.03 Service of Notice of Violation A written Notice of Violation of any rule by a member/owner, guest or renter must be served on a member/owner or entity. The mailing of such notice to his/her last known address as shown on the records of SBHOA#2, or personal delivery to the member/owner or entity, shall be deemed sufficient notice.</p> <p>Section 3.04 Appeal to RRC A. SBHOA#2 may, after written notice and opportunity for a hearing to the member/owner, impose sanctions for violation of its governing documents which may also include, but not limited to, restitution, restoration and/or reimbursement of any costs incurred by SBHOA#2. B. In the event a member/owner fails to correct or remove the item in violation within the time specified on the written notice to do so or in the event of receipt of another type of violation notice, the member/owner shall be given the opportunity to appeal the violation at a hearing with the RRC within ten days of receipt of the violation notice. C. At the hearing, the member/owner shall be given the opportunity to present his/her position to the RRC. The member/owner may present witnesses, documentation or any other relevant information which specifically addresses the violation(s) in question. D. The RRC shall reach a decision and notify the member/owner within 30 days following the hearing.</p> <p>Section 3.05 Appeal to Board A. In the event that the member/owner wishes to appeal the RRC's decision, the member/owner shall have 21 days from receipt of the decision to appeal in writing to the Board. B. The appeal shall contain the name, address and telephone number of the appellant; the date of the RRC hearing; the substance of the decision which is being appealed and the grounds for the appeal. C. The Board will review the appeal and notify the appellant, in writing, of its final decision within ten days</p>
		ARTICLE III	ENFORCEMENT
1.7	Authority of the Board or Committee	Section 3.01	Authority of the Board, Board Committees, Executive Director and Patrol

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1.7.A	A. These Rules and Regulations shall be adjudicated by the Rules Compliance & Covenants Committee (RCCC). The Board of Directors reserves the right to review any action or recommendation of the RCCC.	3.01. A	The members of SBHOA#2 and all others using SBHOA#2 facilities shall be bound to comply with all governing documents of the Association. The Association, through its Board, shall promulgate and enforce the Rules.
1.7.B	The authority to cite/notify an individual for a violation of the Governing Documents is assigned to the SaddleBrooke One General Manager or Patrol, Architectural and Landscaping Committee (ALC), Tennis Committee or any other entity so designated by the Board.	3.01.B	Authority of the Board or Board Committees: 1. Any authority granted to the Board or Board Committees under the Rules may be exercised by a majority of the members present at a meeting of the Board or Board Committees where a quorum is present. 2. It is the intent of the Board that these Rules be administered by the Rules and Regulations Committee (RRC); however, the Board reserves the right to review any action or recommendation of the RRC.
		3.01.C	The Executive Director and/or Patrol are authorized to ensure compliance of the Rules.
1.7.C	C. While utilizing the roads, common areas and facilities of SaddleBrooke One, homeowners, residents, renters and guests shall carry a SaddleBrooke ID, guest card, or some other form of legal picture ID and shall show the ID to a SaddleBrooke One Patrol Officer upon request.		
SECTION 2	GUESTS, RENTERS, PERMANENT RESIDENTS AND NON-RESIDENTS		
2.1.A Definitions	A. Member/Homeowner: A person who is named on the deed of the home or lot and, by definition, shall mean any person or entity holding Membership in the Association.	Section 1.03 Definitions of Terms	A. Assessment: Special assessments, special use fees or any other fees approved by the SBHOA#2 Board. B. Associate Member: Any individual(s) living in the home in addition to the two Members. C. Board: Duly elected Board of Directors of SBHOA#2. D. Common Areas: Generally, those portions of SBHOA#2's real property and facilities that are owned by, or held for the benefit of, SBHOA#2 and are not part of any residential lot. E. Community Service Fee (Dues): A yearly fee paid to SBHOA#2 for the maintenance of SBHOA#2 common areas, amenities and salaries. F. Dwelling Unit: Any building situated upon a lot and is intended for occupancy as a residence by a single family. G. Executive Director: The Executive Director of SBHOA#2, or the management company or their designee(s) or the Board-approved designee(s). H. Facilities: Common area recreational centers, dining, administration and amenities. I. Guest: A non-resident friend or relative of a member/owner, associate member or renter who is visiting SBHOA#2 at his/her personal invitation. J. SBHOA#2: The Arizona non-profit corporation named SaddleBrooke Homeowners' Association No. 2, Inc. K. Homeowner (Owner): Person(s) who is/are named on the deed of the home.

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			<p>L. Member: Any person or entity that owns a lot in SBHOA#2 that does not constitute exempt property as defined in SBHOA#2 governing documents.</p> <p>M. Membership: Each lot in SBHOA#2 is entitled to one membership, which is shared by all joint members/owners. For voting purposes, each membership is allowed one vote with no fractional votes allowed.</p> <p>N. Membership Privileges: Voting rights of a member/owner and his/her right to use common area recreational facilities and amenities.</p> <p>O. Patrol: SBHOA#2 employees who, among other duties, assist in the enforcement of SBHOA#2 Rules.</p> <p>P. Qualified Renter (Renter): A person or entity renting or leasing a home owned by a member/owner and has obtained a SaddleBrooke Homeowners' Association #2 Renter Card (Renter Card) by registering with the SBHOA#2 Administration Office.</p> <p>Q. Resident: Each buyer under a recorded contract of the property provided the buyer is actually residing on the property or each owner/renter actually residing on the property or members of the immediate family of each owner/renter actually residing on the property.</p> <p>R. Service Animals: Those specifically trained, and so identified, to assist persons with disabilities.</p>
2.1.B	B. Permanent Resident: A person who resides permanently in the home, who neither rents nor is named on the deed.		
2.1.C	C. Renter: A person who rents a home from a Member.		
2.1.D	D. Guest: A non-resident friend or relative of either a Member, a Permanent Resident or a Renter who is visiting SaddleBrooke One at the personal invitation and with specific knowledge and sponsorship of same.		
Guests 2.2 A	A. Members, Permanent Residents and Renters are responsible for making their Guests aware of SaddleBrooke One policies, rules and regulations, and ensuring that all Guests have a valid Guest Pass, which is required for use of all SaddleBrooke One facilities.		
2.2 B	B. Guest Passes must be applied for by a Member, Permanent Resident or Renter at the Administration Office. Guest passes are issued for a maximum of 30 days and can be renewed for additional periods at the discretion of the General Manager.		
2.2 C	C. If a Member, Permanent Resident or Renter will be out of town and		

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	expecting a Guest, they must complete a "Resident Vacation" form at the Administration Office in addition to applying for a Guest Pass.		
2.2 D	D. When using the facilities, a Guest shall, at all times, be accompanied by a Member, Permanent Resident or Renter or have a valid Guest Pass in his/her possession.		
2.2 E	E. The Board of Directors or General Manager, with prior notice, may restrict the use of any facility or the attendance of Guests at any function or activity.		
2.2 F	F. Guests under 18 may use the facilities when accompanied by an adult Resident or adult Guest with a valid Guest Pass.		
Renters 2.3 G	G. Any agreement for the lease/rental of a property must be in writing and must be expressly subject to the CC&R's, SaddleBrooke One Rules and Regulations, the Architectural and Landscaping Requirements and Guidelines, the Articles and Bylaws.		
2.3 H	H. Members wishing to rent their properties must submit a Property Rental Process and Rental Policy Form to the SaddleBrooke One Administration Office. A Rental Authorization Form must be submitted for each instance where a property is rented. Member accounts must be current before renters will be allowed to use SaddleBrooke facilities. Members must resolve any outstanding rules violations before renters will be allowed to use SaddleBrooke facilities.		
2.3 I	I. SaddleBrooke One guest houses/casitas may not be rented or offered for rent per Pinal County Development Services Code, Title 2 Zoning, Chapter 2.10: "Guest house" means an attached or detached accessory building with no cooking facilities, used to house guests of the occupants of the principal building, and which is never rented or offered for rent		
2.3 J	J. Renters must meet the age requirements for living in SaddleBrooke One as stipulated in the CC&Rs		
2.3 K	K. Renters may apply for a Renter Card for the use of the Association's facilities.		
2.3 L	L. The property owner (Member) is liable for any fines or penalties resulting from his/her Renter or Permanent Resident violating the Rules or Regulations of SaddleBrooke One.		

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2.3 M	M. If a Renter or Permanent Resident receives a notice for violation of the Rules and Regulations of SaddleBrooke One, the General Manager will notify the Homeowner/Member of said violation and disposition thereof.		
SECTION 3	PERSONAL CONDUCT	Section 1.06	Code of Conduct
3.1	So that all may enjoy SaddleBrooke One and its facilities, Members, Permanent Residents, Guests, Renters and SaddleBrooke One employees must exhibit conduct which will ensure the well-being of the community. Any action or behavior resulting in unsafe conditions or practices, discourteous conduct or any action that impairs the rights and privileges of Members, Permanent Residents, Guests, Renters and SaddleBrooke One employees may result in a monetary penalty and/or suspension of privileges being assessed.	1.06	<p>A. To ensure the tranquility of the SaddleBrooke community and the enjoyable use of common areas and facilities therein, the following willful misconduct will not be permitted by member/owner, associate member, renter, guest or employee (for further clarification see SBHOA#2 Code of Conduct Policy).</p> <p>B. Disciplinary measures may include, but are not limited to, suspension of membership privileges and/or monetary fines of up to \$1,000 per offense. These penalties will be imposed at the discretion of the Board.</p> <p>C. The Board, Executive Director or their designee is authorized to investigate any reported violation of the Code of Conduct and will notify the accused party in writing of any proposed disciplinary action. This notice will include:</p> <ol style="list-style-type: none"> 1. The provision of the community documents allegedly violated. 2. The date/time and location of the alleged violation. 3. The first and last name of the person or persons who observed the alleged violation. 4. The process that will be followed for the investigation and resolution of the complaint(s).
3.2	A monetary penalty and/or suspension of privileges may be assessed in the event of use of profane, indecent or abusive language, any physical abuse or threat, or harassment in any form against any Member, Permanent Resident, Guest, Renter or SaddleBrooke One Employee.		
SECTION 4	ENFORCEMENT & ASSESSMENT PROCESS		
4.1	The Members of SaddleBrooke One and all others using Association facilities, shall be bound to comply with all governing documents of the Association. The Association, through its Board of Directors and in accordance with Section 4.3 and 4.4(g) of the Covenants, Conditions and Restrictions (CC&Rs), shall promulgate and enforce the provisions of the Articles, Bylaws, SaddleBrooke One Rules and Regulations, the Architectural and Landscaping Guidelines, and the CC&Rs of the Association.		

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4.2	Written notification of any violation of the governing documents by a Member, Member's Guest and/or Renter shall be provided to the Member. The written notification shall provide at least the following information: a) The provision of the community documents that has allegedly been violated; b) The date of the violation or the date the violation was observed; c) The first and last name of the person(s) who observed the violation; d) Notice of the specific penalty(s) the Association intends to impose; e) The process the member must follow to contest the notice.		
4.3	No retaliatory or harassing actions against any witness(s) shall be tolerated and may result in separate enforcement action with increased penalty(s).		
4.4	Where possible, the afore-mentioned written notification shall afford the Member an opportunity to correct or remove the violation within a specific period of time.		
4.5	In accordance with Section 4.3 of the CC&Rs, the Association may impose monetary penalties and/or suspension of privileges for violation of its governing documents, which may also include restitution, restoration or reimbursement of any costs incurred.		
4.6	In the event a Member fails to remedy a violation following notice to do so, the Member shall be given the opportunity to attend a hearing with the Rules Compliance & Covenants Committee.		
4.7	At this hearing, the Rules Compliance & Covenants Committee shall consider anew all aspects of the matter before it and shall have the authority to uphold, rescind, increase or amend the penalty. Member shall be given the opportunity to present his/her position to the Committee. The Member may present witnesses, documentation or any other relevant information which specifically addresses the violation(s) in question.		
4.8	Within fifteen (15) days following the hearing, the Member shall receive written Notice of Decision as to whether the penalty(s) shall be upheld, rescinded, increased or amended. If increased or amended, the revised penalty(s) shall be stated.		
4.9	In the event that the Member wishes to appeal the Notice of Decision, the Member shall have ten (10) days from receipt of this Notice to appeal in writing the decision to the Board of Directors of the Association. Upon		

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	receipt of a timely written request for appeal, the Board will schedule a closed Appeal hearing date within thirty (30) days from the date of receipt of request.		
4.10	Following an Appeal hearing with the Board, the Member shall be notified in writing of the Board's decision within ten (10) days. The decision of the Board of Directors shall be final.		
SECTION 5	PENALTIES & ASSESSMENTS		
5.1	The Association has an obligation to enforce its governing documents and impose penalty(s) for violations as deemed appropriate.		
5.2	In the event of a violation of the governing documents by a Member, Resident or guest, and in accordance with Section 4.3 of the Association's CC&R's and Section 33-1803(B) of the Arizona Revised Statutes, the Association has the authority to impose penalties for violations. Penalties may include reasonable monetary fines/assessments, cost of pertinent SaddleBrooke One employee attendance at a violation hearing as described in Section 4.5, suspensions of the right to vote, or to use any SaddleBrooke One facilities.		
5.3	In the event legal or arbitration expenses are incurred by the Association to enforce the provision of its governing documents, such costs and related expenses shall be the personal liability of the breaching Member.		
5.4	The imposition of penalties shall be reasonably applied, and depending upon the violation, may be a combination of penalties, and shall range as follows:		
5.4 A	A. Minimum monetary penalty \$25.00, and/or \$10.00 for each day that the violation exists and/or continues		
5.4 B	B. Maximum monetary penalty \$200.00, and/or \$100.00 for each day that the violation exists and/or continues.		
5.4 C	C. Minimum suspension penalty of voting and/or facility use — for a period not to exceed 60 days.		
5.4 D	D. Maximum suspension penalty — for additional 60-day periods if any such infraction is not corrected during the preceding 60-day suspension period.		
5.5	Following the hearing process, and in the event that a monetary penalty is imposed, the amount shall be due and payable to the Association.		
SECTION 6	CLUBS & ORGANIZATIONS		

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6.1	<p>General: This policy is intended to recognize officially those clubs and organizations which foster and promote the interests of SaddleBrooke One Members, and all SaddleBrooke residents in general. All clubs and organizations of the Association, both sanctioned and non-sanctioned, must register in the manner described below and obtain official written approval from SaddleBrooke One.</p>		
6.2	<p>Qualification for Clubs</p>		
6.2A	<p>Sanctioned Clubs: Any club, group or organization of eight (8) or more members may become a sanctioned club and enjoy the privileges of a sanctioned club if the following criteria are met:</p>		
6.2 A1	<p>1. The sanctioned club must have one official name.</p>		
6.2 A2	<p>2. A Mission Statement, which itemizes the goals of the organization as being specific to fostering and promoting the interests described above.</p>		
6.2 A3	<p>3. A description of the activity and proposed meeting needs.</p>		
6.2 A4	<p>4. Organizational Bylaws which will, at minimum, describe Membership qualification, Member voting rights, election of officers, meeting requirements and notices, Bylaws' amendment procedures, and means of funding the organization's activities.</p>		
6.2 A5	<p>5. Two official contact persons with phones and emails to be provided.</p>		
6.2 A6	<p>6. Must keep information current with SaddleBrooke One Administration.</p>		
6.2 A7	<p>7. Groups, clubs or organizations governed by outside entities and/or with membership permitted to individuals residing outside the boundaries of SaddleBrooke One and HOA #2 will not be approved or sanctioned as an official SaddleBrooke One group or organization.</p>		
6.2.B	<p>Non-Sanctioned Clubs: Any club, group or organization that does not wish to become sanctioned or cannot fulfill the criteria must also register in order to make room reservations. The following information must be completed for a non-sanctioned club:</p>		

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6.2.B1	1. The non-sanctioned club must have a name.		
6.2 B2	2. A Mission Statement, which states the purpose of the organization.		
6.2 B3	3. A description of the activity and proposed meeting needs.		
6.2 B4	4. Two official contact persons with phones and emails to be provided.		
6.2 B5	5. Must keep information current with SaddleBrooke One Administration.		
6.3	Facility Use		
6.3.A.	Sanctioned Clubs: Sanctioned clubs shall have priority over non-sanctioned groups in the booking and scheduling of Association facilities. Such scheduling may be booked up to six (6) months, or less in advance at the discretion of SaddleBrooke One. SaddleBrooke One reserves the right to relocate the club's use of a facility or room upon reasonable notice to the club, as deemed necessary to fulfill SaddleBrooke One operational demands.		
6.3.B.	B. Non-sanctioned Clubs: Non-sanctioned clubs may be booked on a space-available basis and may be subject to a room rental fee in accordance with the schedule of fees as adopted from time to time by the Association.		
6.3.C.	C. Commercial and Business Groups/Events: All outside entities may book a facility only on a space-available basis. Its activity must offer participation to SaddleBrooke residents, and may be subject to a room rental fee and security deposit. Commercial/business events, regardless of sponsor, are defined as an activity which presents, promotes or sells goods or services for the anticipated financial gain of the entity.		
6.3.D.	D. SaddleBrooke One reserves the right to charge all clubs or groups a cleanup fee.		
SECTION 7	TRAFFIC REGULATIONS	ARTICLE IV	TRAFFIC
7.1	General The following regulations are for the protection and well-being of SaddleBrooke One. Noncompliance may result in a monetary penalty being assessed. These regulations pertain to all vehicles.		
7.2	Definition: Vehicles Vehicles include, but are not limited to, the following: automobiles, trucks,	Section 4.01	General Traffic regulations are relevant to all vehicles within the boundaries of SBHOA#2, which

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	golf carts (defined in 7.4.F, below), recreational vehicles, trailers, campers, motorcycles, bicycles and maintenance vehicles.		include, but are not limited to, the following: automobiles, trucks, golf carts, recreational vehicles, trailers, campers, motorcycles, bicycles and any motorized vehicles.
7.3	Moving Violations	Section 4.02	Moving Violations
7.3.A.	A. All Residents shall obey all SaddleBrooke One traffic laws and posted traffic signs.		
7.3.B.	B. It is a violation to exceed established speed limits within the boundaries of SaddleBrooke One. When an area does not have a posted speed limit, speed is limited to 25 mph in residential areas, and 15 mph at the Clubhouse and Association buildings, and 10 mph in all parking lots.	4.02.A	Speeding 1. It is a violation to exceed posted speed limits within the boundaries of SBHOA#2. 2. When an area does not have a posted speed limit, the following will prevail: (a) 25 miles per hour (mph) in residential areas; (b) 10 miles per hour in driveways and parking lots of the MountainView, DesertView, The Preserve complexes, and other community buildings.
7.3.C.	C. It is a violation not to stop at stop signs in your direction of travel. A vehicle must come to a full stop prior to proceeding into the intersection. This includes stop signs on golf cart paths crossing streets and roads. Drivers must yield to vehicles and pedestrians in the intersection before proceeding.	4.02.B	Failure to Obey Stop Signs It is a violation when a driver of any vehicle fails to come to a complete stop behind a posted stop sign prior to proceeding into any intersection. This includes stop signs on golf cart paths. Drivers must yield to vehicles and pedestrians already in an intersection.
7.3.D.	D. Arizona Vehicle Laws: All residents are obligated to obey all Arizona state vehicle laws. Golf cart drivers and bicyclists must obey the same traffic laws as other vehicles. Per the Arizona Department of Transportation, the following rules also apply to bicyclists: 1. Do not carry more persons than the design of the bicycle permits. 2. Do not ride more than two bicycles side-by-side. 3. Ride as near to the right side of the road as practicable. 4. Use proper hand or turn signals. 5. When riding at night, have a white headlamp visible from 500 feet and rear reflector. Arizona law also requires that when overtaking and passing a bicycle proceeding in the same direction, a person driving a motor vehicle shall exercise due care by leaving a safe distance between the motor vehicle and the bicycle of not less than three feet until the motor vehicle is safely past the overtaken bicycle. In SaddleBrooke One, this same degree of care is required for any vehicle overtaking any slower vehicle or pedestrian.	4.02.C	Arizona Vehicle Laws All residents and their guests or renters are obligated to obey all Arizona State Laws. Golf cart drivers and bicyclists must obey the same traffic laws as drivers of other vehicles. As stated in the Arizona Department of Transportation regulations, the following also apply to bicyclists: 1. Do not carry more persons than the design of the bicycle permits. 2. Do not ride more than two bicycles side-by-side. 3. Ride as near to the right side of the road as possible. 4. Use proper hand signals. 5. After dark, a white head lamp beam must be visible from 500 feet and a rear reflector is required.
7.3.E.	E. No persons under the age of 16 may operate a golf cart within the confines of SaddleBrooke One common and private property.	4.02.E	Golf Cart Driver Age Restrictions It is a violation to allow anyone under the age of 16 to operate a golf cart in SBHOA#2.
		4.02.F	Hands Free Device

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			Drivers must conform to Arizona State statute.
		ARTICLE V	PARKING
7.4	Parking Violations	Section 5.01	Definitions
7.4 A	A. Definition of Parked Vehicle: A parked vehicle is a vehicle that is left on a street or in a parking area unattended.		A. Parked Vehicle: An unattended/unoccupied vehicle.
		Section 5.02	Violations
7.4 B	B. Parked in Fire Lane: Except for the 5-minute spaces by the Administration Office, the driveway in front of the Clubhouse has been designated a Fire Lane. It is a violation to park a vehicle in any area SaddleBrooke One designates as a Fire Lane, except for the purpose of loading and unloading.	5.02.A	A. Fire Lane: It is a violation to park a vehicle in designated fire lanes.
7.4 C	C. Parked near a Fire Hydrant: It is a violation to park within fifteen (15) feet of a fire hydrant.	5.02.B	B. Fire Hydrant: It is a violation to park within 15 feet of a fire hydrant.
7.4 D	D. Parked in a Handicap Space: It is a violation to park in a space designated for handicap parking without a state handicap license or temporary handicap permit displayed.	5.02.C	C. Disabled Spaces: It is a violation to park in a space designated for disabled parking without displaying Disability Parking Identification.
7.4 E	E. Parked on Private Property: It is a violation to park any vehicle on an improved (landscaped) or unimproved lot. Vehicles must be parked in the garage (the preferred location), on driveways or on the street in front of their residence. Employees of SaddleBrooke One and the Developer, having received permission from the property owner(s), are exempted during the course of their duties.	5.01.B <hr/> 5.02.D	B. Designated Parking Areas: Paved driveways in front of private garages, parking lots and streets in SBHOA#2. <hr/> D. Private Property: It is a violation to park a vehicle or trailer on private property other than on an owner's lot, without the approval of the Board or its designated representative. Parking is limited to paved surfaces. Employees of SBHOA#2 or RCI are exempt during the course of their duties.
7.4 F	F. Parked in Parking Lots: All paved parking lots have been marked with paint stripes to designate parking spaces for either autos or golf carts. It is a violation to park in an area not striped for parking. Golf cart spaces that are so designated by signs or striping may be used only by golf carts. Golf carts are vehicles designed to be used on the golf course, even though they may also be used for transportation in and around SaddleBrooke. Any vehicle that would not be permitted to operate on the golf course may not use golf cart parking spaces. Golf carts may park in spaces that are striped for automobiles. Some spaces may be striped with a short stripe centered between two longer outside stripes and may be used by either one or two golf carts or one auto. Parking lots	5.02.E <hr/> 5.02.H	E. Parking Lot Areas Not Striped for Parking: It is a violation to park any vehicle in an area not striped for parking. <hr/> H. Golf Carts: It is a violation to park any other type of vehicle in a golf cart only space. Only golf carts may be parked in spaces so designated.

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	shall not be used for storage of any vehicles. Storage is defined in 7.4.H, below		
7.4 G	<p>G. Parked in Unsafe Location: It is a violation to park any vehicle in an unsafe manner or location on the streets of SaddleBrooke One. An unsafe manner or location is one (i) that hinders the view of drivers approaching an intersection; (ii) that hinders the ability of drivers to drive in a safe and prudent manner; (iii) that hinders or blocks drivers from entering/exiting their driveways; (iv) where construction or commercial vehicles are parked on both sides of the street; or (v) where any vehicle is parked within 15 feet of an intersection.</p>	5.02.F	<p>F. Unsafe Locations: It is a violation to park any vehicle in an unsafe manner anywhere in SBHOA#2. An unsafe manner is one that hinders: (1) the view of drivers approaching an intersection; (2) the ability of drivers to drive in a safe manner or (3) blocks drivers from exiting their driveways. Vehicles parked in the driveway must not extend past the driveway onto, into, and/or over the street or pedestrian pathway/sidewalk.</p>
7.4 H	<p>H. Storage of Vehicles: Driveways shall not be used for storage of any vehicle. Storage for this purpose means any vehicle that is parked on a driveway permanently or semi- permanently for repair or that for any reason is not immediately drivable without any preparation (such as removing chocks, adjusting under the hood, etc.). Passenger vehicles with current state registration may be parked on the driveway between uses, up to a maximum of two such vehicles at any time. No vehicles shall be parked on driveways on blocks or with wheels chocked. Parking lots shall not be used for storage of any vehicles.</p>		
	<p>I. Overnight Special Parking Rules: All vehicles (except RV's and trailers, which are covered under 7.5) must be kept in garages and other designated parking areas. For the purpose of this section, "designated parking area" shall mean paved driveways in front of garages and the street in front of the house. Parking on streets for SaddleBrooke One events, social events or for the homeowners' Guests is permitted temporarily; but no vehicles shall be parked on the street between midnight and 5:00 AM; except the two passenger vehicles permitted under 7.4.H, above. Such vehicles must have current state registration and must be immediately drivable as described in 7.4.H. For unforeseen and rare circumstances, a permit for additional vehicles may be authorized by the Patrol Manager.</p>	5.02.G	<p>G. Streets: All vehicles (except RVs which are covered under Section 5.03) must be kept in private garages and/or other designated parking areas. Parking on streets for SBHOA#2 events, private or unit social events, or by guests of the member/owner, is permitted temporarily. Parking on SBHOA#2 streets is not permitted between the hours of midnight and 5:00 a.m. unless authorized in advance by the Executive Director or his/her designee. If authorized in advance and a parking permit has been issued, this parking permit must be visible through the front windshield.</p>
	<p>J. Temporary Moving/Storage Units/PODS (Portable on Demand Storage): After approval from the Patrol Manager, PODS must be parked in the</p>	Section 10.08	<p>Temporary Moving/Storage Units/PODS (Portable On Demand Storage) After permit approval from the Executive Director, PODS must be parked in the resident's driveway for the purpose of</p>

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	<p>resident’s driveway for the purpose of temporary storage of household goods, unless they cannot be safely placed on the driveway, then they may be placed in the street and marked with safety cones. If a PODS(s) are placed in the street, then the PODS(s) must have some protection placed between the PODS(s) and the road surface, such as a pallet or a 2”X6”X2’ plank placed under each corner. If the PODS(s) has a flat bottom, no additional protection is necessary. The PODS must be removed within one month unless an extension has been granted by the Patrol Manager.</p> <ol style="list-style-type: none"> 1. Call the SaddleBrooke One Patrol Manager at (520) 917-3752 or (520) 861-7897 for approval and with the dates that the PODS(s) will be needed. 2. SaddleBrooke One may, at the owner’s expense, remove PODS(s) installed without the approval of the Patrol Manager or which remain onsite after the period of approval has expired. 3. SaddleBrooke One shall repair any damage to common properties incurred during drop-off, pickup or while the PODS(s) are on the roadway. Cost of the repair will be billed to the resident. 		<p>storage of household goods. The PODS must be removed after two weeks unless there are extenuating circumstances.</p> <ol style="list-style-type: none"> A. Failure to comply with the allowed timeframe established in the permit authorization will result in a fine to the homeowner. B. No part of the PODS may extend past the driveway onto, into, and/or over the street or pedestrian pathway/sidewalk. Any damage to SBHOA#2 common properties incurred during the entire process from drop-off or pickup is to be repaired at the owner's expense. C. A permit is required and must be obtained from the SBHOA#2 Executive Director prior to the delivery of the Temporary Moving/Storage Units/PODS. D. The permit, issued by the Executive Director, must be prominently displayed for the entire period the PODS is installed on the resident's driveway and must be visible from the street.
	<p>K. Dumpsters and/or Construction Trailers used as Dumpsters: Dumpsters/construction trailers, hereinafter called dumpsters, may be parked in the resident’s driveway for the purpose of removing debris during renovation or restoration of the resident’s property with permit approval by the SaddleBrooke One Patrol Manager. If the dumpster cannot be safely placed in the driveway, then it may be placed on the street and marked with safety cones. If a dumpster is placed in the street, then the dumpster must have some protection placed between the dumpster and the road surface, such as a 2”X6”X2’ plank placed under each corner. If the dumpster has a flat bottom, no additional protection will be needed. The dumpster must be removed within one month unless an extension has been granted by the Patrol Manager.</p> <ol style="list-style-type: none"> 1. To obtain a permit, go to the SaddleBrooke One administrative office and complete the Permit application that must be approved by the Patrol Manager. The approved permit must be prominently displayed 	<p>Section 10.07</p>	<p>Dumpsters/Trailers After permit approval by the Executive Director, dumpsters must be parked in the resident’s driveway for the purpose of removing debris during the renovation of the resident’s property. The dumpster must be removed after two weeks.</p> <ol style="list-style-type: none"> A. Requests for extensions beyond the two-week period may be approved by the Executive Director. B. Failure to comply with the allowed timeframe established in the permit authorization will result in a fine to the homeowner. C. The resident shall ensure that the dumpster is emptied each time the debris extends to the top of the dumpster. D. The resident or contractor shall pickup any debris that spills from the dumpster. E. No part of the unit may extend past the driveway onto, into, and/or over the street or pedestrian pathway/sidewalk. Any curb or street damage incurred during drop-off or pickup is to be repaired at the owner's expense. F. A permit is required and must be obtained from the SBHOA#2 Executive Director prior to the delivery of the dumpster or a trailer used for removal of construction debris. G. The permit issued by the Executive Director must be prominently displayed for

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	<p>for the entire period that the dumpster is installed at the residence.</p> <p>2. Requests for extensions beyond the one-month period may be approved by the Patrol Manager. (520) 917-3852 or (520) 861-7897</p> <p>3. SaddleBrooke One may, at the resident's expense, remove any dumpster installed without the approval of the Patrol Manager or which remains on site after the period of approval has expired.</p> <p>4. The resident or contractor shall ensure that the dumpster is emptied each time the debris extends to the top of the dumpster.</p> <p>5. The resident or contractor shall pick up any debris that spills from the dumpster.</p> <p>6. SaddleBrooke One shall repair any damage to common properties incurred during drop-off, or pickup or while the dumpster is on the roadway. Cost of the repair will be billed to the resident.</p>		<p>the entire period the dumpster or trailer is installed on the resident's driveway and must be visible from the street.</p>
		Section 10.09	Instructions for Contractors
		10.09.A	A. There is no dumping or staging of construction materials (sand, gravel, dirt, etc.) on SBHOA#2 streets or roads.
		10.09.B	B. All construction materials are to be placed on the owner's driveway or property and may not extend onto and/or over pedestrian pathway/sidewalk.
		10.09.C	C. Placement of a Porta Potty shall not be within ten feet of any street/roadway or neighboring property.
7.5	Recreational Vehicles and Non-Commercial Trailers and Commercial Vehicles Special Rules	Section 5.03	Recreational Vehicles (RVs) and Utility Trailers
7.5	A. Definition of a Commercial Vehicle: Any car, truck, trailer, tractor, recreational vehicle or combination thereof used for business or commercial purposes that is too large to be housed in the existing garage.	5.03.A	Definition: A Recreational Vehicle includes, but is not limited to, the following: a bus or chassis conversion for recreational purposes, motor home, 5th wheel, trailers of any type, truck camper or combination thereof that is used for personal recreational purposes.
		5.03.B	Utility trailers: Utility trailers will be subject to the same regulations as RVs.
7.5	B. RV or Trailer Parked in Street or on Driveway: An RV, trailer or commercial vehicles owned by SaddleBrooke One Members, Permanent Residents, Guests or Renters may be parked on the street in front of their residence (unless otherwise posted) or on their driveways, so as not to extend into the street, for a maximum of three (3) days and two (2) nights within any seven (7) day period. Guest or Commercial vehicle parking will be charged against the Homeowner's available parking times. If used,	5.03.C	C. RVs in Street or on Driveway: RVs owned by residents, qualified renters or their guests must be parallel parked on the street in front of the resident's property or in their driveway. If parked in the driveway, no part of the RV may extend past the driveway onto, into, and/or over the street or pedestrian pathway/sidewalk. Resident and guest RVs may be parked as described above for a maximum of three 'daytime periods' and two 'nighttime periods' within a seven-day period at the beginning of the parked period. If authorized in advance by the Executive Director or his/her designee, a parking extension may be requested for up to

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	sliders, bump-outs or extensions must extend over the curb and not into the street.		<p>one period of time that includes up to one daytime and one nighttime period as defined below. For purposes of this section, the SaddleBrooke 2 Patrol is a designee of the Executive Director.</p> <p>D. Parking time period extensions: A time period extension parking permit must be visible through the front windshield of the RV or posted to the entry door. No more than 4 parking extensions will be allowed for a resident each calendar year. A daytime period is from 6:00 a.m. to 10:00 p.m.; a nighttime period is from 10:00 p.m. to 6:00 a.m. E. Guest RVs: Guest parking will be charged against the resident's available parking times.</p> <p>G. RV slide-outs: RV extension slide-outs are not allowed to extend into the street or sidewalk at any time.</p> <p>H. Safety cones or triangular reflectors: Residents and guests must provide a minimum of three of their own orange or green reflective cones or triangular reflectors that must be placed around the RV at all times while parked in the roadways. The reflective cones or triangular reflectors must be placed at the front and rear corners and side that are nearest the middle of the roadway.</p>
		Section 5.06	<p>Sidewalks The use of sidewalks is for pedestrians only. Blocking of sidewalks is prohibited.</p>
7.5	C. Unit 20: RV's or non-commercial trailers may be parked only in designated parking areas for a maximum of three (3) days and two (2) nights.		
7.5	D. Parking Lot: It is a violation to park any RV, trailer or Commercial vehicle in any designated parking lot within the confines of SaddleBrooke One without prior permission of the Patrol Manager. When approved, the maximum of three (3) days and two (2) nights within any seven (7) day period will apply.	5.03.F	<p>No RVs in Parking Lots: It is a violation to park an RV in a SBHOA#2 parking lot overnight without prior permission of the Executive Director, or his/her designee.</p>
7.5	E. Per current CC&Rs, commercial vehicles owned by the developer and his designated representatives are exempt. Any other exceptions to this rule must be authorized by the Patrol Manager.	Section 5.04	<p>Commercial Vehicles</p> <p>A. Definition of a Commercial Vehicle: Any car, truck, trailer, tractor, recreational vehicle or combination thereof that has lettering visible to the public which advertises any business or for-profit organization.</p> <p>B. Violation: It is a violation to park any commercial vehicle overnight on any street, parking lot, residential lot, driveway or common area within SBHOA#2. Commercial vehicles used while doing business in SaddleBrooke may be parked while doing that business only and may not be parked overnight. Per current SBHOA#2 governing documents, commercial</p>

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			vehicles owned by RCI and its designated representatives are exempt.
		Section 5.05	Public Service and Public Safety Vehicles (PSVs) These vehicles are required to be available at designated times at a person's residence as a condition of his/her employment. The resident must be employed by a public service corporation regulated by the Arizona Corporations Commission, Department of Public Safety or a municipal utility.
7.6	Golf Cart Paths and Walking Paths: Golf cart paths are for the exclusive use of pedestrians, golf carts and service vehicles. Multi- use lanes on Ridgeview Blvd and Acacia Hills Lane may be used by golf carts, service vehicles, bicycles and pedestrians. In the multi-use lanes pedestrians must always walk on the left facing traffic. Pedestrians always have the right-of-way. When a golf cart or bicycle approaches pedestrians, the golf cart or bicycle must move out of the multi-use lane into the normal traffic lane and should exercise extreme caution to avoid traffic that may be about to overtake them. Pedestrians shall:		
		4.02.D	D. Pedestrian on Roadways
	A. If sidewalks/walking paths are provided, walk on the sidewalk/walking path.	4.02.D.1	1. If sidewalks or footpaths are provided, a pedestrian shall not walk on an adjacent roadway.
	B. If sidewalks/walking paths are not provided, walk along and on a roadway and, when practicable, only on the left side of the roadway or its shoulder facing traffic that may approach from the opposite direction.	4.02.D.2	2. If sidewalks are not provided, a pedestrian walking on a roadway shall walk, when practical, facing traffic that may approach from the opposite direction.
	C. —xxx— Not stand in a roadway for the purpose of soliciting a ride.	4.02.D.3	3. A person shall not stand in a roadway for the purpose of soliciting a ride from a driver of a vehicle.
7.7	Golf Course Walking/Driving Rules: Only golfers, emergency vehicles and authorized service vehicles are allowed on SaddleBrooke One Golf Courses, except during posted walking hours. Non-golfer golf carts, Biking, Jogging and Walking are not permitted during the hours of play. Non-golfers must obey POSTED SIGNS and any instructions by Patrol Officers. <hr/> Non-golfers, when allowed on the golf courses during posted walking hours, are never allowed to bike, walk or jog on the fairways or the rough or anywhere except the cart path. All non-golfing users of the golf courses shall present a valid ID whenever requested by any Patrol Officer. Anyone not complying may have their picture taken for later identification. When there is frost or snow on the ground, NO walking or any traffic is permitted on the golf courses except	Section 8.02	B. During Golfing Hours Only golfers, emergency vehicles and authorized service vehicles are allowed on SaddleBrooke SBHOA#2 golf courses. <hr/> C. During Non-Golfing Hours 1. Residents should check with the Golf Pro Shop or the SBHOA#2 website (www.sbhoa2.org) under "Golf" for walking hours. 2. Residents must obey posted walking hours, posted signs and any instructions from authorized personnel. 3. During posted walking hours, golf carts, walking or jogging are allowed only on the cart paths. No activity whatsoever is permitted at any time in, on or around the ponds on the golf courses.

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	for authorized course maintenance personnel.		4. Residents using the golf courses must present their Membership Card whenever requested by authorized personnel. 5. It is the responsibility of the resident using the cart paths for walking or other approved activities to be aware of their surroundings and their personal safety. The resident must yield to the golf staff as they perform their daily maintenance duties.
SECTION 8	SWIMMING POOLS & FITNESS CENTERS	ARTICLE VI	POOLS, SPAS, SPORTS AND FITNESS FACILITIES
8.1	Main Pool and Whirlpool	Section 6.01	Pools, Spas and Pool Areas
	A. Only SaddleBrooke One and HOA #2 Members, Permanent Residents, Guests and/or Renters shall be allowed to use the pool and whirlpool and its environs, as authorized under the Reciprocal Use Agreement. It is a violation of this rule to permit any others to use your key or code to enter the pool enclosures	6.01.A	A. Only SaddleBrooke members/owners, associate members, renters or their guests shall be allowed to use the pools, spas and pool areas. They must have a valid SBHOA#2 10 membership card (membership, associate membership, renter or guest card). (If a guest is accompanied by a host with a valid SBHOA#2 membership card, a guest card is not required.) It is a violation for a resident to give his/her key or access codes to others. A maximum of six guests for each SaddleBrooke member/owner, associate member or renter is allowed at any time unless otherwise previously authorized by the Board or its designee.
	B. The pool and whirlpool are open during posted hours, which may vary seasonally.	6.01.B	B. The pools, spas and pool area hours may vary seasonally and are posted at the entrance gates at each facility, which also includes the hours children under the age of 18 may use each pool. In addition, at the DesertView pool certain time periods are designated lap swimming only in all six lanes and these hours, which may vary, are posted at the Bulletin Board near the lap lane sign-in sheet. After these hours, lap swimming is allowed in designated lanes and the remainder of the pool is open for other recreational use.
	C. Pool hours for people under the age of 18 are 11:00 AM to 1:00 PM and 4:30 PM to 6:30 PM. Exception: Easter, Thanksgiving and Christmas holidays when pool hours shall be extended from 10:00 AM to 4:00 PM for one week, the specific dates will be posted on the pool gates.	6.01.E	E. Scheduled classes, as posted, have precedence over recreational swimming.
	D. At least one designated adult, who is a resident of SaddleBrooke One or HOA #2 or has a valid guest card, must accompany any Guest under the age of 18. No Guest under the age of 18 is allowed in the whirlpool.	6.01.D	D. At least one designated adult must accompany any person under the age of 18 in the pools and pool areas. No person under the age of 18 is allowed in the spas. During children's hours at each pool, small toys are permitted provided they are not used in a disruptive or dangerous manner. The accompanying adult will be responsible for the proper use of these toys and all actions of their guests. Arm flotation bands or flotation vests for small children are allowed when accompanied by an adult in the pool.
	E. All persons must shower prior to entering the pool and/or whirlpool and after applying lotion.	6.01.F	F. Pool users must shower before entering the pools or spas.

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	F. No pets are permitted in any pool area at any time.	6.01.K	K. No pets are permitted in any pool area at any time except for service animals.
	G. Small flotation toys, personal flotation devices and/or a single noodle, not exceeding six (6) feet in length per person, are allowed.	6.01.I	Pool users may not use air mattresses, large flotation devices or more than two noodles. (No flotation devices of any kind are allowed in the spas.)
	H. Proper swimming attire is required. Cutoffs and jeans are not allowed in the pool. In accordance with the Pinal County code, swim diapers for infants and tight-fitting rubber or plastic pants for incontinent persons are required.	6.01.G	G. Proper swim attire is required. No cutoffs, jeans, diapers, swim diapers of any kind or tight fitting rubber/plastic pants are allowed in the pools. Children who are not toilet trained are not allowed in the pools.
	I. No glassware is allowed in the pool area.	6.01.L	L. No glass is allowed in the pool areas at any time. (Food and/or alcoholic beverages are only allowed if provided by a SBHOA#2 kitchen or during events approved by the Board or its designee. Non-alcoholic beverages in plastic or metal containers are permitted.)
	J. A maximum of six (6) Guests for each SaddleBrooke One and HOA #2 household is allowed in the pool area at any one time.		
	K. Throwing items, running, diving or jumping into the pool, skateboarding or rowdiness is not allowed.	6.01.H	H. No diving from the pool deck is allowed at any of the SBHOA#2 pools. Diving from the starting blocks at the DesertView pool is only allowed during swim club practices and/or events.
	L. All Aquatic Classes shall be scheduled to conclude by 10:00 AM.		
	M. It is a violation to bring food or alcoholic beverages into the Pool area or its environs. Exception: when food or beverages are served by SaddleBrooke One staff	6.01.L	L. (No glass is allowed in the pool areas at any time.) Food and/or alcoholic beverages are only allowed if provided by a SBHOA#2 kitchen or during events approved by the Board or its designee. Non-alcoholic beverages in plastic or metal containers are permitted.
	N. Smoking is prohibited in the pool, pool enclosure and in the showers/restrooms.	6.01.J	J. No smoking, including electronic cigarettes, is permitted within the boundaries of all SBHOA#2 pool areas.
	O. All posted rules are to be followed.	6.01.M	M. If a violation of this section is observed, fitness center personnel should be notified (or the SaddleBrooke Patrol if fitness center personnel are not available).
8.2	Fitness Center, Lap Pool and Spas		
	A. Only SaddleBrooke One and HOA #2 Members, Permanent Residents, Guests and Renters are allowed to use the Fitness Center, Lap Pool and its environs, as authorized under the Reciprocal Use Agreement. It is a violation to permit any others to use your key or code to enter these areas.	6.01	C. Lap swimming is allowed in the MountainView lap pool and the designated lanes in the DesertView and The Preserve pools. Detailed information regarding lap pool usage and pool etiquette is posted on the signs at each pool. No person under the age of 18 is allowed in the MountainView lap pool or the designated lap swimming lanes at the DesertView pool unless otherwise authorized by the Fitness Center Administrator or, if during the SaddleBrooke Swim Club (SSC) practice, is authorized by the SSC coach on deck.
	B. It is a violation to bring food or alcoholic beverages into the Fitness Center or its environs.	6.01.L	L. (No glass is allowed in the pool areas at any time.) Food and/or alcoholic beverages are only allowed if provided by a SBHOA#2 kitchen or during events approved by the Board or its designee. Non-alcoholic

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			beverages in plastic or metal containers are permitted.
	C. Persons under age 18 shall not use the Fitness Center or Lap Pool.	6.02.B	B. No person under the age of 18 is allowed in the SBHOA#2 Fitness Centers.
	D. Appropriate workout attire is required in the Fitness Center. Rubber soled footwear is required. Flip flops are not to be worn in the gym area of the Fitness Center. Swim wear is required in the Lap Pool.	6.02.C	Appropriate workout attire is required in the fitness centers. Regular gym attire is preferred. No cut-offs. No bare midriffs. Any type of athletic shoe is acceptable, as long as the heel and toe are enclosed. No sandals or flip flops. A staff person must approve any exception.
	E. All persons must shower prior to entering the Lap Pool or Spas.	6.01.F	F. Pool users must shower before entering the pools or spas.
	F. Only flotation devices designed for lap swimming, breathing devices and flippers are allowed in the Lap Pool.	6.01.I	I. (Pool users may not use air mattresses, large flotation devices or more than two noodles.) No flotation devices of any kind are allowed in the spas.
	G. Lap swimmers must sign up for a lane. Lanes may be used for a maximum of 45 minutes, if other swimmers are waiting.		
	H. No Glassware is allowed in the Lap Pool or Spas areas.	6.01.L	L. No glass is allowed in the pool areas at any time. (Food and/or alcoholic beverages are only allowed if provided by a SBHOA#2 kitchen or during events approved by the Board or its designee. Non-alcoholic beverages in plastic or metal containers are permitted.)
	I. Smoking is prohibited in the Lap Pool, Lap Pool enclosure and the Spas, as well as all areas of the building.	6.01.J	J. No smoking, including electronic cigarettes, is permitted within the boundaries of all SBHOA#2 pool areas.
	J. Persons using exercise equipment are required to wipe down the exercise equipment after use with sanitary wipes provided.		
	K. All items for bulletin boards must have prior management approval before posting.	6.02.F	F. All items for bulletin boards and magazine racks must have prior management approval before posting.
	L. Lockers are for temporary use as posted. It is a violation to retain locked lockers overnight. Such locks may be removed by the SaddleBrooke One Patrol.	6.02.G	G. Lockers and showers are to be used only by members/owners, associate members, renters and their guests in conjunction with use of the sports and fitness facilities.
	M. All posted rules are to be followed. posted	6.01.M	M. If a violation of this section is observed, fitness center personnel should be notified (or the SaddleBrooke Patrol if fitness center personnel are not available).
		Section 6.02	Sports and Fitness Facilities
		6.02.A	A. Alcoholic beverages may not be brought into any of the SBHOA#2 facilities including on the golf courses. SBHOA#2 must furnish all alcoholic beverage service.
		6.02.D	D. Members/owners, associate members, renters and their guests using any SBHOA#2 fitness center equipment must sign a Release of Liability (ROL) form before using the equipment.
		6.02.E	E. Procedures for the use of all equipment, including but not limited to: sign-in procedures, maximum usage time and post-usage cleaning, are posted at each facility and must be followed.

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SECTION 9	CLUBHOUSE RULES	ARTICLE VII	FACILITIES
9.1	<p>Clubhouse Hours The Clubhouse is open seven days a week. Events and activities will determine the actual hours. Extended hours must be approved through the Administration Office.</p>	Section 7.01	<p>Hours SBHOA#2 clubhouses are open seven days a week. Events and activities will determine the actual hours. Extended hours must be approved through the SBHOA#2 Administration Office.</p>
9.2	<p>Homeowners' ID Cards While utilizing the roads, common areas and facilities of SaddleBrooke One, homeowners, residents, renters and guests shall carry a SaddleBrooke ID, guest card or some other form of legal picture ID and shall show the ID to a SaddleBrooke One Patrol Officer upon request.</p>	Section 7.02	<p>Membership Cards Membership cards must be carried at all times by members/owners, associate members and renters as proof of their right to use the facilities.</p>
9.3	<p>Guest Passes Guests wishing to use the facilities, when they are not accompanied by a Resident, must have a Guest Pass in their possession. (See Section 2.2). Guest Passes are available at the Administration Office.</p>	Section 7.03	<p>Guest Cards Guests wishing to use the facilities when they are not accompanied by a resident must have a guest card in their possession.</p>
9.4	<p>Dress Code SaddleBrooke One requires that all Members, their families and guests (including children and young adults) dress appropriately while using our facilities. To clarify and address any questions, the following rules and guidelines have been developed:</p> <ul style="list-style-type: none"> • T-shirts, cut offs, damaged, baggy or otherwise ill-fitting and/or inappropriate clothes are not permitted in the upstairs dining areas • Cut offs, damaged, baggy or otherwise ill-fitting and/or inappropriate clothes are not permitted in the upstairs bar areas • Men will remove all headwear while using the upstairs dining and bar areas. • Denim, in good condition (free of tears, holes, and frays) may be worn throughout the clubhouse and patio area. • Swim wear is not permitted upstairs in the clubhouse at any time. • Certain dress requirements and attire restrictions may be imposed or changed for specific golf, tennis, swim, or social event functions. • Management will help enforce the above and reserves the right to refuse service to any patron who is inappropriately dressed. • Persons refusing a request by management to conform to these requirements will be cited, refused further service, and will be subject to Sections 4 and 5 of the Association's Rules and Regulations ("Enforcement 	Section 7.04	<p>Dress Code Swimwear or metal spiked golf shoes are not allowed anywhere in any SBHOA#2 clubhouse. Shirts, pants or shorts, skirts or dresses and shoes shall be required for all persons. Tennis and golf clothes are appropriate. Management has the right to refuse service.</p>

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	and Assessment Process” & “Penalties and Assessments”).		
9.5	Smoking: Smoking is not permitted within any SaddleBrooke One building at any time.	Section 7.05	Smoking Smoking, including electronic cigarettes, is not permitted within any SBHOA#2 buildings or pool areas at any time.
9.6	Weapons: Weapons of any type are not permitted in any SaddleBrooke One facility except when carried by law enforcement officials.	Section 7.06	Weapons No weapons of any type are permitted in any of the SBHOA#2 facilities except during concealed weapon classes or gun club meetings that have been authorized by the Executive Director. Law enforcement officials are exempt.
9.7 A	Food in SaddleBrooke One Facilities A. No outside food or beverage will be brought into the clubhouse, unless approved by the Association.	Section 7.07	Food and Beverage
9.7 B	B. NO outside catering to any SaddleBrooke One facility is permitted, unless approved by the Association.	7.07.A	A. Outside catering is not permitted in any of the SBHOA#2 facilities unless authorized by the Executive Director.
9.7 C	C. The sale of alcohol from any outside source (member, Sanctioned or non-Sanctioned Club, organization, etc.) is prohibited in any SaddleBrooke One facility. <ul style="list-style-type: none"> • Includes functions where any fee is charged to participate (meal, admittance, etc.). • No resident or outside organization is permitted to obtain a special one-day liquor license for a function on any Common Area land or facility. • Functions involving BYOB are permitted in all locations (except the Clubhouse) as long as no money is involved. • An organization, Unit or Member can contract with SaddleBrooke One to provide and serve alcohol for a fee. Organizers should contract with the Association at least sixty (60) days in advance to provide the Association sufficient time to obtain the special one-day liquor license. 	7.07.C	C. Alcoholic beverages may not be brought into any of the SBHOA#2 facilities including on the golf courses. SBHOA#2 must furnish all alcoholic beverage service.
9.7 D	D. “Pot luck” events are permitted in all SaddleBrooke One facilities except the clubhouse.	7.07.B	B. Food and beverages including potluck functions, self-catering and brown-bag meals are not allowed in any of the SBHOA#2 facilities.
9.7 E	E. Clean-up of reserved facilities is required, and a clean-up fee may be charged.		
9.8	Catalina Recreation Center The Catalina Recreation Center is open from 7:00 AM to 11:00 PM. No one under 16 years of age is allowed in the room unless accompanied by an adult. Residents/Members are responsible for their Guests’ behavior. No open beverage containers are allowed on pool tables, including edges or rails.		
9.9	9.9 Activity Rooms and Facilities	Section 7.08	Activity Rooms

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	Persons, clubs and organizations must check with the Administration Office for reservations of the activity rooms. Use of these rooms and facilities is limited to Residents of the SaddleBrooke community and may not be used for commercial purposes unless a fee is charged.		Policies and information concerning room usage can be obtained in the SBHOA#2 Administration Office.
9.10	<p>9.10 Library</p> <p>The Library is open during regular Clubhouse hours. It is staffed by volunteers Monday through Friday from 9:00am to 4:00pm and Saturday 9:00am to noon, unless otherwise noted. All paperbacks may be taken out on the honor system with no due date. New hardback books may be checked out for seven (7) days only; a fine will be incurred if they are overdue. All other books and audio books may be checked out for 28 days, but no fine is levied if they are returned past the due date. A replacement fee may be levied for lost books or audio books. Residents are encouraged to donate books and audio books only if they are less than 10 years old. The Library encourages recycling current magazines and residents may drop off and take home magazines anytime the Clubhouse is open.</p>	Section 7.09	<p>Libraries</p> <p>Current rules on usage are found in each of the SBHOA#2 libraries.</p>
9.11	<p>9.11 Posted Notices</p> <p>Notices, handbills or the like may not be placed anywhere on SaddleBrooke One properties without prior approval of the General Manager.</p>	Section 7.10	<p>Posted Notices</p> <p>No posted notices may be placed in the clubhouses without prior management approval.</p>
9.12	<p>9.12 Kitchens</p> <p>Persons who are not employees are not allowed in kitchens or bar service areas unless authorized by the General Manager.</p>	Section 7.11	<p>Kitchens</p> <p>Non-employees are not allowed in kitchens or bar service areas unless authorized by the Executive Director.</p>
	X	Section 7.12	<p>Animals</p> <p>Only service animals will be allowed.</p>
9.13	<p>9.13 Rental of Equipment/Furniture</p> <p>No Association equipment or furniture shall be rented or loaned to any entities off premises.</p>		
	X	ARTICLE VIII	AMENITIES
SECTION 10	TENNIS	Section 8.01	Tennis
10.1	<p>SaddleBrooke Tennis Facility Rules</p> <p>A. "The SaddleBrooke Tennis Club (STC) is charged with administering an effective and equitable court reservation system for the benefit of all SaddleBrooke residents. With oversight from both the SaddleBrooke One and HOA #2 Tennis Committees, the STC has developed rules to accomplish this responsibility. A copy of the STC Rules is included in these</p>	8.01	<p>SaddleBrooke Tennis Club is responsible for the rules affecting tennis. Specifics can be found at Tennis under Amenities at the SBHOA#2 website: www.sbhoa2.org.</p>

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	<p>SaddleBrooke One Rules and Regulations at 10.2, below.” B. “The Tennis Center hours of operation are posted on the doors of the Tennis Center. At the discretion of the STC Board, the hours may change to accommodate seasonal or operational needs. SaddleBrooke One has recently expanded the Tennis Center with the objective of making it an attractive site for general SaddleBrooke social functions. At times not required for STC operations, the Tennis Center may be used for social functions by SaddleBrooke residents, sanctioned SaddleBrooke clubs or by SaddleBrooke Units. SaddleBrooke One Tennis Committee will work with the SaddleBrooke One Event Coordinator at the start of each year, and as required during the year, to assure that the Tennis Center is available for non-tennis social functions as much of the time as possible, while assuring that STC operational needs are met. SaddleBrooke residents, Units and accredited groups may schedule the Tennis Center with the SaddleBrooke One Event Coordinator.”</p>		
10.2	<p>SaddleBrooke Tennis Club Rules: Rules for administering effective and equitable court reservations for the benefit of all SaddleBrooke residents and their guests. (“Accepted by SaddleBrooke Tennis Club January 19, 2022.” Omitted, as they are on the STC website.)</p>		
SECTION 11	GOLF COURSE RULES & REGULATIONS	Section 8.02	Golf Courses
	X	8.02.A	A. For the purpose of these Rules and Regulations, the term SaddleBrooke SBHOA#2 golf courses shall refer to the MountainView and The Preserve courses and the practice facilities located in SaddleBrooke SBHOA#2.
		8.02.B	B. During Golfing Hours Only golfers, emergency vehicles and authorized service vehicles are allowed on SaddleBrooke SBHOA#2 golf courses.
		8.02.C	C. During Non-Golfing Hours 1. Residents should check with the Golf Pro Shop or the SBHOA#2 website (www.sbhoa2.org) under "Golf" for walking hours. 2. Residents must obey posted walking hours, posted signs and any instructions from authorized personnel. 3. During posted walking hours, golf carts, walking or jogging are allowed only on the cart paths. No activity whatsoever is permitted at any time in, on or around the ponds on the golf courses.

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			<p>4. Residents using the golf courses must present their Membership Card whenever requested by authorized personnel.</p> <p>5. It is the responsibility of the resident using the cart paths for walking or other approved activities to be aware of their surroundings and their personal safety. The resident must yield to the golf staff as they perform their daily maintenance duties.</p>
		8.02.D	D. No pets are allowed on any area of the golf courses at any time.
		8.02.E	E. Alcoholic beverages may not be brought into any of the SBHOA#2 facilities including on the golf courses. SBHOA#2 must furnish all alcoholic beverage service.
		8.02.F	F. Violations of any of the above may include, but are not limited to, suspension of membership privileges and/or monetary fines.
		Section 8.03	<p>Other Amenities</p> <p>The SaddleBrooke Senior Softball Association (SSSA), the SaddleBrooke Pickleball Association (SPA), the SaddleBrooke Dog Park Association (SDPA) and the SaddleBrooke Horseshoers (SH) have License Agreements with SBHOA#2. The bylaws, rules and membership fees for the use of these facilities can be found on the SBHOA#2 website: www.sbhoa2.org.</p>
11.1	11.1 General Golf Maintenance Management, Golf Shop Management or the General Manager may close part or all of a golf course for required maintenance or when conditions are such that play may damage the turf.		
11.2	<p>11.2 Golf Fees</p> <p>A. Prior to the start of each calendar year, the Board of Directors will establish SaddleBrooke One Golf green fees for the forthcoming year. This will include annual play fees, play card fees, daily green fees, guest fees (if applicable) and tournament fees. Management will have the authority to establish special short-term, limited use fees based on course availability and resident interest.</p> <p>B. In no case may a golfer play on the course, regardless of the time of day, without having paid the applicable fee. This includes all Guests and Homeowners, whether it be regular or organized play.</p> <p>C. Guests are eligible only to purchase daily fees for golf play.</p>		
11.3 A	<p>11.3 Rules of Play</p> <p>A. All golfers playing SaddleBrooke One Golf Courses must start on the 1st hole of each nine, unless authorized to do otherwise by the Golf Shop</p>		
11.3 B	B. All players must comply with directives from the Golf Shop and Golf		

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	Course Rangers concerning speed of play and other matters.		
11.3 C	C. Fivesome play is allowed only with special permission by the Golf Shop.		
11.3 D	D. Golfers shall not enter private property to retrieve golf balls.		
11.3 E	E. Golfers must repair divots, ball marks on the green, and rake all marks made in bunkers.		
11.3 F	F. Practice will be confined to practice ranges and practice putting greens only. Practice for the purpose of this section shall mean the repeated striking of golf balls at any one specific location.		
11.3 G	G. Golf course scheduling and tee-time rules and regulations are available in the Golf Shop. These rules shall be made part of the Association's Rules and Regulations.		
11.4 A	11.4 Golf Course Use of Golf Cars A. Golf carts and golf cars used by residents (hereinafter "golf carts") should be electric or 4- cycle quiet-type gas carts. All resident golf carts used on the golf course must have golf course approved turf tires. Golf carts equipped with narrow (street) tires are not allowed on the golf courses at any time.		
11.4 B	B. The only resident golf carts allowed to be on any of the SaddleBrooke One Golf Courses during the hours of play are those being used by golfers authorized to play on the courses. See Section 7.7 concerning the use of golf carts during posted walking hours.		
11.4 C	C. If turf conditions warrant, Golf Maintenance Management, Golf Shop Management or the General Manager may restrict all golf carts to the cart paths on all courses, or any part thereof, or may prohibit golf carts from driving on the fairways or other restricted areas of turf. At such times, all resident golf carts must remain on the golf cart paths or remain clear of the restricted areas of turf.		
11.4 D	D. Golf carts used on SaddleBrooke One Golf courses must carry a sander/seed dispenser to repair divots.		
11.4 E	E. Occupancy in a golf cart is limited to two persons and two golf bags.		
11.4 F	F. Under normal playing conditions, only two golf carts are allowed in any group of three or four players. If a golfer prefers to drive alone, then his/her golf cart must remain on the cart paths at all times.		
11.4 G	G. Golf carts must remain on cart paths on all par 3 holes(except as		

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	authorized by the Medical Flag Program).		
11.4 H	H. When golf carts are allowed on par 4 and par 5 fairways, golf carts must enter and leave the fairways using the designated seasonal cart traffic procedure.		
11.4 I	I. Golf carts may not be driven on, around, or behind greens, or beyond any designated "no cart" line or sign on a hole.		
11.4 J	J. Golf carts may not be driven between fairway bunkers or within 5 yards of any greenside bunker.		
11.4 K	K. Golfers with a Medical Flag must abide by the conditions and requirements of the SaddleBrooke One Medical Flag Program and can be viewed on the SaddleBrooke One Golf website and in the Golf Shop.		
11.5 A	11.5 Dress Code for Golf Course and Golf Practice Areas A. For Ladies: Golf shorts no shorter than mid-thigh, skirts or slacks, with blouses or sweaters consistent with current fashion. No tank tops, athletic shorts, halter tops, swimwear, tennis attire or blue denim clothing permitted.		
11.5 B	B. For Men: Slacks, golf shorts no shorter than mid-thigh and collared shirts with sleeves, to include turtlenecks and mock turtlenecks. No tank tops, athletic shorts, swimwear, tennis attire or blue denim clothing permitted.		
11.5 C	C. Any clothing that is ripped, torn, dirty, wrinkled, extremely faded, stained, cut-off or worn-out is not permitted.		
11.5 D	D. Footwear: Soft-spike golf shoes or rubber-soled shoes must be worn on the golf courses and golf practice areas. Any footwear that would damage the greens is strictly prohibited.		
11.6	11.6 Enforcement of Rules Violations of Golf Rules and Regulations are subject to enforcement in accordance with Section 4 of this document.		
11.7 A 1-5	11.7 Group Golf Events A. All requests to stage Golf Events shall be submitted to the Director of Golf in writing and may include the following information, at the Director of Golf's discretion: 1. Date of proposed event 2. Estimated number of participants 3. Food and beverage needs 4. Itemization of projected income and expenses for the event		

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	5. Proof of Liability Insurance or signed statement of indemnification		
11.7 B	B. Outside catering is not permitted on the golf course.		
11.7 C	C. All event golf prizes and golf awards for the event shall be purchased from the SaddleBrooke One Golf Shop.		
11.7 D	D. Marketing/tournament sponsors are encouraged, and shall have the right to donate their prizes and gifts without purchasing from the SaddleBrooke One Golf Shop, with agreement of Director of Golf.		
11.7 E	E. The Association reserves the right to establish fees and other costs and conditions associated with the event, and shall require that a percentage of participation fees are attributed to the golf course operation.		
11.7 F	F. The request shall not be deemed approved until or unless the General Manager has rendered a decision in writing.		
SECTION 12	BOCCE BALL COURTS		
12.1 A	12.1 General A. Bocce Ball court use is restricted to SaddleBrooke One and HOA #2 Homeowners/Members, Permanent Residents, Guests and Renters. Anyone under 18 must be accompanied by an adult.		X
12.1 B	B. The courts are to be used for Bocce Ball only.		X
12.1 C	C. Courts may be reserved using the Reservation book that is stored in the bocce equipment storage box.		X
12.1 D	D. All bocce equipment is stored in the bocce equipment storage box on the courts that can be opened with the resident key.		X
12.1 E	E. The courts are open from 8:00 AM to 10:00 PM daily.		X
SECTION 13	PONDS		X
13.1 A	13.1 General A. The ponds in SaddleBrooke One are part of the golf course. Golfers have the right of way at all times.		
13.1 B	B. No wading or swimming is allowed in any of the ponds.	8.01 C3	... No activity whatsoever is permitted at any time in, on or around the ponds on the golf courses.
13.2 A	13.2 Fishing A. Fishing is not allowed on Pond #2 (SaddleBrooke Course) during golf hours. Fishing is allowed only on the south end of Pond #4 (Tucson Course) during golf hours. During posted walking hours, fishing is allowed anywhere on the shoreline of the ponds, except when the golf course is closed to all traffic. See Section 11 for Golf Course Rules and Regulations.		X

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13.2 B	B. Fishing in any pond is restricted to SaddleBrooke One and HOA #2 Homeowners/Members, Permanent Residents, Renters and Guests who have a Guest Pass. Anyone under the age of 16 must be accompanied by an adult. (No state license is required to fish in these ponds).		x
13.2 C	C. The use of live bait, other than earthworms, is prohibited.		X
13.2 D	D. No fish of any kind can be placed into the ponds without prior approval from the Arizona Game & Fish Commission and the SaddleBrooke One Board.		X
13.2 E	E. No fish food or other organic materials may be put in any of the ponds. F. Only barbless hooks are allowed. Catch and release program is in effect.		X
13.3	13.3 Watercraft Watercraft, with the exception of Radio Controlled electric or non-powered hobby models, and those needed for pond maintenance, are prohibited on all ponds. Access restrictions for hobby watercraft are the same as for fishing (13.2, above).		x
SECTION 14	COMMON AREAS	ARTICLE IX	COMMON AREAS
14.1 A	14.1 Use of Common Areas A. Common Areas are all areas other than individual Homeowner property within the confines of SaddleBrooke One (Ref. CC&Rs, Section 1.15).		X
		Section 9.01	Violations
14.1 B	B. Modifications of Common Areas, including landscaping, by a Homeowner are prohibited. However, relief may be granted by the Association for: 1. Prevention of vermin infestation 2. Prevention of erosion 3. Elimination of a potential fire hazard 4. Weed control	9.01 A	A. Members/owners, renters, guests or designees shall not plant or place anything on common areas or golf course property
	X	9.01B	B. Members/owners, renters, guests or designees shall not trim, prune or remove grasses, trees or bushes on any common area or golf course property
	x	9.01C	C. If a member/owner would like a tree or bush pruned or removed on common areas or golf course property, a written request must be submitted to have the work done. The applicable form is "Request for Pruning or Removal of Trees/Plants in the Common Area" and is available from the SBHOA#2 Administration Office
	X	9.01D	D. If a member/owner notices problems in a common area, such as, but not limited to, erosion or potential fire hazard, they should be reported on a SBHOA#2 Common Area Service and Facilities Request form and

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			submitted to the SBHOA#2 Administration Office.
	X	9.02	Special Sanctions and Fines for Defacing Common Areas and Golf Courses Any significant defacing of common areas and golf courses, as determined by the Common Areas Supervisor or the Director of Golf Courses and Common Areas, will result in the filing of a vandalism/property damage complaint with the Pinal County Sheriff. Any Member/Homeowner violating this rule will be responsible for the costs that the SBHOA#2 incurs to bring the area involved to its original state (if possible). Defacing of trees or any other plant life will result in a fine of \$500, plus the cost to restore the area to its original state
	x	9.03	Corner Lots Corner lots may or may not extend to the side street, depending on the deed. Clarification of whether an area adjacent to a side street is a common area, or part of a lot, can be obtained from the Common Areas Supervisor.
		ARTICLE X	MISCELLANEOUS
14.2	14.2 Clotheslines Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed, maintained or used anywhere within SaddleBrooke One including private yards.	10.01	Clotheslines Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed, maintained or used anywhere in SBHOA# 2 including private yards unless not visible from neighboring properties, golf courses, common areas or street.
		Section 10.03	General Nuisances
			A. All types of fireworks are prohibited.
			B. No sound emitting device(s) shall be operated in a manner so as to be offensive to neighbors.
			C. Refer to Pinal County Excessive Noise Ordinance (ORD # 050306 – ENO as amended by 031611-ENO-01.)
			D. Personal drone usage is prohibited
14.3 A	Pets A. Pets must be kept on a leash and be under the control of the, pet walker, when not on the Homeowner’s property. It is the pet walker’s responsibility to remove and dispose of any solid waste deposited by such animal on private or public property, including common property. The term “pet walker” includes people riding in a golf cart or other vehicle while letting the pet walk or trot alongside. No pets, except for certified service animals, are allowed in any SaddleBrooke One buildings.	8.02.D	D. No pets are allowed on any area of the golf courses at any time.
14.3 B	B. Only pets securely on leash and under the immediate control of the pet walker may be walked on the golf courses and only during posted walking hours. No pets or any other	8.02.D	D. No pets are allowed on any area of the golf courses at any time.

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	<p>kind of traffic are permitted on the golf courses during over seeding and other announced prohibited times. Pet leashes must not be over 16 feet long and must not be let go or allowed to drag. No pets are permitted on any of the tees or bunkers or greens! All traffic, whether golf carts, or walkers or any other permitted traffic must stay on the cart path during posted walking hours, except for pond access as permitted in Section 13, Ponds. Note: Pond access is restricted to people actively fishing or using radio-controlled hobby watercraft. Pets may roam on either side of the cart path up to the length of the leash. Pet walkers will depart the cart path as necessary to collect pet waste. All pet waste must be collected immediately and carried off the golf course. Pet waste must not be deposited in the trash baskets on the golf courses. No items for throwing (balls, ball throwers, Frisbees, etc.) are allowed on the golf courses.</p>		
14.3 C	<p>C. See Section 7.7 for detailed requirements on use of the golf courses during posted walking hours</p>		
		10.02	<p>Pet restrictions including, but not limited to, noise concerns must conform to the Pinal County Ordinance. Authority for administration of pet rules and investigations is the Architectural and Landscape Committee per the CC&R's of the Association. Refer to the original CC&R document dated 1994, Article IV, Section 2b, page 17, Animals.</p>
14.3 D	<p>D. Enforcement of the above will be consistent with Sections 3, 4 and 5 of these Rules and Regulations.</p>		
		Section 10.05	<p>Garbage Garbage and trash should be kept in covered containers which are stored so they are not visible from the street or neighboring property. Garbage containers shall not be placed at the curb before 6:00 p.m. the night before scheduled pickup and must be removed from the curb the same day as pickup. Residents are responsible for cleaning up their garbage if it is spilled or scattered.</p>
SECTION 15	SOLICITATION		
		Section 10.04	<p>Posted Notices No notices may be placed anywhere on SBHOA#2 properties without prior management approval.</p>
15 A1	<p>A. Solicitation of any kind, other than by mail tubes (see Section 16, below), in or on SaddleBrooke One property or on SaddleBrooke One homeowner</p>	11.02 A	<p>A. Definition: For the purpose of this section, solicitation is defined as "any attempt to sell, persuade, promote, influence, coerce or approach" residents within SBHOA#2, directly or</p>

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	residential lots is prohibited with the following exceptions: 1. Solicitation by SaddleBrooke One residents for limited purposes associated with SaddleBrooke One business (e.g. petition to call a special meeting of the membership, etc.).		indirectly, for any purpose set forth in Section 11.02 B.
15 A2	A. Solicitation of any kind, other than by mail tubes (see Section 16, below), in or on SaddleBrooke One property or on SaddleBrooke One homeowner residential lots is prohibited with the following exceptions: 2. SaddleBrooke community phone books produced by an independent company or organization that meets the following criteria: a. The contents specifically contain SaddleBrooke One and HOA #2 resident phone listings b. The product is intended for the benefit of the SaddleBrooke community c. The resident phone numbers listing have not been solicited by the company/organization via SaddleBrooke One mail tubes or door-to-door solicitation.	11.02.B	B. The written approval of the Executive Director is necessary before any solicitation may be conducted in or on SBHOA#2 properties and common areas or on member/owner residential property for: 1. The purchase of any product or service not directly and officially provided by SBHOA#2. 2. The participation in any promotion of a public or private company and/or business, with the exception of SBHOA#2. 3. The request for the donation of money, property or financial assistance of any kind, unless directly related to SBHOA#2 business and officially communicated by SBHOA#2. 4. Community service projects not officially sponsored by SBHOA#2.
		ARTICLE XI	POLITICAL ACTIVITY, SOLICITATION, MAIL TUBES AND SIGNAGE
		Section 11.01	Political Activity
15 A3	A. Solicitation of any kind, other than by mail tubes (see Section 16, below), in or on SaddleBrooke One property or on SaddleBrooke One homeowner residential lots is prohibited with the following exceptions: 3. Political activity, including solicitations of support or opposition regarding candidates or ballot issues, or political petitions.	11.01A	A. Door-to-door political activity may include solicitations for support or opposition regarding candidates or ballot issues, circulation of candidate nominating petitions or petitions in support of, or opposition to, an initiative, referendum or recall of a public officer.
15 A3a	a. Door-to-door political activity is only permitted from sunrise to sunset.		
15 A3b	b. Each person engaged in political activity must display prominently an identification tag with the prominent identification of the candidate or ballot issue that is the subject of the support or opposition.	11.01B	B. Any person engaging in political activity must prominently display an identification tag along with the prominent identification of the candidate(s) or ballot issue(s) that is/are the subject of the support or opposition.
15 A3c	c. Political solicitation is not permitted within or on any of the SaddleBrooke One owned facilities or grounds except roadways & sidewalks and rooms specifically reserved by SaddleBrooke One and HOA #2 residents and sanctioned clubs, as authorized under the Reciprocal Use Agreement.		X

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15 A3d	d. If a house or lot is clearly marked with a no solicitation sign of any kind, no solicitation shall take place there.		X
15.1 B	B. Any person or group violating the non-political provisions of Section 15.A.1 & 2 shall be subject to the enforcement process as outlined in Section 4 of the SaddleBrooke One Rules & Regulations. SaddleBrooke One reserves the right to contact the Pinal County Sheriff's Office to request among other things, that the violator(s) be escorted off SaddleBrooke One property, and charged with trespassing or any other applicable offense. Residents shall be held responsible for the actions of their guests, tenants, invitees, contractors, etc.		x
	x	11.02 B	B. The written approval of the Executive Director is necessary before any solicitation may be conducted in or on SBHOA#2 properties and common areas or on member/owner residential property for: 1. The purchase of any product or service not directly and officially provided by SBHOA#2. 2. The participation in any promotion of a public or private company and/or business, with the exception of SBHOA#2. 3. The request for the donation of money, property or financial assistance of any kind, unless directly related to SBHOA#2 business and officially communicated by SBHOA#2. 4. Community service projects not officially sponsored by SBHOA#2
SECTION 16	MAIL TUBES	Section 11.03	MAIL TUBES
16 A	A. Mail tubes affixed to residential mail posts are the property of individual homeowners, but shall be utilized only in accordance with SaddleBrooke One Rules and Regulations.	11.03.A	A. Mail tubes affixed on residential mail posts are the property of the members/owners.
16 B	B. SaddleBrooke One and HOA #2, including their sanctioned clubs/organizations, and individual property owners within SaddleBrooke One and HOA #2 may use the mail tubes to communicate non-commercial information of general interest, as authorized under the Reciprocal Use Agreement.	11.03.B	B. The Board, committees, staff, SaddleBrooke clubs and organizations and individual members/owners may use these tubes to communicate non-commercial information of general interest.
16.C	C. Solicitation via mail tubes is permitted under the following circumstances.	11.03.C	C. These mail tubes may not be used by any outside organizations, company, political organization or individual to solicit members/owners.
16 C1	1. Notices of meetings, social events or information by individual property owners		X
16 C2	2. Notices pertaining to information and activities consistent with the purpose of all SaddleBrooke One and HOA #2 sanctioned clubs.		X

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16 C3	3. Newsletters and communications distributed by Unit Representatives for Unit activities.		X
16 C4	4. SaddleBrooke One and HOA #2 newsletters and other association communications		X
16 C5	5. Fliers pertaining to SaddleBrooke One Board candidates prior to SaddleBrooke One Board elections.		X
16 C6	6. Newspapers intended for the direct benefit of SaddleBrooke residents and whose contents relate primarily to SaddleBrooke community news and events		x
16 C7	7. Flyers that pertain to political issues and candidates for public office during a 71-day period prior to an election/vote.		x
16 D	D. All material placed in tubes must be identified by either the name of the sanctioned club or organization or the name and address of the homeowner distributing the material. Anonymous material is not allowed.	11.03 D	D. All material placed in tubes must be identified by either the name of the club or organization or the name of the member/owner distributing the material. Anonymous material is not allowed.
16 E	E. Any person or group violating the provisions of this section shall be subject to the enforcement process as outlined in Section 4 of the SaddleBrooke One Rules & Regulations. SaddleBrooke One reserves the right to contact the Pinal County Sheriff's Office to request among other things, that the violator(s) be escorted off SaddleBrooke One property, and charged with trespassing or any other applicable offense. Residents shall be held responsible for the actions of their guests, tenants, invitees, contractors, etc.	11.03 E	E. Any person, organization or company found violating the provisions of this policy shall be reported to the Executive Director or the Patrol.
SECTION 17	SIGNAGE	11.04	Signage No signs that are visible from neighboring properties shall be erected or maintained in residential or common areas of SBHOA#2 except:
17 A1	A. No signs shall be erected or maintained in Residential Areas of SaddleBrooke One except: 1. Signs required by legal proceedings.	11.04 A	No signs that are visible from neighboring properties shall be erected or maintained in residential or common areas of SBHOA#2 except: A. Signs required by legal proceedings
17 A2	A. No signs shall be erected or maintained in Residential Areas of SaddleBrooke One except: 2. Identification signs for individual detached residences, provided the number and specifications of such signs satisfy criteria established by the Architectural/Landscaping Committee.	11.04 B	No signs that are visible from neighboring properties shall be erected or maintained in residential or common areas of SBHOA#2 except: B. Identification signs for individual residences, provided the number and specifications of such signs satisfy criteria established by the Architectural and Landscaping Committee Guidelines.
17 A3	A. No signs shall be erected or maintained in Residential Areas of SaddleBrooke One except:	11.04 D	No signs that are visible from neighboring properties shall be erected or maintained in residential or common areas of SBHOA#2 except:

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	<p>A. No signs shall be erected or maintained in Residential Areas of SaddleBrooke One except:</p> <p>3. One (1) "For Sale" or "For Rent" or "For Lease" sign shall be allowed for each lot/house within SaddleBrooke One, provided that such sign shall advertise only the lot/house upon which it is placed.</p> <p>a. Such sign shall be no larger than 18" x 24" plus a sign rider no larger than 6" x 24" and its supporting frame no more than thirty (30) inches wide. Such sign must be commercially produced. Homemade signs are not permitted under this sub-section.</p> <p>b. In addition to "For Sale" or "For Rent" or "For Lease" signs, one (1) "Open House" sign may be permitted on the lot only from 8:00AM to 6:00PM on the day of the Open House. It shall conform to all requirements and conditions imposed upon "For Sale" or "For Rent" or "For Lease" signs.</p> <p>c. "For Rent" or "For Lease" signage shall be removed from the lot when the dwelling has been rented. A "For Rent" or "For Lease" sign shall not be permanently installed on the lot.</p>		<p>Signs advertising individual residences must advertise only the property upon which they are placed. The Board, or its agent, may enter the lot for the purpose of removing any signs that do not comply with this subsection.</p> <p>1. Signs shall be no larger than 18" x 24" and its supporting frame no more than 30 inches wide with one 6" x 24" rider.</p> <p>2. Signs shall be restricted in placement to front yards only and shall not be placed adjacent to golf courses or green belts.</p> <p>3. Signs shall be placed no closer than one foot from the nearest part of the street or curb, whichever is closer.</p> <p>4. One "Open House" sign on the premises is permitted from 8:00 a.m. to 6:00 p.m. on the day of the Open House. "Lead-in" signs are permitted on common areas.</p> <p>5. The Rules shall complement but are subordinate to county, state and federal laws and the SBHOA#2 governing documents (see www.sbhoa#2.org)</p>
17 A4	<p>A. No signs shall be erected or maintained in Residential Areas of SaddleBrooke One except:</p> <p>4. Political signs – Political signs, including Board of Directors signage, may be displayed on a Member's property so long as the aggregate total dimensions of all political signs does not exceed nine square feet. Political signs may be displayed up to 71 days before the date of an election and must be removed no later than fifteen (15) days after an election day. A "political sign" means a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer.</p>	11.04 I	<p>No signs that are visible from neighboring properties shall be erected or maintained in residential or common areas of SBHOA#2 except:</p> <p>I. Political signs must adhere to State and County signage regulations.</p>
17 A5	<p>A. No signs shall be erected or maintained in Residential Areas of SaddleBrooke One except:</p> <p>5. One (1) sign, no larger than four (4) feet square or 24" x 24", may be placed on the homeowner's lot by a landscape/construction contractor to show who is doing the work. This sign is to be removed upon completion of the project.</p>	11.04 F	<p>No signs that are visible from neighboring properties shall be erected or maintained in residential or common areas of SBHOA#2 except:</p> <p>F. No contractor or maintenance signs are to be displayed at any time. Posting of these signs will result in a fine to the homeowner.</p>

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17 A6	<p>A. No signs shall be erected or maintained in Residential Areas of SaddleBrooke One except:</p> <p>6. Signs for alarm systems must be installed in the yard or posted in the window of a homeowner that identifies the Alarm Business and a telephone number must be listed to access the company if the alarm is activated. These signs must be no larger than 12" x 12."</p>	11.04 G	<p>No signs that are visible from neighboring properties shall be erected or maintained in residential or common areas of SBHOA#2 except:</p> <p>G. Alarm system signs must be installed in the yard or posted in windows that identify the alarm business and a telephone number to call when the alarm has been activated.</p>
17 A7	<p>A. No signs shall be erected or maintained in Residential Areas of SaddleBrooke One except:</p> <p>7. One (1) "For Sale" sign may be posted on the homeowner's golf cart, vehicle or RV. Such a sign shall be no larger than 16" x 20" inches and may not be painted on the vehicle. If not in use, a vehicle displaying a "For Sale" sign must be parked in the owner's driveway except for RVs, which are subject to special parking rules of Section 7.5. Vehicles for sale may not be parked in Common Area parking lots except in the normal course of the owner's use.</p>	11.04 H	<p>No signs that are visible from neighboring properties shall be erected or maintained in residential or common areas of SBHOA#2 except:</p> <p>H. "For Sale" signs on vehicles, golf carts, and RVs.</p> <ol style="list-style-type: none"> 1. One "For Sale" sign per vehicle. 2. "For Sale" sign shall be no larger than 16" x 20". 3. "For Sale" sign shall not be painted on the vehicle. 4. If not in use, a vehicle displaying a "For Sale" sign may be parked in the driveway of a member/owner except for large RVs which can be parked in front of the residence of the member/owner per the requirements of Article V, Section 5.03 Recreational Vehicles (RVs) and Utility Trailers. 5. Vehicles for sale are not to be parked in common area parking lots except in the normal course of the owner's use.
17 A8	<p>A. No signs shall be erected or maintained in Residential Areas of SaddleBrooke One except:</p> <p>8. Each house may place a no solicitation sign on the outermost door or screen door. These signs must be commercially made, except that during the period that political signs are permitted under 17.A.4, above, the homeowner may post a homemade sign either on the outermost door or in the yard. "No solicitation" signs must be no larger than 12" X 12".</p>		X
17 A9	<p>A. No signs shall be erected or maintained in Residential Areas of SaddleBrooke One except:</p> <p>9. Two "Estate Sale" signs are permitted on the premises on the day of the sale. Homemade signs are not permitted. Commercially printed "Estate Sale" signs may have handwritten address block. A sign may not exceed 18"X24." Lead-in signs are permitted on SaddleBrooke common areas from 7:00AM to 6:00PM only on the day of the sale. However, no signs are permitted within 300 feet of the intersection of SaddleBrooke Boulevard and Ridgeview Boulevard. No banners or</p>	10.06 D	<p>No signs that are visible from neighboring properties shall be erected or maintained in residential or common areas of SBHOA#2 except:</p> <p>Signage: Two "Estate Sale" signs are permitted on the premises on the day of the sale. A sign may not exceed 18" X 24". Lead-in signs are permitted on SaddleBrooke common areas from 7:00 AM to 6:00 PM only on the day of the sale. No banners or balloons are permitted on the site of the sale or on the directional signs. All signs shall be removed within one hour of the close of the sale each day</p>

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	balloons are permitted on the site of the sale or on the directional signs. All signs shall be removed within one hour of the close of the sale each day.		
	x	10.06 G	No signs that are visible from neighboring properties shall be erected or maintained in residential or common areas of SBHOA#2 except: G. Alarm system signs must be installed in the yard or posted in windows that identify the alarm business and a telephone number to call when the alarm has been activated.
17 B1	B. No signs shall be placed or maintained on Common Areas of SaddleBrooke One except: 1. Signs required by legal proceedings.		
17 B2	B. No signs shall be placed or maintained on Common Areas of SaddleBrooke One except: 2. Signs for approved community events	11.04 E	No signs that are visible from neighboring properties shall be erected or maintained in residential or common areas of SBHOA#2 except: E. Signs for approved community events
17 B3	B. No signs shall be placed or maintained on Common Areas of SaddleBrooke One except: 3. Signs, erected by Developer or its affiliates such as construction job identification signs, directional signs and subdivision identification signs that comply with existing Architectural/Landscaping Committee Guidelines or have been approved in writing by the ALC.	11.04 C	No signs that are visible from neighboring properties shall be erected or maintained in residential or common areas of SBHOA#2 except: C. Other signs including, but not limited to, those erected by RCI or its affiliates and construction job identification signs, directional signs and subdivision identification signs, that have been approved by the Board.
17 B4	B. No signs shall be placed or maintained on Common Areas of SaddleBrooke One except: 4. "Open House" directional signs placed on common area between 8 AM and 6 PM, only on the day of the Open House, such signs which shall be free-standing (no ground penetration). However, no such signage shall be placed on common area within 100 yards of the intersection of SaddleBrooke Boulevard and Ridgeview Boulevard.		X
17 C	C. SaddleBrooke One reserves the right to refuse permission for the erection of a sign otherwise conforming to these guidelines, or to revoke permission previously granted if such sign is aesthetically offensive, dangerous or creates a nuisance to surrounding property uses. SaddleBrooke One reserves the right to remove any sign in violation. These signs can be retrieved at the Patrol Office or other site designated by the General Manager.		X
???	Violations Any person or group violating the provisions of this section shall be subject to the enforcement process in Section 4 of the SaddleBrooke One Rules and Regulations. SaddleBrooke		x

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	One reserves the right to contact the Pinal County Sheriff's Office to request among other things, that the violator(s) be escorted off SaddleBrooke One property, and be charged with trespassing or any other applicable offense. Residents shall be held responsible for the actions of his/her Guests, tenants, invitees, contractors, etc.		
SECTION 18	FLAGS		
18.1	18.1 Display: Flags may be displayed within SaddleBrooke One, but only as permitted by Arizona Statutes and the United States Flag Code. The flags allowed and the appropriate manner of display most specifically the Flag of the United States, are discussed below.		
18.2	18.2 Allowed Flags: The flags that are allowed to be flown, and so identified by Arizona Statue, follow: A. The American flag. B. An official replica of a flag of the United States army, navy, air force, Marine Corps or coast guard. C. The POW/MIA flag. D. The Arizona State flag. E. The Gadsden flag. F. Seasonal flags, Holiday flags and Political Flags.		
18.3 A	Standards: When flying The United States Flag the following standards must be maintained: A. The United States flag may be displayed on all days, twenty-four hours a day if properly illuminated during the hours of darkness.		
18.3 B	When flying The United States Flag the following standards must be maintained: B. The Flag may be flown from a properly installed flag pole that has been approved by the Architectural and Landscaping Committee and meets the ALC Guidelines Section 14. A & B.		
18.3 C	When flying The United States Flag the following standards must be maintained: C. When the United States Flag is displayed either horizontally or vertically against a wall, the union must be uppermost and to the Flag's own right, that is, to the observer's left. When displayed in a window, the Flag should be displayed in the same way, with the union or blue field to the left of the observer in the street.		

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18.3 D	When flying The United States Flag the following standards must be maintained: D. Notwithstanding any provisions in this section, the Flag must not be displayed with the union (the starred blue canton) down.		
18.3 E	When flying The United States Flag the following standards must be maintained: E. The United States Flag cannot be disfigured with the addition of any colored strips or verbiage running across its face.		
18.3 F	When flying The United States Flag the following standards must be maintained: F. When displayed with another approved flag, the Flag of the United States must be the upper most.		
18.4	18.4 Political Flags: Political flags, such as political office candidates, are limited to the durations noted in Section 17.A.4 of this document. Political Signs, i.e., Political signs / flags may be displayed up to seventy-one (71) days before the date of an election and must be removed no later than fifteen (15) days after an election day.		
18.5	18.5 Other Flags: Seasonal and Holiday flags, such as Springtime, Easter, Thanksgiving, etc. flags may be flown within a reasonable time frame symbolized by the flag. Sports team flags may be flown in support of that team's game, but is limited to the sports season.		
18.6	18.6 Enforcement: Any person or group violating the provisions of this section shall be subject to the enforcement process as outlined in Section 4 of the SaddleBrooke One Rules & Regulations. Resident shall be held responsible for the actions of their guests, tenants, invitees, contractors, etc.2.		
SECTION 19	INSPECTION/COPYING OF SADDLEBROOKE ONE RECORDS		
19.1	19.1 Any Member or any person designated by the member in writing as the member's representative, is entitled to inspect and request copies of certain records of the Association in accordance with the information below.		
19.2	19.2 The inspection and/or copying of the records shall be during regular business hours, and the Association shall have ten (10) business days to fulfill a request for examination or to provide copies of the requested records.		

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19.3 A	Books and records kept by or on behalf of the Association and the Board may be withheld from disclosure to the extent that the portion withheld relates to any of the following: A. Privileged communication between an attorney for the Association and the Association.		
19.3 B	Books and records kept by or on behalf of the Association and the Board may be withheld from disclosure to the extent that the portion withheld relates to any of the following: B. Pending litigation.		
19.3 C	Books and records kept by or on behalf of the Association and the Board may be withheld from disclosure to the extent that the portion withheld relates to any of the following: C. Meeting minutes or other records of a session of a Board meeting that is not required to be open to all members.		
19.3 D	Books and records kept by or on behalf of the Association and the Board may be withheld from disclosure to the extent that the portion withheld relates to any of the following: D. Personal, health and financial records of an individual member of the Association, an individual employee of the Association or an individual employee of a contractor for the Association including records of the Association directly related to the personal, health or financial information about an individual member of the Association, an individual employee of the Association or an individual employee of a contractor for the Association.		
19.3 E	Books and records kept by or on behalf of the Association and the Board may be withheld from disclosure to the extent that the portion withheld relates to any of the following: E. Records relating to the job performance of, compensation of, health records of or specific complaints against an individual employee of the Association or an individual employee of a contractor of the Association who works under the direction of the Association.		
19.3 F	Books and records kept by or on behalf of the Association and the Board may be withheld from disclosure to the extent that the		

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	portion withheld relates to any of the following: F. Discussion of a Member’s appeal of any violation cited or penalty imposed by the Association except on request of the affected member that the meeting be held in an open session.		
19.4	19.4 The Association shall not be required to disclose financial and other records of the Association if disclosure would violate any state or federal law.		
19.5	19.5 The member shall make the request on the appropriate request form.		
19.6	19.6 The Association may impose a charge to cover the cost of printing any documents requested; cost shall be in accordance with state law.		
19.7	19.7 SaddleBrooke One shall furnish copies of its governing documents to Members, lenders and real estate agents as requested from time-to-time, and may charge a reasonable fee for their production as per item #18.6 above. The exception will be the production of governing documents as part of the statutory Resale requirement.		
SECTION 20	ESTATE SALES	10.6	ESTATE SALES
20.1 A	Estate Sales are Permitted in SaddleBrooke One and Two with Limitations: Estate sales are limited to properties where one of the following circumstances exist: A. The owner(s) of record has(have) decided to relocate from his/her existing SaddleBrooke property, thus requiring the total or partial liquidation of his/her existing personal property.	10.6 A1	A. Estate Sales are permitted in SaddleBrooke with limitations: Estate Sales are limited to properties where one of the following circumstances exist: 1. The owner(s) of record has (have) decided to relocate from his/her existing SaddleBrooke property, thus requiring the total or partial liquidation of his/her existing personal property.
20.1 B	Estate Sales are Permitted in SaddleBrooke One and Two with Limitations: Estate sales are limited to properties where one of the following circumstances exist: B. An owner of record has passed away and the surviving owner, or in the case where all owners of record are deceased, the estate executor wishes to liquidate the estate, or a portion thereof, in preparation for the sale of the SaddleBrooke property.	10.6 A2	A. Estate Sales are permitted in SaddleBrooke with limitations: Estate Sales are limited to properties where one of the following circumstances exist: 2. An owner of record has passed away and the surviving owner, or in the case where all owners of record are deceased, the estate executor wishes to liquidate the estate, or a portion thereof, in preparation for the sale of the SaddleBrooke property.
20.1 C	Estate Sales are Permitted in SaddleBrooke One and Two with Limitations: Estate sales are limited to properties where one of the following circumstances exist: C. Property owner(s) may conduct a maximum of two (2) estate sales during their entire time in SaddleBrooke One and Two. D.	10.6 A3	A. Estate Sales are permitted in SaddleBrooke with limitations: Estate Sales are limited to properties where one of the following circumstances exist 3. Property owner(s) may conduct a maximum of two (2) Estate Sales during their entire time in SaddleBrooke HOA#1 and HOA#2.

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20.1 D	Estate Sales are Permitted in SaddleBrooke One and Two with Limitations: Estate sales are limited to properties where one of the following circumstances exist: D. "Garage Sales" and other sales, absent one of the circumstances described above, are not permitted in SaddleBrooke.	10.6 A4	A. Estate Sales are permitted in SaddleBrooke with limitations: Estate Sales are limited to properties where one of the following circumstances exist 4. "Garage Sales" and other sales, absent one of the circumstances described above, are not permitted in SaddleBrooke.
20.2 A	In order to have an Estate Sale: A. The appropriate SaddleBrooke Patrol Manager will be notified at least three (3) days in advance of any estate sale. This notification shall include the name(s) of the responsible person(s) who will be conducting the sale on-site. The patrol will issue the owner(s) of record a color-coded permit which must be displayed in a front window of the residence where the estate sale will be taking place for the duration of the sale.	10.6 B1	B. To have an Estate Sale: 1. The appropriate SaddleBrooke Patrol Manager will be notified at least three (3) days in advance of any Estate Sale. This notification shall include the name(s) of the responsible person(s) who will be conducting the sale on-site. The Patrol will issue the owner(s) of record a color-coded permit which must be displayed for the duration of the sale in a front window of the residence where the Estate Sale will be taking place
20.2 B	In order to have an Estate Sale: B. The Patrol, at the time the permit is issued, will provide the owner(s)/estate executor(s) and/or the Estate Sale vendor with a current copy for estate sales excerpted from SaddleBrooke Rules and Regulations. The owner(s) of record of each property involved in an Estate Sale is/are responsible for compliance of all participants with all rules and regulations of SaddleBrooke.	10.6 B2	B. To have an Estate Sale 2. The Patrol, at the time the permit is issued, will provide the owner(s)/estate executor(s) and/or the Estate Sale vendor with a current copy for Estate Sales excerpted from SaddleBrooke Rules and Regulations. The owner(s) of record of each property involved in an Estate Sales is/are responsible for compliance of all participants with all rules and regulations of SaddleBrooke
20.2 C	In order to have an Estate Sale: C. It is suggested, but is not a requirement, that property owner(s)/estate executor(s) contract with a firm whose business it is to conduct such estate liquidation sales.	10.6 B3	B. To have an Estate Sale 3. It is suggested, but is not a requirement, that property owner(s)/estate executor(s) contract with a firm whose business it is to conduct such estate liquidation sales.
20.3	Allowed duration of Estate Sales: An estate sale is limited to a duration of no more than two (2) consecutive days and can only be held on Friday and Saturday or Saturday and Sunday and is further limited to the hours of 8:00AM to 6:00PM.	10.6 C	C. Allowed duration of Estate Sales: An Estate Sale is limited to duration of no more than two (2) consecutive days and can only be held on Friday and Saturday or Saturday and Sunday and is further limited to the hours of 8:00 AM to 6:00 PM.
20.4	20.4 Signage: Two "Estate Sale" signs are permitted on the premises on the day of the sale. Homemade signs are not permitted. Commercially printed "Estate Sale" signs may have handwritten address block. A sign may not exceed 18"X24." Lead-in signs are permitted on SaddleBrooke common areas from 7:00AM to 6:00PM only on the day of the sale. However, no signs are permitted within 300 feet of the intersection of SaddleBrooke and Ridgeview Blvds. No banners or balloons are permitted on the site of the sale or on the directional signs. All signs shall be	10.6 D	D. Signage: Two "Estate Sale" signs are permitted on the premises on the day of the sale. A sign may not exceed 18" X 24". Lead-in signs are permitted on SaddleBrooke common areas from 7:00 AM to 6:00 PM only on the day of the sale. No banners or balloons are permitted on the site of the sale or on the directional signs. All signs shall be removed within one hour of the close of the sale each day

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	removed within one hour of the close of the sale each day.		
	20.5 Display of Sale Items: Sale items may only be displayed in the residence (including the garage), the back patio, and both the back and side yards. The garage door shall remain closed. Only car(s) and/or golf cart(s) that are part of the sale may be displayed on the driveway. Any items that are displayed outside the residence, except those permitted on the driveway, shall not be viewable from the street.	10.6 E	E. Display of Estate Sale Items: Sale items may only be displayed in the residence (including the garage,) the back patio, and both the back and side yards. The garage door shall remain closed. Only car(s) and/or golf cart(s) that are part of the sale may be displayed on the driveway. Any items that are displayed outside the residence, except those permitted on the driveway, shall not be viewable from the street.
20.6	20.6 Parking: It is extremely important that on-street parking and traffic flow at the site of an estate sale be controlled so as to minimize any impact on resident traffic flow. Fire, ambulance, mail delivery, and trash vehicles require unimpeded, safe passage. Driveways shall not be blocked.	10.6 F	F. Parking: It is extremely important that on-street parking and traffic flow at the site of an Estate Sale be controlled so as to minimize any impact on resident traffic flow. Fire, ambulance, mail delivery, and trash vehicles require unimpeded, safe passage. Driveways shall not be blocked.
20.6	20. 7 Compliance with Rules and Regulations: On the day(s) of the Estate Sale, SaddleBrooke Patrol will check the Estate Sale site for any rules violations. The Patrol will notify the responsible party/parties on-site conducting the sale of any rules violations including traffic or parking violations. Following that notification and a reasonable (brief) time for correction, citations will be issued for any further or continuing violations. Fines related to violations will be assessed, including for first-time violations.	10.6 E	G. Compliance with Rules and Regulations: On the day(s) of the Estate Sale, SaddleBrooke Patrol will check the Estate Sale site for any rules violations. The Patrol will notify the responsible party/parties on-site conducting the sale of any rules violations including traffic or parking violations. Following that notification and a reasonable (brief) time for 18 correction, citations will be issued for any further or continuing violations. Fines related to violations will be assessed, including for first-time violations.
		ARTICLE XII	SCHEDULE OF FINES, SANCTIONS, PENALTIES AND ADMINISTRATIVE CHARGES The following fines and penalties shall apply to violations of all Articles of these Rules that do not carry specific fines, sanctions and/or penalties: 1st offense: Written warning 2nd offense: \$40 fine and/or suspension of membership privileges for up to 30 days as determined by the Executive Director. 3rd offense: \$75 fine and/or suspension of membership privileges for a period not to exceed 60 days as determined by the Executive Director. 4 or more offenses: Refer to the Board for action
		12.A	A. Traffic Moving Violations For each additional violation of the same nature, the fine will be doubled. 1. Speeding up to 15 mph over the limit: \$50 2. Speeding 16 mph or more over the limit: \$100 3. Failure to obey a stop sign: \$50 4. Driving a golf cart under age: \$50

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	HOA1		HOA2
			5. Speeding in a designated Safety Corridor up to 15 mph over the limit: \$100 6. Speeding in a designated Safety Corridor 16 mph or more over the limit: \$200
		12.B	B. Parking Violations For each additional violation of the same nature, the fine will be doubled. 1. Parked in a fire lane or in front of a fire hydrant: \$50 2. Parked in a disabled space without a proper permit: \$50 3. Parked in a non-designated area: \$50 4. R.V. overnight parking: \$50 5. Other parking violations, i.e., off street paths and sidewalks: \$35 6. Overnight parking on street: 1 st Offense – Warning, 2nd Offense -- \$35 7. Commercial vehicle parking overnight: \$50 The previous fines are based on a 12-month period preceding the last violation.
		12.C	Pedestrian Violations 1. Walking on golf course before/after posted hours: \$25 2. Not staying on designated golf course path: \$25 3. Walking on golf course with pet: \$25
		12.D	Pet Violation Disciplinary measures may include, but are not limited to, suspension of membership privileges and/or monetary fines up to \$200 per offense. These penalties will be imposed at the discretion of the Board.
		12.E	Code of Conduct Disciplinary measures may include, but are not limited to, suspension of membership privileges and/or monetary fines up to \$1,000 per offense. These penalties will be imposed at the discretion of the Board.
		12.F	Failure to File Rental Agreement A copy of the lease or other confirmation of rental from the Member/Homeowner must be filed with the SBHOA# 2 Administration. Failure to file will result in a fine of 1/12 of the annual Community Service Fee for each 30-day rental. All fines previously incurred by the Member/Homeowner must be paid by the date of filing.
		12.G	Defacing Common Areas and Golf Course Penalties Any significant defacing of Common Areas and Golf Courses, as determined by the Common Areas Supervisor or the Director of Golf Courses and Common Areas, will result in the filing of a vandalism/property damage complaint with the Pinal County Sheriff. Any Member/Homeowner violating this rule will be responsible for the costs that the SBHOA#2 incurs to bring the area involved to its original state (if possible). In addition, defacing of trees will result in a fine of \$500 per tree, plus the cost to restore the area to its original state.
		12.H	Permit Violations Permits for Estate Sales, Dumpsters and PODs must be obtained prior to the delivery of the

HOA1 & HOA2

United SaddleBrooke

Rules & Regulations Comparison

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	HOA1		HOA2
			Dumpsters and PODs and before an Estate Sale. Failure to obtain the required permit for Dumpsters and PODs will result in a fine of \$50. If a permit is not obtained within three days, the fine will be doubled for every three days thereafter. Failure to obtain the required permit for an Estate Sale will result in a fine of \$75.
		12.I	Golf Course Violations Disciplinary measures may include, but are not limited to, suspension of membership privileges and/or monetary fines up to \$200 for the first offense and up to \$500 for repeated offenses. These penalties will be imposed at the discretion of the Board.
		12.J	J. Administrative Charges 1. Copies: Black and White .10/page Color .25/page Scan & Email .25/page 2. Faxes: Outgoing \$2.00/page; Incoming .50/page 3. Restroom Keys \$5.00/key 4. Transparency \$1.00/page 5. Laminating \$1.00/page 6. SBHOA#2 Cards: New Free Replacement \$5.00 7. SBHOA#2 Renter Cards: New \$5.00 Replacement \$5.00 8. SBHOA#1 to SBHOA#2 Cards: New Free Replacement \$5.00 9. SBHOA#1 to SBHOA#2 Rental Cards: New \$5.00 Replacement \$5.00