

PCHOA POLICY INDEX

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Room Rental Policy for any revenue generating event Resident & Non-Resident; with no food or beverage

The following policy, pricing and details are the current policy, per date at bottom and supersede any previously stated policies. At any time, the PCHOA Board of Directors or their designee reserves the right to change, alter or modify any of the items listed below for any reason.

Location/Room	Capacity	Rental Fee
<u>Tuscany Falls</u>		
Sienna Room	32	\$ 350.00
Palermo Room	32	\$ 350.00
Capri Room	32	\$ 350.00
Milan Room	30	\$ 350.00
Chianti Room South	32	\$ 350.00
Chianti Dining Room (5-hour event time)	130	\$ 800.00
Ballroom (5-hour event time)	350-420	\$ 1,500.00

All rentals for rooms in the Tuscany Falls Clubhouse are to be made through the PebbleCreek Events and Catering Department at 623-935-6726.

Eagle's Nest

Palm Room (4-hour rental)	48-60	\$ 350.00
Ballroom (4-hour rental)	350-450	\$ 1,500.00

All rentals for rooms in the Eagle's Nest Clubhouse are to be made through the Pebblecreek Activities Office at 623-535-9854.

Rooms are for 5 hours of usage, unless otherwise noted. Additional hours are charged at \$350.00 per hour.

No outside food and/or beverages allowed in any PebbleCreek facility at any time.

For meeting room reservations that would include any food or beverage, requests for that room, pricing and other information can be obtained from with PebbleCreek Events and Catering Team at 623-935-6726.

We do not display poster, flyers, signs, banners or any other advertising/promotion etc. For businesses, special events, charitable or political causes. The only advertising permitted is in the PebbleCreek Post monthly newspaper; contact Robson Publishing at 480-895-4506 for more information.

Event items, other than what is already in the room, may be requested, and upon availability can be made available. Such items could include podium, portable screen, projector, A/V cart, power strips, and microphone. Non food and beverage events do not have table cloth/skirting available.

PCHOA Golf Cart Specifications Policy (Revised Feb 2026)

Purpose: Golf cart specifications are intended to help protect the conditions of the golf courses and to provide for convenience of resident golfers. Always confirm with the Director of Golf whether a cart you plan to purchase conforms to these specifications.

Required: All carts that will be operated on the golf courses are expected to be registered with HOA at the Eagle's Nest front desk and have the appropriate registration sticker visible on the golf cart. Any golf cart must be in good working order and free from defects that may cause injury or damage. PebbleCreek Golf staff may inspect the cart if they suspect non-compliance.

PebbleCreek Standard Golf Cart: Approval for use on PebbleCreek golf courses anticipates a special kind of cart. This is not a particular brand of golf cart but rather a style of golf cart.

A PebbleCreek Standard Golf Cart has the following attributes and carts that do not meet these specifications may not be used on PebbleCreek golf courses.

- The cart is designed to accommodate a maximum of 2 golfers and their clubs. No 4-seated forward facing golf carts allowed on the golf courses.
- The weight of the cart cannot exceed 1200 pounds in curb weight. Curb weight is the complete weight of the golf cart with all standard equipment, a full set of batteries (for electric carts), and any necessary operating fluids (for gas carts). Does not include passengers or golf clubs.
- The cart has tire width between 6" and 12". The tread of the tires is designed for use on turf-like conditions, knobby or specialty off-road-type tires and tires more than 18" in height are not allowed.
- Cart maximum dimensions include: Width of 50", Length of 100" and wheel base limited to 72"
- Gas-powered carts must be muffled to not be disruptive to other golfers or nearby residences.
- Golf carts, as used here, include 2- and 3-wheeled scooters/bicycles and tricycles. Width of the tire tread can be an issue on any 2- or 3-wheeled scooter/bicycle or tricycle and approval is required from the Director of Golf.
- Owners of carts that do not meet **all** of these requirements may request an exemption from the Director of Golf

ASSESSMENT COLLECTION POLICY – REVISED MARCH 31, 2025

Any Assessment not paid within fifteen (15) calendar days after the due date thereof shall be considered delinquent and shall be charged a late fee in the amount of 10% of the delinquent assessment.

- 1) All delinquent homeowners will receive a letter from the Board advising them of the delinquent amount as of the date of the letter. All delinquent homeowners will be given 14 calendar days from the date of that letter to dispute the stated amount or the debt will be assumed to be valid.
- 2) All homeowners whose assessments of \$1000 or more and are still delinquent to the Association after the deadline of 14 days has passed, as noted in #1 of this policy, will immediately have the following:
 - a. RFID gate entry tags will be deactivated, however all homeowners will still have access to the community through the main entry gates located off of PebbleCreek Pkwy.
 - b. PCHOA privileges will be revoked, including use of amenities.
- 3) Any late fees **will** apply and **will not** be waived. Until their debt is fully paid, their RFID gate tags **will** remain deactivated and their PCHOA privileges including use of the facilities **will** be suspended. The Board may grant exceptions for special circumstances.
- 4) The PCHOA Board of Directors is willing to work with homeowners through a reasonable, payment plan designed to bring the homeowner up-to-date before the beginning of the next assessment period. The homeowner's RFID will remain off and their PCHOA privileges, including use of facilities will remain suspended until the homeowner brings their account current.
- 5) A homeowner's delinquent assessment payment plan is valid **only for the current outstanding debt** and does not authorize the homeowner to be delinquent on any future HOA dues assessment.
- 6) All delinquent homeowners whose assessments, including late charges, are not up to date and who remain delinquent for a second HOA assessment period will be turned over to a Collection Agency and a lien will be filed. Any and all service fees for utilizing the Collection Agency will be added to the outstanding debt. Furthermore, legal action may be initiated in Small Claims Court, Justice Court, or Foreclosure action. Any filing, legal and attorney's fees incurred by the HOA will also be added to the outstanding debt and are the responsibility of the property owner.
- 7) A written demand letter mailed certified U.S. mail will be sent 30 days prior to turning any account over to a Collection Agency.

Use of Proxy Voting by Committee Members

This policy applies to all members of committees chartered by the PebbleCreek Golf Resort Homeowners Association (HOA) No. 1, Inc., Board of Directors

In accordance with Arizona Revised Statute 10-3824 and the PebbleCreek Bylaws, the rules applying to the use of proxy votes by HOA Board members also apply to the use of proxy votes by members of any committee chartered by the PebbleCreek HOA Board of Directors. The following guidelines apply to all proxy assignments by committee members.

1. A committee member's proxy will be assigned only to another committee member.
2. A committee member may appoint the proxy to vote or otherwise act for the committee member by submitting a written notice of appointment to the respective committee chair. Notice format example is provided below.
3. Required timing for submission of the written notice of appointment will be determined by the respective committee chair.
4. An appointment is valid for one (1) month unless a different period is expressly provided in the written notice of appointment.
5. The appointing committee member may revoke the proxy at any time.
6. Committee chairs will submit proxies as an attachment to the meeting minutes.

EXAMPLE PROXY

TO: (Committee Name) Chair of PEBBLECREEK GOLF RESORT
HOMEOWNERS ASSOCIATION NO. 1, INC., an Arizona non-profit corporation

Pursuant to Arizona Revised Statute Section 10-3824, the undersigned, (Grantor's Name), member of the PebbleCreek (Committee Name) hereby constitutes and appoints (Proxy's Name) as proxy of the undersigned to attend any meetings of the of (Committee Name) with full power to vote and act for the undersigned. This proxy shall be effective for the (enter date) Committee Meeting.

Dated: _____

(Include typed name below signature)

Special Events Policy – Revised November 21, 2025

Definition: A **Potluck** is a social gathering of people where each person or group of people contributes a home-cooked or prepared dish of food to be shared among the group.

A **Special Event** is a homeowner sponsored activity, including club parties, sports tournaments, craft sales, state parties, and similar gatherings at designated PCHOA facilities to which residents or residents and non-residents are invited to participate. These are not recurring events or meetings.

Potlucks are only allowed at Sunrise Park and Oasis Pool Ramada; in the Sports Buildings ONLY for the sports clubs supported by those buildings. **Potlucks are not allowed in any other HOA Facilities.**

For Special Events*, if the special event will offer food, it shall be booked through the Food and Beverage Special Events and Catering Department. *Sports Clubs should notify Director of Recreation when planning any special event to ensure space availability and consistent communication.

The number of attendees that can be safely accommodated at each venue will be determined by the Activities Office or Food & Beverage team planning that event.

The sponsor(s) of a Potluck or Special Event on PCHOA premises that is open to non-residents who are charged a fee for participation will be assessed a Facility Use Fee of 20% or predetermined amount of the registration fee for non-residents. If the special event has vendors, the HOA will receive 10% of the fee charged to the vendor for their space.

Service Fees:

- A daily service fee (covers housekeeping/restroom supplies) of \$100 is required for large club events/tournaments that bring in non-residents.
- A fee of \$50 per day, per patrol members is required when traffic control is needed due to a large club event/tournament.

Sunrise Park and Ramada, Oasis Pool Ramada and Sports Buildings/Patios:

- Sunrise Park and Ramada, Oasis Pool Ramada and specific instances (see first paragraph) for Sports Buildings allow Potlucks any open-operation hours. Reservation of Sunrise Park does NOT include the reservation of Bocce courts. Please note that while alcohol can be served at Sunrise Park and Ramada and Oasis Pool Ramada (provided there is no glass) Sports Buildings/Patios, in order to protect the event hosts, **alcohol may not be sold on site or by presale, unless using the PebbleCreek Food & Beverage Bar Service.**

Sports Buildings, Sports Patios/Ramada's

- Use of these facilities must be pre-approved and scheduled through the Activities Office. If food is served (potluck), with permission of the HOA, Event Hosts are responsible for any damage, illness or other mishaps that may occur. Event Hosts assume all liability associated with food and/or beverage served.
- Eagle's Nest and Tuscany Falls Sports Buildings and their patios the Tuscany Falls Pickleball Ramada and Patio* are intended to support the functions related to the sports courts and their

players (i.e. Bocce and Tennis for EN Sports Building and Tennis at TF Sports Building.) Club events may include additional furniture, rented or brought from home, provided that furniture does not damage surrounding sports courts and remains in a safe location outside of walkways and roads.

- Any groups (who are NOT the Bocce or Tennis Club) who wish to use the main Bocce Courts at Eagle's Nest or Tennis Courts at either Eagle's Nest or Tuscany Falls for a group sports outing/event (this is not for individuals, rather for special exception group activities who want to play on the courts) should contact the current Club President or listed contact for the desired courts to request availability to use and to schedule/reserve the courts. Club contact Information can be found on the HOA website or by calling the front desks or Activities Office. If the group wants to use any patio area, this would be included in the reservation with the club. To reserve the Sports Building for such an event that can be requested through the Activities Office, but is limited use only, so as not to conflict with already scheduled events. Food/Outside Catering is permitted for these events. No food trucks. Any damage to the sports courts is the sole responsibility of the reserving group. A Sports Building request form is required to secure the space when making the reservation with the Activities Office.
- The sports buildings may also be used for casual game play (poker, cards, board games, etc.) and some meetings as determined by the Director of Activities. Casual game play meetings are not eligible for Potluck events. Individual snacks are permitted.
- Softball field. Use of the softball field complex is for members and guests of the PebbleCreek Senior Softball Association. Use of the field by PebbleCreek residents who are not PebbleCreek Senior Softball Association members may be permitted as determined by the Activities Office. (No fee is required for resident events.)
- Creative Arts Center Patio* is intended to support the functions of the clubs, groups and activities taking place within Creative Arts. Other non-Creative Arts events, functions and parties are not permitted on the Creative Arts Patio. (No fee is required for resident events.)

ALL clean-up is the sole responsibility of the Event Hosts of the event. If notified and pre-arranged-using a meeting request form for set-up, Facilities will pick up tied bags after your event. The Event Host is subject to a minimum fee of \$150 if the facility is not properly cleaned as determined by PCHOA staff.

Health code regulations prohibit the preparation of uncooked food by other than licensed food service personnel at the above premises. The following PCHOA facilities have food operating permits issued by the Maricopa County Health Department:

- Westwind Tavern
- Eagle's Nest Country Club
- Tuscany Falls Country Club (including Portofino)
- Ed's Dogs
- Cool Down Café

The following PCHOA facilities are licensed by the state to serve alcoholic beverages:

- Tuscany Falls Clubhouse 16222 Clubhouse Dr

- Westwind Tavern/Pro Shop 16262 Clubhouse Dr
- Eagle's Nest Clubhouse 3645 Clubhouse Dr
- Tuscany Falls Fitness Center 16150 Clubhouse Dr
- Ed's Dogs (at the Tuscany Falls Fitness Center)
- Golf Courses (both EN and TF)

No outside alcohol is permitted at these locations (above) as per the HOA's liquor license requirements.

A.R.S. 4-244(40). It is unlawful for a retailer to knowingly allow a customer to bring spirituous liquor onto the licensed premises). The PebbleCreek Food and Beverage Department can provide a full host or cash bar set-up (liquor, beer & wine) for Potluck or Special Events on licensed premises. The Fee for this set-up service is \$150 for up to 100 guests. An additional \$50 will be charged for each additional 100 guests. The fee does not include bartender gratuity.

The HOA does not supply additional tables, chairs, tents or any other materials. If the existing furniture is not sufficient for club events, clubs may use the services of a rental company.

Reservation for a Potluck or Special Event **does not include** any service items. Examples of items **not included**, but not limited to the following: water, table cloths, utensils, trash bags/liners, paper products, towels, beverage containers, serving tools, ice, pens, paper, any AV equipment.

Any Potluck or Special Event scheduled may be canceled by the PCHOA at anytime up to 30 days prior to the scheduled date of the event.

Any violation of these policies may result in a minimum \$500 fine and suspension of the group's privileges to schedule a future Potluck or Special Event on PCHOA premises.

Personal food/beverage allowed in clubhouses/rooms not defined above. **Approved Items:** Individually wrapped store-bought snacks (i.e., candies, cookies, chips - NO popcorn, shelled peanuts or seeds), Individual water bottles/beverages (non-alcoholic) per person, store-bought Celebratory Cakes/Baked Goods (*All service items are the responsibility of the individuals or groups*). Please note clean-up is the responsibility of each individual or group.

Meeting Room Reservations related to Special Event Use

Reservations for meeting rooms and Ramada's and patios for special events are to be made through the Activities Office for the following rooms/spaces: Eagle's Nest Ballroom, Palm Room, Room 100, Milan, Sienna, Capri or Palermo Rooms, Sunrise Park, Oasis Pool Ramada, TS and EN Sports Buildings. Food service is not offered in these spaces. Bar Service may be available for scheduled for events taking place in the Eagle's Ballroom. Reservations for the Tuscany Falls Ballroom, Chianti Dining Room and Chianti South Room are made through the Catering/Events Department of the Food & Beverage Team. Food service and Bar service is offered in these spaces.

As it relates to Sunrise Park Ramada and Oasis Pool Ramada; these are special event locations and do not qualify for ongoing, regular/routine advance reservations by clubs or individuals for non-special events. Reservations for one-time special events can be made in advance within any given calendar year by visiting the Activities Office to fill in the reservation form. To use the space for another purpose (unit meetings, card games, etc.) the requesting group can call one day in advance (or day of) to use this space for that purpose. This same policy applies to use of Sports Building by card-playing groups who may call one day (or day of) in advance.

RENAISSANCE THEATER HOUSE RULES

1. Directors shall submit a complete preliminary set design, including a diagram and production check list to the AV Manager. Any changes or additions to the preliminary design must be approved by the AV Manager.
2. Set assembly and set painting is permitted "Backstage" as long as the floor is totally covered. The AV Manager will check floor for any paint stains and etc. The area must be cleaned with stage cleared and chairs stacked in there designated area backstage. Drilling holes in the stage floor, walls and doors is not allowed. During assembly, touch up painting is allowed providing tarps are used and complete stage clean- up is performed. (Spray paint / aerosol cans are prohibited).
3. All fire exits, aisles, hallways, doorways, ramps and stairways must be kept clear at all times.
4. Approved sets for upcoming productions will be allowed on stage or backstage from the close of the prior show, but not more than 4 weeks (including performance week) with approval from the club performing /rehearsing currently and the AV Manager. **No permanent staging can go past the middle black curtain until the weekend before performance without Activities Office approval because of other events and performances scheduled in the theater. Set pieces and props must be removed from the theater within 1 day after the close of the show.**
5. Gaffers or spike tape is the only tape allowed in the theater. Each group is responsible for supplying their own **Gaff/Spike** tape. All tape markers must be removed at the close of the production. A negotiated repair fee will be charged if there is any damage to the floors, walls, curtains, equipment or furnishings of the theater.
6. The proscenium must be kept clear at all times so the main curtain can travel freely in and out.
7. All house curtains, lighting fixtures and other equipment shall be restored to their original positions at the conclusion of each production. No pinning or taping of the house curtains, scrim or cyc is allowed. Only black binder clamps (clips) can be used to hold curtains in place or they can be tied back with provided black rope. Up stage cyc not to be touched /pinned ever!
8. During construction, closed toed footwear must be worn at all times while on stage. Bare feet are allowed only as dictated in portrayal of a part as determined by the AV Manager.
9. Individual snacks, beverages with lids, and personal coolers are allowed in the Green Room, Projection Room and Shop/ Back Stage Area. Only bottled water is allowed in the theater. The user is responsible for cleaning up the area and disposing of trash at the end of each day in the backstage trash can. Any trash (inside or outside) from the theater production that does not fit in trash can must be taken to the nearest dumpster by club members.
10. Only authorized personnel are allowed to operate the theater's lighting and sound equipment as determined by AV Manager. Only authorized personnel are allowed in the projection room.
11. Only personnel authorized by the AV Manager are allowed to hang scenery, operate the fly rail and use the theater's ladders.

- 12.** The placement of promotional materials must be approved by the Activities Office and are allowed on the bulletin boards at both clubhouses as well as in the foyer by the theater starting 6 weeks before the production. TV promotional material can be displayed as early as you'd like.
- 13.** Running cable on the theater floor under seats must be done in a safe manner and approved by the Activities Office or AV Manager.
- 14.** Storage area behind the black doors will be as follows: as you face the ladder going upstairs, the cage on the right will be shared by ShowTime and PC Players and the cage on the left will be shared by PC Singers and PC Musicians. Each group is responsible for the keys for the cages.
- 15.** PC Musicians may store their low risers on the left side of storage area on the third level. At least 3 weeks before the set-up date, PC Musicians need to submit an Event Order to the Activities Office for bringing down the risers and putting back up in the storage location.
- 16.** No flames of any kind allowed in the theater at any time.
- 17.** If a strobe light, gun shot as sound effects or blanks will be used at any time during a production or rehearsal, you must notify audiences in writing on the ticket or program.
- 18.** No platform above the stage will exceed 10 feet in height.
- 19.** Insure all electrical cords are taped down securely and power strips are safely out of the walkways (do not daisy chain cords and power strips).
- 20.** When leaving the theater, please push the preset # 4 on the light panel (at the top of the stairs) so steps will have light on them. Plug in and place ghost light down stage center
- 21.** Know the location of the nearest first-aid station, phone, fire extinguisher, fire alarm pull station, fire maps and evacuation procedures.
- 22.** No one will be permitted to use the Theater while under the influence of alcohol or illegal drugs. Call Patrol for assistance.
- 23.** Any identified safety hazard should be reported to the Facilities Director, Activities Director or AV Manager.
- 24.** The facility must be kept clean and organized at all times. All equipment must be returned to its proper storage after use. Please return all chairs, tables and any other items or materials to their proper places. Stage Manager and Director are responsible for overseeing that the above tasks are completed.
- 25.** .For any accident, there must be an incident/accident report filed with the Director of Activities. (Incident reports are for residents and accident reports are for employees).
- 26.** During Hell week and Production Week, PAC Groups have use of theater from 12pm (noon) to midnight. Subject to change by the HOA Board or Management. Formal written requests may be submitted for consideration.

Revised: Revised April 2023 - (Activities)

Theater usage guidelines for use by a homeowner (no rental fee) who is bringing in an outside performer (Concert only – not a play or musical)

Ushers

- Minimum of 4 Trained Ushers and House Manager **(Required)** Activities Office will assist to schedule the ushers. Ushers do try to tidy up seats and anything left in the aisle, but it is the responsibility of the homeowner requesting use of the Theater to ensure it is left clean and undamaged. Hourly or event-based payment for Usher services to be determined at the time of agreement being made. Generally \$20 per hour for two hours for Ushers and \$25 per hour for House Manager for 3 hours per show is the minimum.

Sound & Light

Trained on our equipment operator(s) on: **Required** – HOA Production Coordinator or Activities Office staff will contact qualified operators on your behalf.

- Sound or Light Board - 1 show = \$300 minimum fee for 4 hours of time. Depending on time of year, length of time needed and availability, may be more. This minimum show fee is for operation of equipment for a 4-hour period, includes 1-hour pre show, 2 hours show time and 1-hour post show breakdown, as needed. It does not include programming or any other special requests. [And the fee listed is our estimate, the service providers will offer you a quote.](#)
- (2) Spotlight (if needed, 1 or 2) - \$25 per hour. Depending on time of year and availability, may be more. 2 hour minimum. HOA Production Coordinator or Activities Office staff will contact qualified operators on your behalf. The HOA will pay the operators on your behalf. Their fee will be collected at the time other fees are collected from the entity (homeowner or club)

Contract

- May have to complete contract process with HOA staff, Marion Moskal and/or sign a club waiver form **(Required)**

HOA Percentage of ticket sales

- As is standard with anyone (outside entity or homeowner) conducting business on HOA property, entity will provide the HOA with 20% of gross ticket sales. To be made payable by check to PCHOA, along with a summary of financial transaction. **(Required)**

These are estimates...pricing does not include rehearsal or use of the Theater (beyond standard sound check to take place during the few hour before show) – if additional sound check or rehearsal is needed, this would have to be worked out with service providers at their negotiated rate at a location other than the Renaissance Theater. Does not include microphones, microphone stands, monitors, cabling or other stage props or equipment. Risers may be available through the HOA Food & Beverage Office, depending upon availability, they do not include any draping.

This is just a guidelines document, all shows and circumstances are individual and the PebbleCreek HOA Production Coordinator and/or Activities Director will review each event and work with the organizer as needed, depending upon the equipment that the artist plans to bring

in and other factors. Permission to use the Theater as described above is based on availability, and at the discretion of HOA Management and the HOA Board of Directors.

The HOA does not sell your tickets, make your tickets, market or provide promotion for your event. You may not put posters, signs, banners or other materials in Clubhouses, Theater or around the community, unless as allowed for rules pertaining to HOA Board approved clubs. These rules are on the HOA website.

PEBBLECREEK DOG PARK POLICY

JULY 13, 2018

(Revision to #2015-1)

- **Dog_Park Hours are from sunrise to sunset.**
- **Dog Park is for use by PebbleCreek residents and their guests only.**
- **Use of the Dog Pak by any resident or guest shall constitute implied consent of the dog owner to all of the conditions stated within the PebbleCreek Dog Park Policy.**
- **Park users and dog owners assume all risks to the use of the Dog Park and are responsible for the conduct of their dog(s) while in the Park. Any incident involving a dog biting a human should be reported to the Maricopa County Animal Care and Control at 602-506-7387 and to the PebbleCreek Community Services Patrol at 623-935-0387**
- **Dogs must be kept on leashes at all times until they are in the DE leashing area of the Dog Park and the entrance gates are fully closed after entry. Once the park leashes must be removed.**
- **Dog owners must remain in the park and keep their dog in their view at all times. No dog may be unattended.**
- **All dogs should have up-to-date vaccinations prior to entering the Dog Park.**
- **No children under the age of 12 years are permitted in the Dog Park.**
- **Aggressive dogs are not allowed in the park. Any dogs showing signs of aggression must be leashed and removed from the premises immediately.**
- **Female dogs in heat are not permitted in the Dog Park.**
- **Smoking, alcoholic beverages, glassware and food (human or pet) are not allowed inside the Dog Park.**
- **Owners must clean up dog droppings made by their pets. Bag all droppings before depositing them in provided receptacles.**

Jack Sarsam/President/PCHOA 7/13/18

Policy # 2018-1

Community Enhancement Fund Policy

In order to provide rules for the administration of the Community Enhancement Fund, the Board adopts the following policy.

1. Deposit of Community Enhancement Fees. Notwithstanding any provisions of the CC&Rs, if any, which provide for deposit of the Community Enhancement Fees in either the Reserve Fund or the Community Enhancement Fund, all Community Enhancement Fees will be deposited in the Community Enhancement Fund until the \$3 million criteria specified in Section 4 below has been satisfied. The fund assets will be maintained in a separate account with a responsible depository and may be in the form of a cash deposit or invested in obligations of, or fully guaranteed as to principal by, the United States of America.
2. Application of Funds. Except as provided in Section 4 below, Community Enhancement Fees deposited in the Community Enhancement Fund shall be applied only for Enhancements. Enhancements are increases in the quality or quantity of existing facilities, equipment, or amenities that are owned by, or are the responsibility of, the Association or the Association's acquisition by construction, purchase, or lease of land or of new types of facilities, equipment, or amenities that are not replacement facilities, equipment, or amenities. Funds from the Community Enhancement Fund may not be used for expenditures that are appropriately Reserve Fund or Operating Fund expenditures.

For this purpose, permissible Reserve Fund expenditures include purchases of higher-quality items or parts when an equivalent replacement item or part is no longer available, or when higher quality, or additional, items or parts have, or will provide, a longer useful life or will reduce future maintenance costs otherwise payable from the Reserve Fund.

3. Allocation of Expenditures. Expenditures that include Enhancements as well as elements that are coverable by the Reserve Fund and/or the Operating Fund must be reasonably allocated among such Funds in proportion to the elements coverable by the such Funds including allocation of the cost of repair or replacement of an individual item when the Enhancement portion would not be a permissible Reserve Fund expenditure under the foregoing standard.

4. Transfers to the Reserve Fund. To maintain the Community Enhancement Fund at a level consistent with reasonably foreseeable needs for Enhancements, at least once every three years the Board shall determine whether Community Enhancement Fund funds, taking into account reasonably expected future fee deposits, exceed reasonably foreseeable needs for Enhancements. If the Board determines that such funds exceed reasonably foreseeable needs for Enhancements, the Board may transfer to the Reserve Fund (i) funds from the current Community Enhancement Fund balance, (ii) some or all of expected future fee deposits, or (iii) a combination of both, to the extent it deems necessary to eliminate such excess funds in the Community Enhancement Fund; provided, however, the first such transfer may not occur until after the first \$3 million of Community Enhancement Fees are deposited in the Community Enhancement Fund and spent on Enhancement expenditures or retained in the Community Enhancement Fund.

Effective: Upon the establishment of a Community Enhancement Fee.

Jack Sarsam, President PCHOA

Policy No., 2018-2

PEBBLECREEK COMMUNITY SERVICES PATROL ESTATE SALE POLICY
MARCH 18, 2015

As per PCHOA Rule 8.8(c), the Administrator of a deceased Homeowner's Estate must obtain a permit for an estate sale in accordance with the following Policy on Estate Sales.

To apply for a permit, please submit the date, time and address for the sale to: PebbleCreek Community Services Patrol, 3657 W. Clubhouse Drive, Goodyear, AZ 85395. A \$100.00 cashier's check payable to PCHOA must accompany the request. Requests should be submitted at least two weeks in advance of the requested sale date. PebbleCreek HOA reserves the right to deny a permit.

The following will be in effect for the sale:

- 1. An Estate Sale can be held from 10:00 a.m. to 4:30 p.m. for no more than two consecutive days.**
- 2. One sign, advertising the sale, may be posted in the front yard of the home where the sale is being held.**
- 3. All items for sale must be kept inside the residence.**
- 4. Garage doors must be kept closed at all times**
- 5. Community Services Patrol will monitor the sale to ensure adherence to this Policy and that there are no traffic/parking violations.**
- 6. Guest relations will give directions to all visitors and advise of no parking in front of mailboxes and driveways.**

John Kiekbusch/President/PCHOA – 3/18/2015

POLICY ON DISTRIBUTION OF FLYERS AND BLOCK PARTIES
SEPTEMBER 15, 2015

Distribution of Flyers will be prohibited by Section 5.6 - Soliciting: Unless specifically approved by the Board, soliciting, for whatever purpose, is not permitted within PebbleCreek residential areas or at any of the PebbleCreek facilities. Soliciting includes the leaving of flyers and samples at residences.

Block/Street Parties will be conducted as follows:

- PebbleCreek Community Services Patrol permission must be obtained ONE week prior to event.
 - Request for Block/Street parties must include general map of area and be limited to cul de sacs, common areas or streets with limited traffic.
 - All homeowners in affected area must be notified and give written approval of event. The approval list must accompany the request to CSP.
 - Hours, location and approximate attendance number must be provided to CSP as part of the request.
- Removal of trash is sole responsibility of the event coordinators.
- Code of Conduct, Section 4, of the PCHOA Rules will apply

John Kiekbusch/President/PCHOA 9/15/15

POLICY ON “OVERFLOW” PARKING
DECEMBER 1, 2014

Even though additional handicapped and golf cart parking spaces have been provided, the eight new bocce ball courts and the general increase in activity on the Eagles Nest Clubhouse campus, as well as the development of additional housing sites on the former Robson sales center parking area, have created a greater demand for both car and cart parking spaces for residents and guests attending various activities.

Accordingly, the Board of Directors has determined that the “overflow” parking lot southeast of the Eagles Nest Activities center must be limited to short term and operable motor vehicle parking.

Residents or guests seeking to use the lot overnight must obtain a non-renewable 72 hour permit from the Eagles Nest main gate house attendant. The permit must be prominently displayed on the vehicle. Only one permit for a particular vehicle is allowed in a three-month period. A motor home or camper parked on the lot may not be used for lodging. Customer Service gate personnel may decline issuance of a permit when the lot is full or if an oversized vehicle would preclude efficient utilization of the lot. Unauthorized vehicles may be towed by the PCHOA at the owners’ expense.

Longer term parking or storage of vehicles, including motor homes, campers, boats and trailers, is available at RV and commercial sites near PebbleCreek as well as at the Robson RV storage lot west of Sarival off Indian School. The phone number to make leasing arrangements at the Robson lot is 623-935-5243.

John Kiekbusch/President/PCHOA – 12/1/14

TREE REMOVAL POLICY

The Common area landscaping trees and shrubs in each unit are planned by the developer prior to the home lots being offered for sale to the public. One reason for this practice is so the buyer of the lot can view the landscape and make their decision to purchase based partially on the common area landscape adjacent to the lot. It is important to maintain the continuity of the common area trees and shrubs in order to protect the property values within PebbleCreek Resort Community.

Trees will normally be trimmed by the HOA to the homeowner's property boundary line. A homeowner who believes a tree requires further trimming must notify the PCHOA Operations Department and request an evaluation. If additional trimming is required, it will be scheduled through the PCHOA landscaping contractor. The homeowner cannot cut a tree down and cannot destroy the structural integrity or the cosmetic appeal of a tree by improper trimming. Leaves, bean pods, or tree debris which fall off and end up on adjacent homeowner property are considered a natural occurrence and are the responsibility of the homeowner. Trees will not be removed due to leaves, bean pods or debris fall off.

Trees that are encroaching on a homeowner's property may be removed by the HOA upon notice by the homeowner to the HOA. Trees that are storm damaged or diseased may be removed by the HOA. A tree removed due to storm damage or disease will be replaced with the same type of tree, no smaller than 24" box replacement. There is time that a tree will not be replaced, i.e., encroachment, HOA discretion.

John Spooler/President/PCHOA

Policy #2012-1

PATROL CITATION POLICY

TO: Bill Nickel, Director of Patrol

FROM: PCHOA Board of Directors

DATE: January 20, 2009

SUBJECT: Policy Changes

The PCHOA Board of Directors has made the decision to change the policy pertaining to issuing Citations by the PCHOA Patrol. These policy changes are to be put in effect immediately:

- A. "Courtesy Notice" instead of a "Citation" will be issued to any PebbleCreek resident observed by Patrol to have violated a PCHOA Rule(s) in accordance with the following:
- a) "Courtesy Notices" will be issued for the first and second infractions of the same Rule(s) violation of the PebbleCreek HOA Rules within a 12 month period.
 - b) "Citations" will be issued for the 3rd. subsequent violation of the same PCHOA Rule within a 12 month period.
 - c) The following Rules violations are exempt from the "Courtesy Notice" policy and will continue to be issued "Citations" when a violation is observed:
 - 1. Fire Lane and Fire Hydrant violations
 - 2. Disabled Parking violations
 - 3. Dust Control violations
 - 4. Unauthorized Gate Entry violations
 - 5. Speeding violations where speed exceeds 15 mph above the posted speed limit.

The attached "Courtesy Notice" form will be utilized to advise residents and to create a paper trail needed for administration and record keeping.

John Spooler/President/PCHOA

PC HOA Facility Guest/User Fee Policy-Adopted by the Board on 12/16/2009

Rational for Policy: As stated in the Covenants, Conditions & Restrictions for the PebbleCreek Golf Resort, homeowner dues are based on up to two persons per home and Associate members are required to pay one half the annual dues rate. All amenity costs are paid for by these homeowner and associate member dues. As these amenities get used by authorized homeowners, tenants and more and more guests, the cost to maintain these amenities has and will continue to increase and the expected life of assets will decrease. To avoid having homeowners bear all the cost for this increased usage we have determined that the fairest way to pay for these additional costs would be to set limits on the number of “free” guest visits per home site (unit and lot) and to charge a user fee for additional guest visits. Guest privileges are not meant to be extended to family members or friends who live in a neighboring community to enjoy the recreational facilities and fitness centers on a regular, ongoing basis. This is a private club primarily for members and for their guests who may visit on an infrequent or occasional basis.

Policy: All Resident visitor guests using any of the recreational facilities named below will be required to have a Facility guest Card properly dated in order to gain access to the facility. Facilities included in this policy are all pools, spas, fitness centers, and tennis, pickleball and bocce courts. As necessary, designated HOA employees will ensure that residents will have priority to use all fitness center equipment, pools or courts. The various courts can only be reserved by residents for play by themselves and their guests.

Each homeowner’s home site (unit and lot) is entitled to and may request up to thirty (30) recreational Facility Guest cards per calendar year which will authorize up to thirty (30) person days of recreational facility use for the guests of their household at no cost. These thirty (30) free recreational Facility Guest cards will be available to each homeowner’s home site (unit and lot) for each calendar year and will be issued and dated as they register their guests. Any free recreational Facility Guest cards not requested or not used by the end of the calendar year will expire at the end of that calendar year. Each guest, regardless of age, will use one person day for each day any of these facilities are used. Guests not using the recreation facilities will be issued the current Guest Card and will be required to obtain a recreational Facility Guest card.

Additional recreational Facility Guest cards for homeowner’s or tenants guests will be available at the rate of \$5.00 per guest, regardless of age. The Homeowner or tenant may obtain their free cards and buy any additional cards from the Clubhouse Front Desks or other locations as designated by the Board when registering their guests. Recreational Facility Guest cards will be required for each guest regardless of age. These cards will be dated when issued and only good for that date or range of dates. These recreational Facility Guest cards will need to be presented and checked each day the facility is used.

The Board of Directors may change these fees and adopt rules limiting the number of guest cards issued to one household including consideration of exceptions for special circumstances. Guest privileges are not meant to be extended to family members or friends who live in a neighboring community to enjoy the recreational facilities and fitness centers on a regular, ongoing basis.

John Spooler/President/PCHOA

Policy # 2009 -