

March 1, 2022

Dear Winds of Tatum Homeowner:

The Winds of Tatum is a lovely and desirable place to live. We'd like to keep it that way and we know that you would, too.

Our CC&Rs spell out the rules that all homeowners must follow to maintain the neighborhood and they include a policy to fine those who violate them.

At this time, the Board has updated and adopted a few additional rules in addition to the previous Rules and Regs mailed out last year. Please add the next page to that packet.

We recognize that there are times when some flexibility is necessary and you may need an exemption. Contact Kinney Management with the details of your situation.

This document has been approved by Kinney Management and its legal staff. You can find details on the specific violation in the CC&Rs located at:

[www.windsoftatum.com](http://www.windsoftatum.com)

Sincerely,  
Kinney Management  
On Behalf of the  
Winds of Tatum Board of Directors

WINDS OF TATUM  
RULES & REGULATIONS ADDENDUM  
ADOPTED JANUARY 11, 2022

**FLAGS**

In accordance with Arizona state law (<https://www.azleg.gov/ars/33/01808.htm>), the Winds of Tatum's flag rules are as follows.

The only flags permitted, house-mounted below the roofline, are:

- American flag
- Official or replica of a flag of the United States army, navy, air force, marine corps or coast guard
- The POW/MIA flag
- The Arizona state flag
- An Arizona Indian nations flag
- The Gadsden flag
- Seasonal and sport teams

**SEASONAL AND SPORTS FLAGS**

Seasonal flags may be displayed the month of an event (Spring/holiday) and must be removed within 12 days after the date of the holiday and must be maintained in good condition.

Only high school, college and professional team flags for football, basketball and baseball are allowed. They may be flown during the sport's season.

Flag poles must be attached to the house and only one flag may be flown at a time.

Flags are limited to 3 feet by 5 feet.

**SIGNS**

No signs shall be displayed on any home/lot except the following:

A. Political signs may not be displayed more than 45 days before an election, and must be removed within seven (7) days after an election. Maximum dimension of 36 inches by 48 inches. No political signage is permitted on or in any common area.

B. One temporary "For Sale" or "For Rent" sign no larger than 18 inches x 24 inches (standard real estate sign).

C. One residential address sign (on the front of the house) with a maximum face area of 108 square inches. It may not be fluorescent.

E. Signs for home security systems (ADT, Ring, etc.)

**EXTERIOR DECOR/ARTWORK/LIGHTING** (visible from the street)

All exterior lighting (flood, coach, security and landscape) must be maintained and in working condition.

Benches do not require approval.

All permanently affixed signs and artwork, other than holiday, requires approval by the Architectural Committee. No loud colors allowed. This includes yard decor and anything hanging/secured to the front wall, gate arch, gate and garage.

**LANDSCAPE**

If any front yard/common area landscape vegetation is removed by any homeowner without prior Landscape Committee/Board of Director approval, that homeowner shall be assessed the cost of replacement for the landscape item removed.