

## **Board of Directors**

### **Vistoso Community Association**

#### **RULE PROHIBITING MARIJUANA, ALCOHOL, TOBACCO, AND DANGEROUS DRUG USE IN COMMON AREAS**

##### **I. Purpose**

The Board of Directors of Vistoso Community Association (“VCA”) adopts this Rule to ensure the Common Areas are free from Marijuana, Alcohol, Tobacco, and other Dangerous Drug use, and to protect residents from exposure to any Dangerous Drugs.

##### **II. Authority**

Pursuant to Article 6, Section 6.3 of the Restated Declaration of Covenants, Conditions, Restrictions and Easements for Rancho Vistoso (“Declaration”), the Board of Directors has the authority to adopt, amend, and repeal the Association Rules, and the Rules may restrict and govern the use of the Common Areas.

##### **III. Rules Regarding Common Area Use**

The Board hereby adopts the following Rules with respect to its Common Areas:

1. The use of Marijuana, Alcohol, Tobacco, and Dangerous Drugs in any form, as those terms are defined herein, are strictly prohibited on or in any part of the Common Areas.
2. No Owner shall use or permit the use of Marijuana, Alcohol, Tobacco, or Dangerous Drugs by any occupant, agent, tenant, guest, or family member upon the Common Areas.
3. The Board shall have the authority and power to enact rules and regulations which it deems necessary to enforce this policy, including a schedule of fines which may be imposed after notice and an opportunity to be heard.

##### **IV. Definitions**

“Alcohol” includes beer, distilled spirits, spirituous liquor and wine. Beer, distilled spirits, spirituous liquor and wine are further defined in A.R.S. § 4-101.

“Common Areas” shall have the same meaning as defined in Article 1.18 of the Declaration.

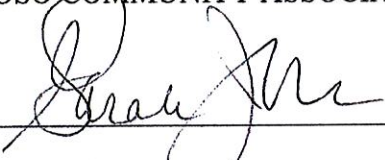
“Dangerous Drugs” are defined in Title 13 of the Arizona Revised Statutes as “any material, compound, mixture or preparation that contains any quantity of the [listed} hallucinogenic substances and their salts, isomers, whether optical, positional or geometric, and salts of isomers, unless specifically excepted, whenever the existence of such salts, isomers and salts of isomers is possible within the specific chemical designation.”


“Marijuana” is defined in Title 13 of the Arizona Revised Statutes as “all parts of any plant of the genus cannabis, from which the resin has not been extracted, whether growing or not, and the seeds of such plant.”

“Tobacco” includes cigars, cigarettes, smoking tobacco, or chewing tobacco.

This Rule is dated and hereby made effective as of this 4<sup>th</sup> day of December, 2020.

VISTOSO COMMUNITY ASSOCIATION

By: , President

Attest: , Secretary