

**SUNSET COVE CONDOMINIUM ASSOCIATION  
STANDARDS**

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## SUN CONTROL DEVICES

All sun control devices require Gainey Ranch Architectural Committee approval prior to any construction or installation. Additional information regarding submittal/approval can be obtained at the Gainey Ranch Community Association office. No other sun control devices are approved.

I. AWNINGS are reviewed on an individual basis.

- A. FIXED AWNINGS must be in the shape of the window. Valances, if used, must be straight (not scalloped) at the bottom and edge binding must match the awning color.

Approved Fabric: SUNBRELLA  
Approved Color: LINEN #4633  
Approved Frame: TO MATCH FABRIC COLOR

Fixed awnings are constructed of fabric stretched and wrapped over a painted metal frame, which is permanently attached to the exterior wall.

- B. RETRACTABLE AWNINGS are reviewed on an individual basis and will be approved only for restricted locations based upon architectural compatibility as determined by the Gainey Ranch Architectural Committee. Valances, if used, must be straight (not scalloped) at the bottom and edge binding must match the awning color.

Approved Fabric: SUNBRELLA  
Approved Color: LINEN #4633  
Approved Frame: TO MATCH FABRIC COLOR

Protective metal hoods as required will be painted to match the adjacent stucco color. No conduit or junction boxes may be exposed on the building exterior.

II. SUNSCREENS are reviewed on an individual basis.

- A. FIXED SCREENS including the frame and hardware, are constructed out of bronze finished anodized metal to match the window frame. The Approved screen color is dark bronze.
- B. RETRACTABLE SCREENS must be dark bronze in color. They are only allowed on the rear elevation. Retractable sunscreens will be track-mounted flush against the building within ½” of the window frame and all hardware will be concealed in a protective box matching the color/finish of the building exterior. No conduit or junction box may be exposed on the building exterior.

- III. UMBRELLAS, etc., must be kept in good condition. Fabric may not display graphics of any kind, and fabric colors that are highly contrasting to adjacent building or highly contrasting multi-colors on the umbrella are not permitted. Umbrellas in court yards and patios will be judged on a case by case basis.
- IV. RETRACTABLE ROLLING SHUTTERS are reviewed and approved on an individual basis prior to installation. Shutters must be track-mounted and constructed of pre-painted (baked enamel) slats. Slats and hardware must be housed in a protective box installed directly above the window or door. Box and all other hardware must be painted to match the exterior color of the building. No conduit or junction boxes may be exposed on the building exterior.

Approved Materials: DOUBLE WALLED PVC VINYL  
or ALUMINUM SLATS

Approved Colors: DARK BROWN OR APPROVED EQUIVALENT

Location: WINDOWS SPECIFICALLY APPROVED

V. GLASS TREATMENT

- a. STAINED/COLORED glass will be approved on an individual basis for color, design and location.
- b. TINTED GLASS in addition to the original installation by the builder, Llumar window film #N-1035 SR CDF or an equivalent is approved.
- c. NO REFLECTIVE MATERIALS including but not limited to aluminum foil, reflective screens or glass, mirrors or similar type items, are not permitted to be placed on the outside or inside of any windows.

**SUNSET COVE AT GAINNEY RANCH  
FRONT ENTRY SCREEN DOOR  
STANDARD**

1. Door frames to be steel frame construction. Paint color to match front entry door for Sunset Cove. Paint color for screen/security door in Dunn Edwards Iron River DEA176.
2. Dark Bronze screen material.
3. Hardware to match and/or tie into existing Sunset Cove hardware.

Screen door installations meeting the above standard will not require Gainey Ranch Architectural Committee review; however, any changes to the above specifications must be reviewed and approved by the committee prior to installation.

## SUNSET COVE SECOND STORY PATIO MAINTENANCE

The maintenance responsibility of second-story patios is not definitively addressed in the Sunset Cove documents. Therefore, this rule has been adopted by the Board of Directors to clarify the allocation of second-story patio/roof maintenance responsibilities between the homeowner and the Homeowners Association for Sunset Cove. Second story patio maintenance is considered critical to prevent water penetration into either the living area or patio of the residence below. The building structural support components are also subject to damage caused by any such water penetration.

### A. Homeowner Maintenance Responsibility

- Maintain his/her patio in neat, clean condition.
- Maintain the surface in good condition and repair for use both as a patio and first class roof.
- Maintain the railings, posts and light fixtures in good condition and repair.

In accordance with the provisions of Article 10 of the Condominium Declaration for Sunset Cove, the Association is authorized, but not required, to correct any outstanding homeowner maintenance deficiencies and may enter upon all common elements and units to the extent necessary to correct the deficiencies. The cost of correcting deficiencies in a unit shall be an assessment to such unit.

### B. Homeowners Association Maintenance Responsibility

- Maintain all structural support components of the patio/roof.
- Maintain any flashings or other materials on patio/roof that were exclusively installed to function as a roof.
- Caulk and seal around edges of patio to prevent leaking into unit below.
- Cause an annual inspection of each patio/roof to be conducted at the expense of the Association to determine any maintenance requirements.

Pursuant to Article 10 of the Condominium Declaration for Sunset Cove, each Member must permit persons authorized by the Association to enter into any unit when such entry is required in the performance of the Association's duties. The Board shall cause the unit occupant to be given notice and an explanation of the need for entry as far in advance of entry as is reasonably practicable.

## **SUNSET COVE COMMON ELEMENT MAINTENANCE RESPONSIBILITY RULE**

The Sunset Cove Declaration states that each homeowner is responsible for maintenance of the interior of the Unit for maintenance of the Limited Common Elements, appurtenant to such Unit and for certain Common Elements. The Homeowners Association for Sunset Cove (Association) is responsible for maintenance of most Common Elements but not for Limited Common Elements. This Rule is intended to clarify the provisions of the Declaration for the convenience of all intended parties. A summary of the allocation of the maintenance responsibilities between the Homeowner and the Association is as follows:

### **A. Homeowner Maintenance Responsibility**

- Window and exterior door glass replacement and cleaning.
- Air conditioning units.
- Screen doors.
- Window screens and shutters.
- Awnings.
- Planter boxes.
- Interior surface of an exterior door including garage door.
- Storage area adjacent to Unit.
- Patios and balconies including wrought iron patio gates.
- Landscaped entryway contiguous to Unit.
- Walkways and driveways leading solely to a single Unit including stairways.
- Termite Treatment to interior of Unit.

### **B. Association Maintenance Responsibility**

- Parking areas.
- Driveways serving more than a single unit but excluding garage interiors.
- Caulking and sealing around exterior of doors, windows and other building elements.
- Exterior surface of an exterior door including garage door.
- Replacement of an existing exterior door including garage door.
- Window frame replacements including mullions.
- Exterior light fixtures and light bulb replacement.
- Landscaping except in patios and other areas stipulated in A. above.
- Roofs (see Patio/Roof Maintenance Rule for exception).
- Building walls
- Termite treatment to exterior of building, even if exterior treated through floor of Unit.

**THE SUNSET COVE at GAINNEY RANCH CONDOMINIUM ASSOCIATION  
ACCESSORIES and LANDSCAPE RULES**

Pursuant to the authority granted to the Board of Directors by Article 15, Section 15.1 of the Condominium Declaration, the Board hereby adopts the following Rules regarding Architectural Control and Landscaping:

**Accessories – Common Elements:**

In order to allow Owners to improve the environment and appearance of the Common Elements adjacent to their Unit, the Board will allow certain accessories to be placed upon the Common Elements with the following **limitations:**

- A. No decorative pots, plants, statues, hoses, hose containers or other decorative items may be placed in front of or adjacent to garage doors or in between common area landscaping.
- B. No accessories shall be installed or placed on the top of surrounding patio walls. **Accessories** include but are not limited to pots, plants, candles, statues, sculptures and other decorative items.
- C. All patio and courtyard additions need Sunset Cove Board approval or any committee established by the Board for that purpose.
- D. No water features or misters are permitted in courtyards or patios.

**Patio and Courtyard Landscaping:**

All landscaping and trees in courtyards and patios need to be approved by the GRCA Architectural Committee and/or the satellite board prior to installation. Some unapproved trees are Ficus, Italian Cypress and Mexican Fan Palm due to Size and Maintenance. All landscaping and trees are required to be maintained throughout the year by the unit owner.

No plants, shrubs or trees are to be added to the common areas without prior approval.

## **SUNSET COVE PAINT SPECIFICATIONS**

Exterior of buildings, stucco walls, planters, patios and garage door color:

**CUSTOM COLOR:** Sunset Cove Gray

Frazer #65 Tint Rm.

213 Super Flat, Flat Base: White-001 2130001

Formula:

B 1Y21.000/48

C 1Y31.000/48

F 0Y12.000/48

KX 2Y17.000/48

Screen/Security Door, railings, wrought iron fencing pole mounted area lights and wooden beams:

Dunn Edwards – Iron River (DEA176)

Revised 1/23/12



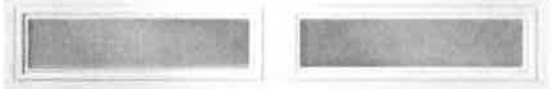
## Sunset Cove Garage Door Standard

The garage door that has been approved for install at Sunset Cove is:  
IDEAL DOOR 1 3/8" Insulated Steel Sandwich Door  
Model #134 Long Ranch Panel with wood grain textured surface.

The window option for the 1 car garage is:



The window option for the 2 car garage is:



Revised 2/27/12

**MINUTES OF THE MEETING OF THE  
BOARD OF DIRECTORS OF THE  
SUNSET COVE AT GAINES RANCH  
CONDOMINIUM ASSOCIATION**

The Annual Meeting was held on March 11, 1999 at the Estate Club

Board Members present:

Fran Goldberg – President

Stan Barnes

Judy Kern

Nancy Greene

Dick Thiessen

The Board passed the following resolution:

**The Sunset Cove Board of Directors shall be notified of any tree replacement in Sunset Cove. The Board of Directors will act upon the recommendation from GRCA Maintenance in the same manner as architectural considerations.**

**SUNSET COVE AT GAINNEY RANCH CODOMINIUM ASSOCIATION**

**STATEMENT OF POLICY:**

**Sunset Cove prohibits the installation of hot tubs (Jacuzzi) in or on the premises of any condominiums at 7700 East Gainey Ranch Road known as Sunset Cove.**

If a hot tub is installed with or without the knowledge of this policy, the owner of the unit is liable for all damages to his/her unit as well as any neighboring units affected due to the installation, misuse, or accidental damage incurred, whether the problem is water or property damage. Sunset Cove reserves the right to require removal of any or all hot tubs.

Approved: 11/17/98

## **MEMORANDUM**

**To:** Master Architectural Committee

**From:** Fran Goldberg – President; Sunset Cove

**Subject:** Misters

**Date:** Friday, March 6, 1998

Meeting with Clara Vaughan, Fran Goldberg, Stan Barnes and Nancy Green it was decided that Sunset Cove will allow the mist system on the rear patios of units #127, 126 & 125. Any future requests for a mist system will be addressed on a case-by-case basis. Approvals will have the following stipulations:

- Must be installed by a professional company
- Patio area will not affect adjoining neighbor's windows, furniture, stucco, etc.
- These units must be winterized and periodically checked for water leaks.

## SUNSET COVE RULES

### PARKING

1. Pursuant to the Sunset Cove Condominium Association Declaration, Article VIII, Section 8.3 Use of Parking Spaces the Association is granted the right to adopt rules and regulations and in particular, parking rules. The adopted rules and regulations may cover any aspect of the Association's rights, activities and duties provided said rules and regulations are not inconsistent with the Association's Declaration.

#### 2. DRIVEWAY PARKING

The Association Declaration, Article VIII, Section 8.3 Use of Parking Spaces, states that the Association may prohibit or restrict the parking of automobiles owned by owners or their tenants within the common space. It allows the Association the opportunity to further define temporary parking. Consequently, the intention is hereby further defined as follows:

- a. Parking on driveways by residents shall only be permitted to facilitate residents who operate more than two vehicles for units with two car garages, or more than one vehicle for units having a one car garage. In either case vehicles parked on driveways cannot remain parked for durations more than 24 hours at a time. The driveway designated parking (excluding without limitation, motorcycles, trailers, campers, vans, recreational vehicles or boats) may only be used when the garage is first occupied by two vehicles(two car garage) or one vehicle (one car garage). Note: Owners are not considered residents unless they are personally occupying the residence.
- b. A homeowner whose vehicle will not fit into the garage based upon special equipment of length may park in the driveway if approved by the Sunset Cove Board of Directors.
- c. Operable vehicles of owner's guests and invitees shall be allowed to temporarily park on the driveway.
- d. Whenever it is necessary in accordance with paragraphs a. or b. above to park overnight on the driveway, the vehicle must first be properly registered with Gainey Ranch Security.
- e. If a vehicle will not fit into a garage due to special equipment or other factors the Sunset Cove Board of Directors will consider special parking situations and approve if appropriate.

### 3. STREET PARKING

No parking is permitted on the Association streets overnight.

#### 4. Enforcement will be in accordance with the following procedures:

##### 1<sup>st</sup> & 2<sup>nd</sup> violations within a one year period

A warning sticker shall be placed on the windshield of the vehicle

##### 3<sup>rd</sup> violation within a one year period

A final warning sticker shall be placed in the windshield of the vehicle that informs the owner/driver that this is the final notice and that the vehicle will be immobilized immediately at the owner's/driver's expense, if a 4<sup>th</sup> violation should occur.

Whenever a vehicle is immobilized, the monetary penalty shall be \$60.00, payable at the time the lock is removed. The parking fee shall be levied in accordance with Article VIII, Section 1, of the Master Association Declaration.

# Sunset Cove Rules

## Water Turn-Off Rules and Regulations

Any Owner, Lessee, or Occupant that leaves its Unit unoccupied for more than seven (7) consecutive days shall turn off the water to all toilets and the clothes washer in the Unit. In the event that a water leak and/or any related damage is caused as a result of an Owner, Lessee or Occupant's failure to abide by these rules, the Owner shall be liable for all resulting damages. Each Owner shall be strictly liable to the Association and the other Owners, Lessees and Occupants for any damage to the Common Elements or other Units caused by water intrusion into the Common Elements or other Units from the Owner's Unit.

**THE INSTALLATION OF HARDWOOD OR TILE FLOORING**

No owner of second story Units within the Sunset Cove Association may install hardwood, tile or similar floor within their unit unless noise deadening material is installed and approved by The Sunset Cove Association Board of Directors and the Master Architectural Committee to ensure sound penetration does not disturb the unit below.

Only carpet with padding may be used in second story units unless the above conditions are met. Hardwood or tile flooring may be used in limited amounts in the bathrooms and kitchens of second story units without noise deadening material if approved by The Sunset Cove Association Board of Directors and the Master Architectural Committee.

Any installation must fit within the guidelines of “equal to or better”, that is, the sound deadening infrastructure must produce audible results equivalent or better than the use of padding and carpet.

Any second story unit that currently has hardwood or tile flooring in violation of this rule as of the date of adoption will be grandfathered, with the following conditions:

Should the hardwood or tile floor in the future require repair or replacement of 50% or more of the grandfathered flooring, sound deadening material will be required.

No new installations of hardwood, tile or similar flooring may be installed in any second story Unit as of the date of adoption of this rule unless noise deadening flooring material is installed, regardless as to whether or not the owner had previously installed hardwood, tile and/or similar flooring in a portion or all of the second floor.

April 2015



# Sunset Cove

## Dog Rule and Regulations

### Dog Limitations and Exemptions

1. Each Unit shall be permitted to keep no more than two (2) dogs as household pets.
2. Exemption: Association shall make reasonable accommodation for Service Dog(s), as defined below. However, allowed Service Dog(s) shall be subject to the below mentioned Rules and Regulations regarding dogs.
3. "Service Dog" is defined as any guide dog, signal dog, or other dog individually trained to provide assistance to an individual with a disability, regardless of whether they have been licensed or certified by a state or local government.

#### Requirements

- a. Owner or occupant is a person with a disability
  - b. Service Dog shall have ability to provide specific assistance to an individual with a disability.
4. Exemption: Association shall make reason accommodation for Emotional Support Dog(s) as defined below. However, allowed Emotional Support Dog(s) shall be subject to the below mentioned Rules and Regulations regarding dogs.
  5. "Emotional Support Dog" is defined as any dog that provides companionship, relief from loneliness & depression, and similar support. The emotional support the dog provides must have a direct link to the ease of the Owner's or occupant's disability.

#### Requirements:

- a. Owner or occupant is a person with a disability
  - b. Owner or occupant requires the dog to ease the symptoms of the Owner's or occupant's disability or provide a service to the Owner or occupant.
  - c. Owner or occupant has a letter or prescription from a doctor or therapist.
6. Any and all dogs of which the behavior, as determined in the Board's sole determination, poses a threat to the health or safety or others and/or creates an unreasonable risk of harm to the Association are prohibited.
  7. If, as of the date of adoption of these Rules, a Unit has more than two (2) dogs such dogs will be considered grandfathered so long as they are registered with the Association within thirty (30) days of adoption of these Rules.

## **Dog Rule and Regulations**

1. Any Owner or occupant of a permitted dog must register his/her dog with the Association within 30 days of occupancy of a Unit within the Association, or obtaining a permitted dog.
2. All permitted dogs must have current rabies vaccinations.
3. All permitted dogs shall be on a leash, and shall be accompanied at all times when outside an Owner's or occupant's Unit
4. Unit Owners shall remove all pet waste and pick up after his/her dog.
5. Unit Owners shall discard pet waste only in Association designated dumpsters.
6. Dogs are prohibited from pool area.
7. Dogs shall be prohibited from making noise, including but not limited to barking, so as to disturb neighbors and create a nuisance.
8. Any and all dog bites must be reported to an animal control agency.

### **ALL VIOLATIONS OF THE ABOVE-MENTIONED DOG RULES AND REGULATIONS WILL BE HANDLED IN THE FOLLOWING MANNER:**

**First Offense** – A written notice will be delivered to the owner and/or resident committing the violation. Notice of the violation and potential fine if the violation continues, and an opportunity to be heard if the Owner disputes said violation shall be provided.

**Second/Additional Offense(s)** – A fine in the amount of \$25.00 per occurrence for violations of the stated Dog Rule and Regulations may be assessed to the Unit Owner, along with any additional expenses (repairs, restoration, removal). Fines shall continue until the violation is brought in compliance at the discretion of the Board of Directors.

### **Reporting of Violations**

Owners may submit to the Association reports of violations in writing via U.S. Mail, fax email, hand-delivery to a current Board of Directors member, or in person at a Board of Directors meeting.

Violation report shall contain the following information:

1. Name of person observing the violation (person submitting violation report)
2. What was observed as constituting a violation
3. When the observation of the violation took place.
4. Who was observed in the violation
5. Where the violation took place.