

7400 Gainey Club Drive Condominium Association

Standards and Rules

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Architectural Control

Approved: December 2010

Pursuant to the 7400 Condominium Association Declaration, Article 1, Section 1.07, Association Rules, the Association is granted the right to adopt rules and regulations and in particular, architectural control 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.

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/within the common elements with the following stipulations:

1. No pots, statues, sculptures, hoses, hose containers or other decorative items may be placed in front of or adjacent to the garage doors or on common area ground or Association landscaping.
2. The front entrance of every unit may have up to two (2) natural clay pots no larger than two (2) feet in height and width. Only living plant material and appropriate soil is allowed in the pots and the pot color should closely mirror the beige exterior building walls.
3. Front door wreaths are permitted for every holiday, but must be removed one week following the holiday, with the exception of holiday decorations which are permitted between November fifteenth and January third.
4. No accessories of any kind shall be installed or placed on any exterior walls or on top of any patio walls. The size and shape of accessories/items located within the patio must be comparable in size to the patio and must visually relate to the color schemes of all exterior patio walls. Accessories include, but are not limited to, pots, plants, candles, statues, sculptures and other decorative items. Any hanging item or items that are of a larger size and visible or a different color will need to be approved on a case by case basis and must be submitted to the 7400 Board of Directors and Master Architectural Committee for written approval.

5. Outdoor ceiling fans on any exterior patio must have prior written approval of both the design and color from the 7400 Board of Directors and the Master Architectural Committee before installation.
6. Holiday lighting or decorations shall not be attached to any Association owned tree, shrub, fixture, property, etc. These decorations cannot be set up before November fifteenth and must be taken down no later than January third. Holiday lighting must be non-blinking/non-twinkling white lights only.
7. Patio furniture must be comparable in size to the patio and must visually relate to the color schemes of all exterior walls. Umbrellas must be kept in good condition. Umbrella fabric may not display any graphics of any kind. Fabric colors that are highly contrasting to adjacent building and multi-colored umbrellas are also not permitted.

Exterior Paint Colors

<u>Color</u>	<u>Application</u>	<u>Paint Type</u>
Whole Wheat (DE6124)	Body	Masonry Flat Finish
Stonish Beige (DEC716)	Building Trim	Masonry Flat Finish
Weathered Brown (DEC756)	Window Frame, Entry Gates, Metal Railings	For Metal Low Sheen
Sahara(DEC747)	Entry Doors	Edure-acryl exterior Acrylic low sheen
W705		
Whole Wheat (DE6124)	Garage Doors	Edure-acryl W705

Dunn Edwards

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Scottsdale AZ, 85254

Phone: (480) 483-3131

Front Entry Door Lock & Handle Set

Approved: February 2005

The 7400 Board of Directors approved the following front entry door lock and handle set when replacing the original set installed by the builder.

Material: Brushed Nickel, Forged Brass or Chrome

Style: Two- piece set, Separate Lock and Handle – Square, Oblong or Oval in Design

Pushbutton lock or combination not permitted.

Front Entry Retractable Screen Door

Approved 4/2013

Front Entry Sliding Door & Patio Doors

Two Manufacturers: Local Distributors in Cave Creek and Phoenix.

1. Arizona Sun Screen LLC, "Roll-Away" standard and custom doors and colors, aluminum parts, fiberglass screening, is self-installing.
2. Phantom Screens/Arizona Screens, Display at Lowe's, aluminum parts, frame color to match structure, screening in black and grey, easy to use, needs to be professionally installed.

Gutters and Downspouts

Approved: 4/7/95

1. Gutters and downspouts must be unobtrusive and individually designed for each unit using the standard approved details. The downspouts must be a square shape with a smooth surface and located on the corners of side or secondary elevations, not on the front elevation. They may also be located at concave corners. The downspout must extend vertically or in some other approved manner, and discharged water must not cause erosion or a nuisance to the existing or neighboring properties. The gutter profile needs to be a flat (not curving) to match the existing fascia design.
2. All proposed gutters and downspouts are considered as an add-on installation and will be reviewed and approved on an individual basis.
3. A complete elevation plan must be submitted showing the location of the gutter and downspout on each individual residence and will be reviewed on an individual basis.
4. All installations must use the standard gutter and downspout details, colors, materials and finishes. No corrugated metal will be approved. All support brackets must be blind mounted. Homeowners are responsible for overseeing the installation to confirm full compliance with this standard.
5. The color of the gutter and/or downspout will be determined by matching the surface it is mounted to. Gutters and downspouts will have a primer and rust-inhibiting paint of semi-gloss or flat finish.
6. Gutters and downspouts must be kept clean, neat, properly painted and in good repair at all times.

Mist System Specifications

Approved: 7/2/95

1. Mist systems are considered to be an add-on installation which requires special individual approval by the Architectural Committee. Application forms for submittals are available at the Gainey Ranch Community Association Office. A site plan showing the location of the proposed system will be required with the application.
2. The mist system plumbing and mechanical equipment must be installed so that it is concealed or screens from adjacent view.
3. The mist system track must be a rigid copper line (not flexible) with blind clip mountings. The mist system spray nozzles and track are not permitted on the exterior of an elevation but instead must be placed or oriented inward of a soffit or fascia. No vertical feeds can be visible on the exterior of the building. The line should be located in a concave or corner location or concealed and screened in some manner from adjacent views.
4. The mist system must not cause noise vibration or any other type of annoyance or nuisance to other owners or occupants.
5. Any moisture or hard water residue and build-up created by the mist system must not be allowed to damage or accumulate on the stucco walls, doors, windows, patio decks, patio furniture or landscaping. Any damage or accumulation must be repaired or removed at the expense of the mist system owner.

Parking

Revised: April 2003

1. Pursuant to the 7400 Gainey Club Drive Condominium Association Declaration, Article I, Section 1.07 Association Rules and Article IX, Section 9.05 Parking and the Use of Garages/Visitor Parking, 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 IX, Section 9.05 Parking and Use of Garages/Visitor Parking, states that driveways may not be used for parking other than temporary parking. 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. The driveway may be used for a designated parking area for a third vehicle (excluding without limitation, motorcycles, trailers, campers, vans, recreational vehicles or boats) only when the garage is first occupied by the other two vehicles. Note: Owners are not considered residents unless they are personally occupying the residence.
- b. Operable vehicles of guests and invitees shall be allowed to temporarily park on the driveway.
- c. 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.

3. Designated Street Parking

- a. The areas designated on the street for overflow parking are for the purpose of temporary parking only as defined in Article IX, Section 9.05 of the Association Declaration. Consequently, no overnight parking is generally permitted in these areas.

- b. An exception to the overnight parking restriction is any resident or an Association residence which does not have a driveway and such resident operates more than two vehicles.
- c. If the above paragraph b. exception applies, the vehicle must first be properly registered with Gainey Ranch Security.

4. Street Parking

Other than the designated street parking areas referenced in paragraph 3 above, no parking is permitted on the Association streets at any time.

5. Enforcement will be in accordance with the following procedures:

1st & 2nd violations within a one year period

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

3rd 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 4th 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.

Second Story Deck Maintenance

Revised: March 2002

Realizing the importance of maintaining the second story decks that often function both as a patio and a roof to the unit below in a watertight condition, the 7400 Board of Directors has adopted a maintenance program covering the second story patio decks.

1. GRCA Inspection

The GRCA maintenance staff will inspect each deck annually for breaks, tears, wear spots, rips, or any conditions allowing water to migrate through the deck. Conditions of each deck will be noted and appropriately documented. Any standard membrane decks that required repairs or replacement of the water proofing material will be scheduled for repair and the owner will be notified. The cost of such repairs and inspection will be the responsibility of the 7400 Association.

2. Consultant Inspection

The membrane decks will be inspected bi-annually by a qualified deck and water proofing consultant. The consultant will provide insight into any premature membrane failure, the cause of such failure, and describe how to economically make repairs. The consultant will identify possible chemical or environmental changes that may affect the deck and provide imperative information in planning for a repair and replacement budget. The bi-annual deck inspection by the consultant will be at the cost of the 7400 Association.

3. Owner Responsibility

The owner shall be responsible for the cost to repair if the damage was caused by the owner's negligence or such owner's family members, tenants, guests or invitees. The owner is also responsible for the following good housekeeping practices which plays a major role in preventing water penetration problems and failure of the deck:

- a) The decks should be washed down on a regular basis using mild detergent and warm water.
- b) Windblown leaves, trash, etc., must be removed on a regular basis.
- c) The drains must be kept cleaned and free of debris at all times and flushed on a regular basis.
- d) Potted plants, trees, etc., should be moved occasionally to prevent deck damage. A raised dolly may be required to move any large pots.
- e) All patio furniture must have rubber skids in order to prevent damage to the membrane.

Sun Control Devices

Approved 4/92; Revised 6/09

All sun control devices, not provided by the builder as a standard, 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.

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: HEATHER BEIGE #4672

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 GRCA Master 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: HEATHER BEIGE #4672

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.

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 or beige in color and 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.

UMBRELLAS must be kept in good condition. Fabric may not display graphics of any kind. Fabric colors that are highly contrasting to adjacent building or highly contrasting multi-colors on the umbrella are not permitted. As a general rule, solid color umbrellas that involve earth tones such as beige, tan, sand and shades of brown, or which closely match the approved color (Heather Beige #4672) of the building awnings will be approved.

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 OR PVC VINYL
or ALUMINUM SLATS

Approved Colors: DARK BROWN OR APPROVED EQUIVALENT

Location: WINDOWS SPECIFICALLY APPROVED

GLASS TREATMENT

- a. Stained/Colored Glass will be approved on an individual basis for design and location.
- b. Tinted Glass will not be allowed beyond that which has been provided in the original installation of the builder.
- c. No Reflective Material including but not limited to aluminum foil, reflective screens or glass, mirrors or similar type items, shall not be permitted to be installed or placed on the outside or inside of any windows.