

**7400 Gainey Club Drive Condominium Association**  
**Standards and Rules**  
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# Architectural Control

Approved: December 2010; Revised 5/22

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) pots or one (1) sculpture. The pots must have only living plant material and appropriate soil. The pot color should be earth tones to be compatible with the exterior building colors. Revised 5/22.
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 top of any patio walls. Any visible accessory attached to a patio wall or post must not be of a weight that causes any damage. Homeowners are responsible for any necessary repairs caused by such installations. 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 the 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 for written approval. Revised 5/22.
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. Patio lighting may be installed for year-round enjoyment but must also be non-blinking/non-twinkling white lights only. Revised 5/22.
  
7. A. Patio Furniture must be comparable in size to the patio and must visually relate to the color schemes of all exterior patio walls.  
  
B. Patio Umbrellas must be kept in good condition. Umbrella fabric may not be neon, primary colors, pastels, multi-colored or display any graphics. Fabrics colors should be solid, darker colors such as black, navy, rust, brown, heather beige or darker earth tone colors. Existing umbrellas that do not comply with this rule need to be brought into compliance at the time of replacement or when the property turns over. Revised 5/22.
  
8. Bird feeders are allowed only in private patio areas. Revised 5/22.

7400

**7400 Gainey Club HOA**  
**Paint Products & Colors**  
**All Dunn Edwards**

*Updated Colors:*

- Evershield flat – Birchwood – Stucco / Body
- Evershield flat – Hickory – Stucco / Inset Accent, Perimeter Walls, Pony Walls
- Evershield flat - Grange Hall – Stucco / Top Accent
- Evershield sg - Grange Hall – Garage Doors
- Evershield sg – Hickory – Front Doors / Back Doors & Trim
- Evershield sg – Mink – Iron Railings

## 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

1. Pursuant to the 7400 Gainey Club Drive Condominium Association (Associations) Declaration, Article I, Section 1.07 "Association Rules and Article IX, Section 9.05 "Parking and 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 one vehicle. The driveway may be used for a designated parking area for a second vehicle (excluding without limitation motorcycles, trailers, campers, vans, recreational vehicles or boats) only when the garage is first occupied by the other vehicle. 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 Association Declaration. Consequently, no overnight parking is generally permitted in these areas.
- b. An exception to the overnight parking restriction is any resident of an Association residence which does not have a driveway and such resident operates more than one vehicle.
- 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:

1<sup>st</sup> and 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 on 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.

## 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 edge binding must match 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.

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

# EXTERIOR WINDOW & GLASS TREATMENTS

Approved 4/92; Revised 6/09; Revised 5/22

The placement and installation of ALL Glass and any type of Window Treatments (such as drapes, blinds, shutters, screens, etc.) are subject to review and approval by the 7400 Association Board. The color of the window treatment facing outwards towards the street, if visible, must be cream or white (no contrasting color). Existing window coverings that do not comply with this rule need to be brought into compliance at the time of replacement.

**Stained/Colored Glass:** The installation of any type of stained or colored glass on the inside and outside of all exterior windows is not allowed. Existing stained/colored glass will be grandfathered under the prior policy and will need to be brought into compliance at the time of replacement.

**Tinted and Reflective Glass, and Reflective Film:** The installation of any type of tinted and reflective glass, and reflective material on the inside and outside of all exterior windows is not allowed. This includes, and is not limited to, reflective screens, glass, mirrors, aluminum foil, or similar items.

No windows shall be covered by paint, foil, sheets, or similar items. Window sills must be kept free of clutter and personal items.

All Unapproved Exterior Window & Glass Treatments installed after the revision date for this policy not in compliance with these established 7400 Standards, are subject to removal.