

***Oasis Condominium Association
Standards and Rules
Revised (July 2022)***

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Section 1

Interior and Exterior Remodeling & Changes

The Unit Owner shall complete and submit a **Master Architectural Committee Application** for review by the Oasis Architectural Committee (OAC) and the Gainey Ranch Master Association Committee (MAC) for any interior and exterior remodeling and changes (including, but not limited to such items as flooring, cabinetry, bathrooms, kitchen, lighting, windows, doors, window coverings, awnings, garage, landscaping, gates, patio, decks, built-in fireplaces and BBQ's, air conditioners and accessories) to the unit, located in both the *Limited Common Elements and Common Elements*.

Both the Oasis Architectural Committee and the Gainey Ranch Master Association Committee (MAC) shall review and approve the project(s) prior to the start of any project. To start a project prior to approval may result in a \$ 450 fine being imposed by the GRCA.

The Oasis Architectural Committee and the Gainey Ranch Master Association Committee (MAC) shall make every reasonable effort to review applications submitted to them and to furnish a written decision to the applicant within fifteen(15) working days, setting forth the reasons for the decisions. The OAC & MAC may disapprove in writing any application if there is insufficient information submitted the OAC & MAC to exercise the judgement required by these rules.

The Oasis Architectural Committee Co-ordinator will review the application to ensure compliance with all Oasis applicable standards & rules. Because of the potential impact on the condominium building and the neighboring units located within the building, the OAC also requires:

- Electrical and Plumbing work be completed by a licensed/registered contractors.
- Any structural changes require an engineering report prepared by a registered/certified structural engineer.
- All city of Scottsdale building codes & ordinances must be followed, and applicable permits obtained when necessary.

GRCA staff & OAC co-ordinator may enter the Unit periodically to review and verify the project during construction.

The Application is available on the GRCA website. Please include a description of the project, all relevant documentation (schematics, photos of location, measurements, engineering reports, & etc.) and the name of the contractor doing the work. Please submit the application to the GRCA Architectural Co-ordinator for review and approval **before starting** any interior/exterior changes and remodeling to the unit to avoid a violation penalty.

The GRCA Architectural Co-ordinator will provide the OAC/MAC application approval letter and a copy of the construction rules for the contractor to the Unit owner.

Contact the GRCA Architectural Co-ordinator at (480) 951-0321 if you have any questions.

SECTION 1

Oasis Construction and Contractor Rules (Adopted February 2021)

Contractor Hours— According to the City of Scottsdale

MONDAY THROUGH FRIDAY – MAY THROUGH OCTOBER: 6 am – 5 pm

Per the GRCA, NO construction activity that generates loud noise until 6:30 am. MONDAY THROUGH FRIDAY – NOVEMBER THROUGH APRIL: 7 am – 5 pm SATURDAY: 8 am – 4 pm with NO construction activity that generates loud noise. SUNDAY and HOLIDAYS – Contractors NOT permitted to work.

CLEANLINESS OF CONSTRUCTION SITE

The construction site shall be maintained in a safe, clean, orderly, and dust-free condition at all times. All trash, debris, mud, refuse and other undesirable material shall be collected daily, placed in suitable containers, and removed from the site weekly.

DUMPSTER, PORT-A-POTTY, STORAGE POD, CRANE, ETC.

- If a dumpster, port-a-potty, crane, or storage pod is needed on site for the project you must call the GRCA Architectural Coordinator at 480-951-0321 several business days in advance to obtain the necessary approval.
- Dumpster must:
 - o Fit in your driveway or garage with enough space to be able to close the garage door.
 - o Not block the sidewalk or roadway
 - o Not have graffiti on it
 - o Must be covered at night.
- **Port-a-Potty** must be shielded from its neighbors.
- **Storage Pod for Homeowner’s personal items must:**
 - o Fit in your driveway or in your garage with enough space to be able to close the garage door.
 - o Not block the sidewalk or roadway
 - o Not have graffiti on it
 - o Must be closed at night.

PARKING

NO STREET PARKING at any time except for loading and unloading materials to or from vehicles in front of the Unit.

Contractors must park in the Unit driveway or visitor parking areas.

Limit the number of contractor vehicles at the Unit at any point in time (4-5 vehicles).

If the contractor brings a trailer, that trailer is counted as one vehicle.

If more space is required for contractor vehicles than can fit in the Unit driveway or in the visitor parking areas, contact the Security Office at 480-596-0125 to make special arrangements.

SECTION 2 Exterior Paint, Window Frame Colors and Screens

EXTERIOR PAINT COLORS:

LOCATION	PAINT COLOR NAME	PAINT COLOR NUMBER
Body (walls)	Crisp Muslin	DE6212
Trim, Blocking, Garage door, Front Door	Portobello Mushroom	DET622
Iron Accent	Palomino Pony	DET621

NOTE: Should a darker color on the metal garage door be preferable once painted, then the garage door color could be changed to Palomino Pony with Architectural approval.

PAINT by Dunn Edwards

Window & Door Glass Specifications for All Units in the Oasis

Frames

Improving the thermal resistance of the frame can contribute to a window's overall energy efficiency, particularly its **U-Factor**. There are advantages and disadvantages to all types of frame materials, but vinyl, wood, fiberglass, and some composite frame materials provide greater thermal resistance than metal.

Aluminum or Metal Frames

Although very strong, light, and almost maintenance free, metal or aluminum window frames conduct heat very rapidly, which makes metal a very poor insulating material. Only metal windows with a “**thermal break**” are allowed. To reduce heat flow and the **U-factor**, metal frames should have a **thermal break** -- an insulating plastic strip placed between the inside and outside of the frame and sash.

Composite Frames

Composite window frames consist of composite wood products, such as particleboard and laminated strand lumber, and some are mixed with polymer plastics. These composites are very stable, they have the same or better structural and thermal properties as conventional wood, and they have better moisture and decay resistance.

Window frames must be framed with a stucco border on the outside of the window.

Glass U Factor rating of 0.40 or lower*

SHGC rating (Solar Heating Gain Coefficient) of 0.25 or lower*

VT (Visible Transmittance) rating between 0.30 - 0.70**

Spectrally Selective Coatings:

Spectrally selective coatings are optically designed to reflect particular wavelengths, but remain transparent to others. Such coatings are commonly used to reflect the infrared (heat) portion of the solar spectrum while admitting more visible light. They help create a window with a low U-factor and SHGC but a high VT.

Gas Fills & Spacers

Gas fills between glazing layers minimize heat transfer between the interior and exterior of the window. Argon or krypton are the gases typically used; both are inert, non-toxic, clear, and odorless.

* Scottsdale City code from 2021 IRBC (International Residential Building code)

** VT - Is not regulated by city of Scottsdale. However, GRCA permits only Tinted Glass Windows provided by the manufacturer.

Window Screens: All window screens should match the window frame color. SolarScreens that reduce solar radiation are permissible with approval of Oasis Architectural Committee.

Window Specifications for Oasis Second Floor Balcony

Any owner of a Second Floor Unit wishing to enclose their Balcony with windows must follow the following Window Specifications:

All windows must be “**slide by windows**” with frames consistent with existing windows in the Oasis.

Single- and double-sliding. Both sashes slide horizontally in a double-sliding window. Only one sash slides in a single-sliding window. Like single- and double-hung windows, they generally have higher air leakage rates than projecting or hinged windows. You can offset this factor by using windows with “Spectrally Selective Coatings” and/or “Gas Fills and Spacers”. See Below

Frames

Improving the thermal resistance of the frame can contribute to a window's overall energy efficiency, particularly its **U-Factor**. There are advantages and disadvantages to all types of frame materials, but vinyl, wood, fiberglass, and some composite frame materials provide greater thermal resistance than metal.

Aluminum or Metal Frames

Although very strong, light, and almost maintenance free, metal or aluminum window frames conduct heat very rapidly, which makes metal a very poor insulating material. Only metal windows with a “**thermal break**” are allowed.

To reduce heat flow and the **U-factor**, metal frames should have **a thermal break** -- an insulating plastic strip placed between the inside and outside of the frame and sash.

Composite Frames

Composite window frames consist of composite wood products, such as particleboard and laminated strand lumber, and some are mixed with polymer plastics. These composites are very stable, they have the same or better structural and thermal properties as conventional wood, and they have better moisture and decay resistance.

Window frames must be framed with a stucco border on the outside of the window.

Glass U Factor rating of 0.17 - 0.40

SHGC rating (Solar Heating Gain Coefficient) of 0.25 or lower

VT (Visible Transmittance) rating between 0.30 - 0.70

Spectrally Selective Coatings:

Spectrally selective coatings are optically designed to reflect particular wavelengths, but remain transparent to others. Such coatings are commonly used to reflect the infrared (heat) portion of the solar spectrum while admitting more visible light. They help create a window with a low U-factor and SHGC but a high VT.

Gas Fills & Spacers

Gas fills between glazing layers minimize heat transfer between the interior and exterior of the window. Argon or krypton are the gases typically used; both are inert, non-toxic, clear, and odorless.

Section 3 Maintenance Responsibilities

The Oasis Board of Directors has undertaken a review of the Oasis Condominium Association (OCA) documents to clarify and delineate the respective maintenance responsibilities of the (OCA) and its members (Home owners). The Master Declaration (Section 1.18), Tract Declaration (Section 9.01) and Oasis Declaration (CC&R) were reviewed.

The allocation of maintenance responsibilities has been organized according to the parts which make up the Condominium, namely: Units, Limited Common Elements and Common Elements. A description of each follows:

UNIT: The Unit is the part of the condominium you independently own. The “allocated Interest” in the Common Element is appurtenant to the Unit.

LIMITED COMMON ELEMENT: Is not owned by Unit owners, but are appurtenant to and for the exclusive use of designated Unit owners. It is part of the Common Element that has been designated to the Unit owner for use and maintenance. The CC&Rs designate the following as Limited Common Elements: garages, storerooms in the garage, driveways, entryways, patios, decks, balconies, fireplaces (including flue and firebox), heat pump/ AC units and platforms that they rest upon on the roof, and any portion of the electrical, plumbing, mechanical and similar systems within or without the Unit, serving only the Unit. (Such as electrical wiring connecting the Units security system to the exterior fire alarms). The Statue designates all exterior doors and windows as Limited Common Elements.

COMMON ELEMENTS: Common Elements consist of every element of the entire Condominium that is not included within the definition of the Unit.

The allocation of maintenance responsibilities for the foregoing elements of the Condominium is as follows:

UNITS:

A. Each Unit owner is responsible for all the maintenance, repairs, and replacements within his Unit. This includes, but not limited to the following:

1. All interior doors and partitions, all materials constituting the finished surfaces of floors, ceilings and walls, cabinetry and other improvements within the Unit.
2. All appliances, plumbing and electrical fixtures, water softeners, hot water heaters, reverse osmosis systems and HVAC systems.

B. The Association has no maintenance responsibility with respect to the Units.

LIMITED COMMON ELEMENTS: The CC&Rs state that each homeowner is responsible for maintaining in good condition and a clean and sanitary condition all Limited Common Elements (except the driveways, for which the CC&Rs state that the Association shall provide all maintenance). In some instances, the CC&Rs are more specific regarding the maintenance of certain Limited Common Elements. On the other hand, the Tract Declaration states that the Association shall be responsible for the exterior and structural maintenance of the dwelling units, which is broad enough to encompass certain Limited Common Elements and specifically references painting and maintenance of roofs. Your Board has reconciled these documents by drawing distinctions between (I) those Limited Common Elements that require exterior

maintenance and those that do not, (ii) building and landscape maintenance and (iii)

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those items that have been added by the homeowners, either as an option at the time of purchase or independently after the purchase and those that were standard. In addition, whenever possible, specific language was given preference over general language and where necessary the Tract Declaration was given precedence over the CC&Rs (as required by the CC&Rs). Thus, the maintenance responsibility for Limited Common Elements is as follows:

A. The Association is responsible for all driveway maintenance and parking areas exterior to garages and for maintaining exterior condition (painting and cleaning) of garage doors, exterior of building and landscape lighting, including light bulb replacement except all lights (including building mounted lights) located in patios and balconies. Light bulb replacements must be in accordance with Rules and Standards.

B. Homeowners are responsible for routine cleaning and maintenance of entryways, patios, decks, balconies, which include railings and post and keeping drains in an open unobstructed condition.

C. Except as otherwise provided in Paragraphs H and I below, the homeowner is responsible for all other exterior maintenance of these elements.

D. Homeowners are responsible for routine cleaning and maintenance of garages and storerooms not within the Unit and fireplaces (including firebox and flue). The Association has no responsibility with respect to these elements.

E. Homeowner is responsible for the maintenance of electrical components within Limited Common area located on the exterior off the Condominium. The Association has no responsibilities with respect to these elements.

F. Homeowners are responsible for maintenance, replacement, and repair of any items described in Paragraph A2, on the previous page, because they are located within the Unit.

G. Homeowners are responsible for maintenance of all other portions of the electrical, plumbing, mechanical and similar systems which qualify as Limited Common Elements. This includes the maintenance of, in an open and unobstructed condition, all sewer and drainage pipes, water and other utility lines between the points at which the same enter the Unit and the points where the same join the Utility line serving other units. The Association has no responsibility with respect to such items.

H. Homeowners are responsible for maintenance of all exterior doors, including such door system components as door frames, jambs, weather stripping, thresholds, tracks, screens, and hardware, excluding garage doors (see Paragraph A above). This includes painting, repair, and replacement, and interior and exterior cleaning of all doors and glass.

I. Homeowners are responsible of all window and skylights, including window system components as frames, weather stripping, tracks, screen, and hardware. This includes repair and replacement and interior and exterior cleaning of all windows and skylights glass. The Association's responsibility with respect to these elements is limited to exterior caulking and maintenance of the flashing around skylights.

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J. Homeowners are responsible for maintenance of any landscaping and lighting within a Limited Common Element (patio or balcony). The Association has no responsibilities with respect to these items.

K. Maintenance responsibility for any finished flooring added to a second story patio or balcony is as follows:

1. Homeowners are responsible for maintenance of any finished flooring added to a second story patio or balcony after initial purchase, In addition, homeowners shall be held responsible if such surface or the failure to maintain such surface causes a premature failure of the underlying waterproof membrane. The Oasis Second Story Deck Maintenance Program is outlined in the Appendix.

2. Homeowners with the Standard Membrane Surface on the second story patio shall have no maintenance responsibility for such surface provided they follow the maintenance responsibilities outlined in The Oasis Second Story Deck Maintenance Program is outlined in the Appendix.

L. Homeowners are responsible for maintenance of all awnings or other sun control devices associated with or added to the exterior of their Unit. The Association has no responsibility with respect to these items.

COMMON ELEMENTS:

The Association is responsible for maintenance of the Common Elements. Homeowners have no responsibility to maintain any of the Common Elements. However, homeowners are liable for any damage to the Common Elements, including the Limited Common Elements, that may be sustained by negligence of a homeowner or homeowner's family members, tenants, guests, or invitees.

Second Story Units (200) Flooring Installation Guidelines (Adopted April 2022)

No owner or occupant of second story units (200 numbered units) within the Oasis may install hard surface flooring without the installation of a **noise restricting barrier** approved by the Oasis Board of Directors and the GRCA Architectural Committee (hence, will be referred to as GRCA MAC) to reduce sound penetration to the unit below. Any such installation must exceed the guidelines approved by the GRCA Architectural Committee.

Hardwood or tile flooring may be used in 200 units entryways, bathrooms, kitchen, laundries, without noise reducing materials (as was the case with original construction of 200 units) if approved by the Oasis Board of Directors and GRCA MAC. Contractors or owner should contact the GRCA Architectural Coordinator for the types of noise restricting materials approved for use.

Only carpeting with padding may be used in second story units unless the hard surface materials meet the above conditions.

Grandfather Provision:

Any 200 unit that currently has hard surface flooring material in violation of the above rules as of the "Date of Adoption" of this rule will be grandfathered in. Any new or replacement hard surface flooring installed after the date of adoption must follow new rule of installing noise restriction barrier approved by GRCA MAC.

Hard surface flooring includes the following: Hardwood flooring, tile, vinyl plank, and laminate.

Approved Underlayment:

GenieMat RST (5mm minimum) - <http://pliteq.com/products/geniemat-rst.php>

ECORE QTscu (5mm minimum) - <http://www.qtsoundcontrol.com/QTscu>

Silent Walk Noise Suppressant - Sold by Big D Flooring and Supply 480.368.0023

Section 5

Standards for Remodeling of Oasis Second Floor Balcony

All remodeling of the **Second Floor Unit Balcony** shall require the Oasis Architectural Committee and the Gainey Ranch Architectural Committee approval prior to any construction. In addition, owners must obtain all **building permits** from the city of Scottsdale. The following construction guideline is the only construction design allowed. This guideline was developed to provide a comfortable area that can be used throughout the year and keep the remodeling of the balcony aesthetically consistent in appearance throughout the Oasis.

Walls and Ceiling:

All exterior walls and ceilings must be insulated.

Each wall shall have at least one electrical outlet.

Ceiling shall have an electrical receptacle installed sturdy enough to accommodate the weight of a ceiling fan/light.

A register/diffuser for heating and cooling shall be installed in either the wall or the ceiling and sized sufficiently to heat/cool the area.

Flooring: Existing drain should be sealed.

Windows: The following window specifications must be followed:

All windows must be **Double-sliding windows or Single sliding windows** with frames consistent with existing windows in the Oasis.

Double-sliding windows: Both sashes slide horizontally. These windows allow you to open both ends simultaneously; or to open each side individually providing optimal exterior ventilation.

Single-sliding windows: Only one (1) sash slides. The other is stationary.

Glass U Factor rating of 0.17 - 0.40

SHGC rating (Solar Heating Gain Coefficient) of 0.25 or lower

VT (Visible Transmittance) rating between 0.30 - 0.70

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Spectrally Selective Coatings:

Are not required, but strongly suggested to reflect the infrared rays in order to keep area cool during the summer months. Spectrally selective coatings are optically designed to reflect particular wavelengths, but remain transparent to others. Such coatings are commonly used to reflect the infrared (heat) portion of the solar spectrum while admitting more visible light. They help create a window with a low U-factor and SHGC but a high VT.

Gas Fills & Spacers:

Although not required are strongly suggested. Gas fills between glazing layers minimize heat transfer between the interior and exterior of the window. Argon or krypton are the gases typically used; both are inert, non-toxic, clear, and odorless.

Frames:

Improving the thermal resistance of the frame can contribute to a window's overall energy efficiency, particularly its U-Factor. There are advantages and disadvantages to all types of frame materials, but vinyl, wood, fiberglass, and some composite frame materials provide greater thermal resistance than metal.

Aluminum or Metal Frames

Although very strong, light, and almost maintenance free, metal or aluminum window frames conduct heat very rapidly, which makes metal a very poor insulating material. Only metal windows with a “**thermal break**” are allowed. To reduce heat flow and the **U-factor**, metal frames should have a **thermal break** -- an insulating plastic strip placed between the inside and outside of the frame and sash.

Composite Frames

Composite window frames consist of composite wood products, such as particleboard and laminated strand lumber, and some are mixed with thermal-polymer plastics. These composites are very stable, they have the same or better structural and thermal properties as conventional wood, and they have better moisture and decay resistance.

Window frames must be **framed with a stucco border** on the outside of the window.

Window Screens: All window screens should match the window frame color. **Solar Screens** that reduce solar radiation are permissible with approval of Oasis Architectural Committee.

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SECTION 6

Garage Door Repair & Replacement

In Accordance with the Oasis Governing documents, the maintenance of the Unit garage door in the Oasis is the responsibility of the Homeowner. The only responsibility that the Oasis HOA has is exterior painting, repair of bubbles and peeling paint, and cleaning.

The cost of the garage door repair/replacement shall be the responsibility of the Unit's Owner; if it is determined by the Oasis board of directors that the repair or replacement of the garage door is necessary because of negligence, willful neglect, or damage by the the unit Owner, their guest, renters, contractors or other visitors whether they were invited or not.

Individual unit Owners, and not the Oasis HOA, are solely responsible for maintaining and repairing/replacing the garage door, door openers, springs, wheels, locks, tracks, lights, cables, drive mechanism, interior panel insulation, door frame, and all door seals (sides, bottom and top) relating to the structure and operation of the garage door.

If Homeowner needs to replace Garage door, the replacement garage door shall be the same in appearance as the original door. However, the exterior of the garage door may be embossed with a textured woodgrain finish accented by a vintage raised panel design. The door must be constructed of steel sections. The door must be painted the color approved by the Oasis HOA in Section 2 of the Oasis Condominium Association Standards and Rules.

The Homeowner may elect to have an Insulated Garage door or Non-insulated door.

SECTION 7**Front Door Repair or Replacement**

Homeowners, and not the Oasis HOA, are not responsible for maintaining, repairing and/or replacing the unit's front entry door, including such door system components as door frame, jamb, weather stripping, thresholds, tracks, screens (where applicable) and hardware. This includes painting, repair and replacement, and interior and exterior cleaning of the door. The Association's responsibility with respect to the front entry door is limited to exterior caulking and painting when all condominiums are painted.

The cost of the front door repair/replacement shall be the unit Owner's responsibility unless it is determined that the damage was caused by GRCA staff.

There are several different types of front entry doors that have been approved by the Oasis Architectural Committee recently. Please consult with them before replacing your front entry door.

An Architectural Request Application must be submitted for review and approved by the Oasis Architectural committee and the MAC before purchasing and installing the door.

The door must be painted the Oasis Board approved color and paint quality. (See Section 2 of the Oasis Condominium Standards and Rules).

SECTION 8**Front door Exterior Lockset and Handle**

Maintenance, replacement, and installation of Unit front door exterior lockset/handle (including knobs, handles, deadbolts and keys) are the responsibility of each homeowner. The Oasis Board has established standards providing homeowners a variety of approved choices for front door hardware while maintaining consistency in overall appearance throughout the Oasis.

The Oasis Board is establishing a standard for front entry door exterior lockset/handle which include a variety of choices in approved styles and finishes. (Please see next page for **Approved Lockset/handles** and the **APPROVED FINISHES** and **UNAPPROVED FINISHES.**)

Front door exterior lockset/handles which conform in every way to this standard may be installed without approval from the Oasis Architectural Board.

Front door exterior lockset/handles which **DO NOT** conform in every way to the standards above **MUST** be reviewed and approved by the Oasis Architectural Board.

See APPENDIX for list of Approved locks

SECTION 9

Approved Electronic Locks (Adopted June 2019)

KWIKSET ONLY:

www.kwikset.com/products/categories/electronics-locks.aspx

Approved Electronic Locks (Keyless and Smart Locks):

AURA SMART DEADBOLT

KEVO CONTEMPORARY TOUCH-TO-OPEN SMART LOCK, 2nd Gen KEVO-TOUCH-TO-OPEN SMART LOCK, 1st Gen & 2nd Gen TRADITIONAL DEADBOLT W/HOME CONNECT, 1st Gen & 2nd Gen CONTEMPORARY DEADBOLT W/HOME CONNECT, 1st Gen & 2nd Gen

264 CONTEMPORARY DEADBOLT

264 TRADITIONAL DEADBOLT

SMART CODE 888 DEADBOLT

SMARTCODE 909 TRADITIONAL DEADBOLT

SMARTCODE 909 CONTEMPORARY DEADBOLT

SMARTCODE 910 TRADITIONAL DEADBOLT W/HOME CONNECT SMARTCODE 910

CONTEMPORARY DEADBOLT W/HOME CONNECT SMARTCODE 913 TRADITIONAL DEADBOLT

SMARTCODE 913 CONTEMPORARY DEADBOLT

SMARTCODE 914 DEADBOLT W/HOME CONNECT

SMARTCODE 914 DEADBOLT AMAZON KEY EDITION

SMARTCODE 914 CONTEMPORARY DEADBOLT

SMARTCODE 916 TRADITIONAL DEADBOLT W/HOME CONNECT SMARTCODE 916

CONTEMPORARY DEADBOLT W/HOME CONNECT POWERBOLT 2

HALO TOUCHSCREEN WI-FI ENABLED

SECTION 10

Security and Screen Doors

The Master and the Satellite Committees established a Security Screen Door Standard for the Oasis Satellite. Any homeowner wishing to install a security/screen door must submit an Architectural Committee Application confirming that their installation will be in full compliance with this Rule.

If the installation meets the approved guidelines listed below, the processing fee will be waived. However, any deviation from the standards will require normal submittal including a processing fee before being reviewed by the Architectural Committees for approval.

The following specifications are the standard for security and screen door installation.

SECURITY & SCREEN DOOR STANDARDS:

1. The door frame material must be 1"X 2" heavy gauge steel and be flush mounted. The color of the frame must match the Entry door or be an exceptionally close match.
2. The approved security door must be a plain bar security door with vertical bars. The door center includes two horizontal bars or a simple "scroll" design. (See the two approved door design on the following pages.
3. The Screen material must be a dark bronze in color.
4. The hardware must match the color and metal of the operating level handles and lock installed on the Unit's Front Door and bolts must complement the existing structure.
5. The installation must be accomplished in good workmanlike manner and in accordance with standard building practices.

Types:

Bars in center

Scroll design in center

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SECTION 11

Sun Control Devices & Windows (Awnings, Umbrellas, Screens, Windows, Window Coverings)

According to the governing documents of the Oasis Gainey Ranch Community Association under Article IX, Section 9.07), Architectural Control, all exterior changes, or additions must be approved prior to installation or modification. The Master and the Satellite Architectural Committees have established Sun Control Devices Standards for the Oasis Community.

Sun control devices (including awnings, window sunscreen, rolling shutters, umbrellas, and glass treatments) require Oasis Board and Master Architectural Committee review and approvals prior to installation. Homeowners must submit an Architectural Committee Application for review and approval. Any request for deviation from the Standards requires the processing fee for Architectural review and approval. Unapproved and non-compliant sun control devices are subject to removal and fine.

The Architectural Application is available on the Gainey Ranch Community Association Website and from the Gainey Ranch Community Association Office. Additional information regarding the submittal/approval of sun control devices may be obtained from GRCA Architectural Coordinator.

All awnings, sunscreens, and rolling shutters attached to the Unit's building exterior are considered permanent fixtures and may not be removed without approval of the Oasis Board and Gainey Ranch Community Association MAC. NOTE: Awnings considered STANDARD as part of the original building specifications may not be removed (see Awnings section for specific Unit styles).

Maintenance (cleaning, repair, and replacement) of all sun control devices is the sole responsibility of that Unit's homeowner. Neither the Oasis Association nor the Gainey Ranch Community Association have any responsibility with respect to these items. All sun control devices must be kept in good condition and appearance. The replacement/repair of damaged, torn, or faded sun control devices should be accomplished as soon as possible and within 30 days from the date of receiving written notice for non-compliance.

AWNINGS - The placement and installation of **ALL Awnings** are reviewed and approved on an individual basis.

Fixed Awnings:

- Must be in the shape of the window on which it is being installed;
- Valances must be straight (not scalloped) at the bottom;
- No hanging panels or screens may be placed in the middle, on the sides, or on the front of the awnings;
- Fabric edge binding **MUST** match the awning color;
- Approved Fabric: Sunbrella
- Approved Color: Mocha # 4616
- Approved Frame: Bronze
- Must be constructed of the approved fabric stretched and wrapped over a painted metal frame, which is permanently attached to the exterior wall.

Retractable Awnings: The placement and installation of all Retractable awnings will be approved **ONLY** for restricted locations based upon architectural compatibility as determined by the Oasis Board and GRCA Master Architectural Committee (MAC):

- Valances must be straight (not scalloped) at the bottom;
- No hanging panels or screens may be placed in the middle, on the sides, or on the front of the awning;
- Fabric edge binding must match the awning color;
- Approved Fabric: Sunbrella
- Approved Color: Mocha #4616
- Approved Frame: Bronze
- Protective metal hoods and metal frames must be Painted to the color/finish of the building's painted exterior stucco; and
- No conduit or junction boxes may be exposed on the building exterior.

WINDOW INSECT SCREEN & SUNSCREENS - The placement and installation of ALL Window Insect Screen and Sunscreens are reviewed and approved on an individual basis.

Insect Screens:

- May be placed on all Unit windows;
- Frame and hardware must be constructed of Bronze anodized metal to match the exterior window frame; and

- Approved Screen color is Bronze (NOT Black, Green, Brown, or Tan or other contrasting color).

Fixed Window Solar Screens:

- May be placed on all Unit windows;
- Frame and hardware must be constructed of Bronze anodized metal to match the exterior window frame; and
- Approved Screen color is Bronze (NOT Black, Green, Brown, or Tan or other contrasting color).

Retractable Window Screens:

- Allowed ONLY on the Unit's REAR elevation (windows to be specifically approved by the Board);
- Must be track-mounted flush against the building within 1/2" of the window frame;
- Approved Frame color must be Bronze or Beige or remarkably similar to the color/finish of the building's painted exterior stucco;
- Approved Screen color is Bronze (NOT Black, Brown, or Tan);
- All hardware must be concealed in a protective box, Beige in color or remarkably similar to the color/finish of the building's painted exterior stucco; and
- No conduit or junction box may be visibly exposed on the building exterior.

RETRACTABLE ROLLING SHUTTERS - The placement and installation of ALL Retractable Rolling Shutters will be approved ONLY for restricted locations (windows specifically approved by the Board) based upon architectural compatibility as determined by the Oasis Board and GRCA Master Architectural Committee (MAC).

- Must be track-mounted flush against the building within 1/2" of the window frame;
- Must be constructed of pre-painted (baked enamel) slats;
- Approved Slat materials are either Double-walled Vinyl, PVC Vinyl or Aluminum;
- Approved shutter color is Beige or remarkably similar to the color/finish of the building's painted exterior stucco

- Slats and hardware must be concealed in a protective box installed directly above the window or door and must be painted to match the building's painted exterior stucco; and
- No conduit or junction box may be visibly exposed on the building exterior.

UMBRELLAS –

- Allowed: Solid color umbrellas that display earth tones such as beige, tan, taupe-beige, sand, and shades of brown, or closely match the approved building awning color;
- Not allowed: Fabric which displays graphics of any kind, including logos, lettering, advertisements, designs, stripes, etc.;
- Not allowed: Fabric colors which are contrasting (e.g., all and any shades of red, blue, yellow, orange, green, purple, pink, maroon, grey, black, white, etc.) and
- Not allowed: Fabric that involves contrasting multi-colors.

INTERIOR/EXTERIOR WINDOWS & GLASS TREATMENTS

The placement and installation of ALL Glass, and any style of Window (including frames and horizontal sliding patio doors) and any type of Window Treatments (such as drapes, blinds, shutters, screens, etc.) are subject to review and approval by the Oasis Board and GRCA Master Architectural Committee.

Rear Patio Horizontal Sliding Patio Glass doors: The Board has approved TWO alternative window styles/treatments for patio glass doors located only on the REAR of Units. See photos at end of this Section.

These alternative patio window styles/treatments show the removal of the center wall separating two horizontal sliding patio doors. An Engineering Report showing the correct placement of the building wall stabilizing bar must be submitted with the MAC Architectural Application (including the \$45 fee) for approval.

All other window and frame styles (including horizontal sliding glass doors) on the front and back of Units must remain similar to existing standards to maintain the original overall appearance of the Condominium structures throughout the Community for architectural compatibility.

Approved Exterior Window frame color is Dark Bronze (NOT Black, Brown, or Tan or other contrasting color).

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.

Interior Window Treatments (drapes, blinds, shutters, screens, etc.): The color of the window treatment facing outwards towards the street must be cream or white (no contrasting color).

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, furniture, or other similar items.

ALL UNAPPROVED SUN CONTROL DEVICES, WINDOWS (including panes and frames), and INTERIOR WINDOW TREATMENTS not in compliance with the established Oasis Standards, are subject to removal by the Board with the cost for removal paid by the Owner. A Fine (Special Assessment) may be imposed.

SECTION 12

Exterior Building Lighting and Fixtures

Pursuant to the authority granted to the Board of Directors by the Oasis Condominium Declaration, the Board adopts the following Standard and Rule regarding exterior building lights.

In accordance with Sections 9.06 of the Oasis Covenants, Conditions and Restrictions (CC&Rs), the Oasis Board has established:

ONLY 60 watts incandescent, or LED 9 watt/800 lumens/2700K soft white light bulbs may be used in ALL building mounted exterior fixtures located in the Limited Common Elements and Common Elements. This includes all light fixtures attached to the Condominium building exterior located on decks, patios, balconies, front doors, and garages of the Units.

ALL exterior lighting fixtures located on building exteriors and in the Common Elements landscape area are owned by the HOA and may not be removed or altered by Residents. The use of bright white (higher than the equivalent of 60 watts incandescent or LED 9 watt/800 lumens/2700K soft white light bulbs), colored, decorative, bug deterrent, and other non-conforming light bulbs are not allowed anytime.

The reason for the standard is two-fold:

1. The proximity of condominium buildings and location of some Unit windows to many exterior doorway, patio, balcony, and deck building lights makes the use of bright white and other lights an annoyance to many residents: and
2. To achieve and maintain uniformity of the Condominium exterior appearance.

Unit residents are responsible for replacing bulbs in the building light fixtures located on their decks, patios, and at their front doors. These light fixtures are controlled by light switches located inside the Units.

The Oasis Condominium Association is responsible for replacing light bulbs in the building light fixtures located at the outside of garage entrances and in the landscape and pathway/sidewalk light fixtures. These lights are controlled by sensors and transformers located outside the buildings.

Contact the GRCA Architectural Association Coordinator at (480) 951-0321 if you have any questions

Pursuant to the authority granted to the Board of Directors by the Oasis Condominium Declaration, the Board adopts the following Architectural Rule regarding the use and placement of Accessories on Unit exteriors by Homeowners.

External Accessories – Common and Limited Common Elements:

To allow Homeowners to improve the environment and appearance of the Exterior Common and Semi-Common Elements immediately adjacent to their Unit, preserve the aesthetics of the Community, and be considerate of their neighbors, certain accessories may be used, displayed, placed, or installed in accordance with the following:

External accessories include, but are not limited to, hoses and hose containers, pots and plants, door wreaths, bird feeders, steppingstones, candles, statues, sculptures, patio chairs, side tables, and benches. **Wind chimes, bells, weather monitoring devices, Jacuzzis/spas/hot tubs, misters, speakers, video and security cameras, and amplifiers are not permitted** (See Landscape Back Patio/Terrace Landscape and Hardscape in the Oasis Standards and Rules).

1. No Accessories may be placed or stored on the Common Elements of the Condominium. This includes, but is not limited to, the front, side and back of units, behind patio areas, adjacent to garages, and on driveways. All accessories must be placed or stored either in garages or out of view when not being used.

2. Units with a semi-private front patio area (Limited Common Element) may have up to three (3) clay pots (with or without plants) or other decorative items (statues, and sculptures), up to two (2) patio chairs, one (1) patio side/bistro table/stand, and one (1) patio bench (wrought iron or wood) and one (1) door wreath. The items must be placed only in the area immediately adjacent to the unit's front door. The size, shape and combined quantity of accessories must be in scale with and visually relate to the surrounding area. Placement of Flags and Banners are not allowed in this area.

3. Units without a semi-private front patio area may have up to two (2) clay pots (with or without plants) so long as those pots are no more than 38" high, or other decorative items and one (1) door wreath. These items must be placed only on the area immediately adjacent to the unit's front door. The size, shape and combined quantity of the Accessories must be in scale with and visually relate to the surrounding area. Placement of flags and banners are not allowed in this area.

4. No Accessories (including plants and flowerpots) may be placed upon rear patio walls without Board approval.

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5. No accessories shall be installed or placed on the patio wall facing the Gainey Ranch Golf Course. Accessories include, but are not limited to, pots, plants, candles, statues, sculptures and other decorative items. Units with patio walls facing the golf course include units #125 through and including #144.

6. Decorative safety screens on units facing the golf course will be reviewed and approved on an individual basis.

7. Unit owners are responsible for any damage caused by the use and placement of accessories and any necessary repairs. The Association has no responsibility for any damage caused to, or by accessories.

The placement of accessories noted in items numbered 1 through 6 are subject to prior approval by the Oasis Board of Directors and/or the Oasis Architectural Committee established by the Board for that purpose. Homeowners must submit the Architectural Application Request form with illustrations, photos, item color, etc.). The review fee will not be charged.

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SECTION 14

Exterior Holiday and Non-Holiday Decorations

Please be considerate of your neighbors when placing decorations (including, but not limited to, wreaths, lights, garlands, flags, banners, sculptures and statues) on your back patio and deck.

Please refer to Section 24 Flags and Banners to the Oasis Standards and Rules for additional limitations for the quality, size, display and placement of flags and banners.
(See section 15 Exterior Accessories of the Oasis Standards and rules for additional information.

Wreaths are allowed **only on Front** doors . The shape and size of the wreath must be in scale with and visually relate to the surrounding areas.

Both holiday and non-holiday exterior decorations, lights, garlands, banners, flags, etc. are allowed **only** on the **BACK** patios and decks of units which are Limited Common Elements.

NO Hanukkah or Christmas holiday decorations may be installed earlier than the first Saturday before Thanksgiving and **must** be removed no later than the second Sunday after New Years Day.

Holiday lights may **only** be placed on the **BACK** patio or deck of Units and **must** be white and non/blinking / non-twinkling.

NO exterior decorations, statues, sculptures, lights garlands, banners, flags, etc. may be placed on turf and gravel areas, and near or attached to any Oasis shrubs, bushes, trees, and roofs located in the oasis Condominium Common Elements.

NO exterior decorations, lights, garland, banners flags, etc, many be placed on any balcony/deck, railing, roof and building exterior located on the **FRONT** of the Condominium building which are Condominium Common Elements.

NO exterior decorations, garland, banners, flags, etc. may hang on or from any balcony/deck, railing, roof and building exterior of the Condominium building which are Condominium Common Elements.

NO decorations, lights, banners, flags statues, sculptures, etc. may be placed in or on the common areas of he Gainey Ranch Golf Course.

All other decorations not described above **must** have approval of the Oasis Board and the GRCA Master Architectural Committee.

Unit owns are responsible for any damage caused by the use and placement of any decorations (including, but not limited to, wreaths, lights garlands, flags, banners, sculptures and statues), and all necessary repairs. The association has no responsibility for any damage caused to, or by decorations.

Contact the GRCA Architectural Coordinator at 480-951-0321 if you have any questions.

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SECTION 15

Patio & Deck Propane Gas Heating Lamps/Tables Electric Space heaters & Fire Pits

Pursuant to the authority granted to the Board of Directors by the Oasis Condominium Declaration, the Board adopts the following Standard and Rule regarding the use and placement of stand alone portable space heaters on Unit exteriors by Homeowners.

FIRE PITS-Oasis CC&Rs relating to patio and terraces **prohibits** the installation and use of wood burning fire pits. This prohibition is related to fire safety issues and insurance requirements.

Permanent, fixed propane gas fireplaces and barbells may be permitted but, in each case, plan must be submitted to both the Oasis Board and the GRCA Master Architectural Committee (MAC) for review and approval prior to installation using the Master Architectural Committee Application. These installations are also regulated by, and must comply with, applicable State, County and City building and environmental codes. City inspection for compliance with the fire codes is required.

PERMANENT FIREPLACES AND BBQs-Safety is the Board's main concern when propane fireplaces and BBQ's are operating. The following provides information to help ensure that outdoor propane gas fireplaces and BBQ's are used safely in open spaces:

- * ALWAYS monitor propane and gas fireplaces and BBQ's when in use;
- * TURN OFF all propane gas fireplaces and BBQ's at the tank when the area in which they are located is not being used and occupied.
- * MAINTAIN the space heating equipment in good working condition in accordance with the manufactures instructions;
- * DO NOT store propane gas cylinders on the roof or inside the Unit; and
- * PLACE Propane gas cylinders in a location with minimal potential for physical damage, tampering, or exposure to excessive heat.

PROPANE GAS HEATING LAMP/TABLES and ELECTRIC SPACE HEATERS-The Oasis board allows the use of STAND-ALONE outdoor propane gas heating lamps and portable electric heaters ONLY on the large lower-level back patios and large/medium upper deck.

For safety reasons and insurance requirements, propane gas heating lamps and electric space heaters may not be attached to the exterior of the Condominium and the use of outdoor propane gas heating lamp inside the Units is not recommended.

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Propane gas heaters by fire code must be 10 feet from combustibles and may not be under combustible ceiling or deck.

Safety is the board's main concern when items are operating. The following provides guidance to help ensure that stand-alone outdoor propane gas heading lamps and tables, and portable electronic space heaters are used safely in open spaces on the lower-level back patios an upper-level back decks of Units:

- * **A MAXIMUM** of 2 portable propane gas lamps/tables OR electric space heaters may be used at any time on the large lower-level back patio (all 100 numbered units)

- and the large upper-level back deck (all 200 Units);
- * DO NOT use portable propane gas lamp/table or electric space heaters on small Upper-level balconies/decks located off the upper floor master bedroom in the front Of the 200 number units;
 - * KEEP all propane gas and electric space heating equipment at least 3 feet (1meter) away from anything that can burn such as awnings, umbrellas, foliage and structures.
 - * ALWAYS monitor portable heating equipment when in use;
 - * TURN OFF all propane gas lamps/tables an electric space heating equipment when the area in which they are located is not being used or occupied;
 - * MAINTAIN the space heating equipment in good working condition in accordance with the manufactures instructions;
 - * PLACE portable space heaters in locations where they cannot be easily overturned;
 - * Space heaters must be certified by a qualified electrical testing laboratory;
 - * DO NOT store propane gas cylinders on the roof or inside the Unit;
 - * PLACE propane gas cylinders in a location with minimal potential for physical damage, tampering, or exposure to excessive heat; and
 - * FOLLOW all manufacturer’s instructions for handling, storing and maintaining propane gas heating lamps and cylinders, and electric space heaters.

Contact the GRCA Architectural Coordinator at 480-951-0321 if you have questions.

SECTION 16

Landscape Tree and Shrub Replacements

The Oasis Board recognizes the need to adopt policy guidelines governing the replacement of trees and plants in the common areas or which the Oasis Gainey Ranch Association is solely responsible.

The GRCA website states: “Gainey Ranch is an oasis in the desert replete with mature trees”. The Oasis Board works with the Gainey Ranch Master Association (GRCA) to maintain the Oasis Community’s park-like appearance (a balanced approach using only

natural & artificial grasses, trees, shrubs and granite) and contribute to the GRCA Mission to keep Gainey Ranch's covet resort atmosphere worthy of the 'Oasis of the Desert'.

The Oasis does not have a Plant Replacement List and defaults to the Gainey Ranch Landscaping Master List which is on the GRCA website under Architectural.

Trees and shrubs lost due to natural cause or storm damage may or may not be replaced in kind. In making a landscape decision, the landscape maintenance experts employed by Gainey Ranch Community Association will be consulted to ensure that any tree and plant deleted are suitable and "appropriate to the surrounding landscape".

Requests for tree removal and replacement by the Oasis Homeowner Association or a unit owner, shall comply with the GRCA established Master Architectural Committee (MAC) guidelines and policy (see the GRCA Website for details).

Requests by an owner to replace and add trees and plants in the common and limited areas adjacent to their unit, requires the submission on an Architectural Application form (with plan selection and landscape plan) to the Oasis Board, GRCA Master Architectural Committee (MAC) for review and approval.

When the Oasis Board and GRCA Landscape Staff determines it is necessary to use plants not on the Oasis Master Plant Replacement List, approval shall be requested for the Master Architectural Committee (MAC) for the deviation.

SECTION 17

OASIS PARKING RULES Amended 06/25/2022

The Oasis Rules Restrictions

Pursuant to the Oasis Condominium Association Declaration, the Association is granted the right to adopt rules and regulations relating to the admission and parking of vehicles, and, the use of visitor parking spaces within the community. Enforcement will be in accordance with the Gainey Ranch Community Association's Rules entitled "Vehicle Parking Restrictions."

Garages:

1. Garages are considered exclusive Limited Common Elements for each respective unit;
2. Garages are considered two-car garages;
3. Unit garages should always remain closed except when being used to enter or exit or when an individual is present in the garage.
4. Garages shall not be converted for living, storage, or recreational purposes;
5. Vehicles may not be repaired or painted in garages, on driveways, or in other condominium common areas except in emergency;
6. Garages shall be **only** for accessory storage and the parking of operable automobiles, SUV's, golf carts, bicycles, motorcycles, ATV's, small trucks and small vans (each of which **must not** be used for commercial purposes).

Driveways:

1. Driveways are considered exclusive Limited Common Elements for each respective Unit;
2. Sidewalks must not be blocked when parking in a Unit's driveway;
3. Unit driveway may be used for temporary parking;
4. Contractors, moving vans delivery and service vehicles may be allowed to temporarily park on the Unit's driveway.

Parking:

1. Pursuant to the Homeowners Association Declaration, Article I, Section I.07 Association Rules, the Oasis Homeowners Association is granted the right to adopt rules and regulations. The adopted rules and regulations may cover any aspect of the Oasis Homeowners Association's rights, activities and duties provided said rules and regulations are not inconsistent with the provisions of the Oasis Declaration.
2. The Oasis Homeowners Association Declaration, Article IX, Section 9.05 Parking and User of Garage/Visitor Parking states that "Except for temporary parking, no parking is allowed on the driveways except as permitted by the Association." This intention is hereby further defined as follows:
 - a. Operable vehicles of guests and invitees shall be allowed to temporarily park on the driveway and also on the street whenever the driveway is already fully occupied as well as the two parking spaces by Unit 115. However, **no overnight parking on the street shall be allowed.** Any such exceptions, however, must be approved by a

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member of the **OASIS BOARD** upon registration of the vehicle at Gainey Ranch Security Gate.

- b. Overnight parking on the driveway by **vehicles operated by residents** is not permitted. However, house guests and invitees may park on the driveway on a temporary basis after first registering such vehicle with Gainey Ranch Security. Non-resident vehicles are permitted one 3 day driveway parking and will be allowed **one (1) additional 3 day renewal pass** (not to exceed 6 consecutive nights) in a 90 day period commencing with the first time the vehicle registers with GAINNEY RANCH SECURITY.

c. Enforcement will be by the Gainey Ranch Community Association in accordance with the Master Association Rule, "Vehicle Parking Restriction". Violators of the parking rules will be assess **ONE WARNING**. The **second violation** will result in a fine levied against the owner of the unit. Therefore, it is the responsibility of the homeowner to make sure their guests are aware of the Oasis parking rules. Fines will be \$50 per day per occurrence. Fines can be paid at the Gainey Ranch Administration Office. If the fines are not paid with 30 days the GRCA will add the fine to the homeowners monthly HOA access.

Vehicles must not block the driveways per sidewalks of other Units at any time. If more space is required for moving vans, contractors, delivery and service vehicles that can fit in the Unit driveway or in the visitor parking areas, the vehicle operator should contact Security office at (480) 596-0125 to make special arrangements.

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SECTION 18

Pet Nuisances

(Adopted March 2007; UPDATED January 2022)

Article 5.11 of the Gainey Center Drive Condominium Association Declaration (the "Declaration") grants to the Oasis Condominium Association that right to regulate the use of Oasis Condominium common areas and to adopt rules implementing such regulation. Article 9.13 of the Declaration grants the Board of Directors of the Oasis Condominium Association

(the "Board") the authority to adopt Association Rules applicable to this "Animals" section. Pursuant to such authority, the Board has adopted this following rule applying to pet nuisances: All references to "the Board" in this Rule refer to the Oasis Condominium Association Board.

A. PET USE RESTRICTIONS:

Article 9.13 (Animals) of the Declaration includes, but is not limited to, the following pet use restrictions:

1. A maximum of one domestic dog and two domestic cats or other animals approved by the Oasis board may be kept by the owners within a unit.
2. Pets may not be raised, bred, kept, or maintained for any commercial purpose.
3. No pet may be kept within a unit which, in the Board's judgment, results in an annoyance or is obnoxious to residents within the Oasis Condominiums.
4. All pets must be kept on a leash and all fecal matter must be immediately removed when on any portion of the Oasis Condominiums except within a unit. All fecal matter must be disposed of properly by the resident.
5. Any dog or cat(s) kept within a unit must be approved by the Board. The registration of all such pets on a form supplied by the Association shall constitute the Board's approval subject to compliance with the pet use regulations.

B. OBSERVATION OF VIOLATION BY A RESIDENT OR OTHERS:

The reporting party shall submit to the Security Staff of the Master Association Administration Office in writing, the name and address of the pet owner, if known, a description of the incident and when the incident was observed. If the pet owner is not known, a description of the pet should also be included.

Contact Security at the West Gate (480-948-9378) to report an incident. They will complete and file a written report of the incident. The pet's Owner will be contacted verbally and/or in writing about the incident.

C. ENFORCEMENT ACTIONS (Board shall work with the Master Association, and HOA Lawyer when appropriate):

If the Master Association receives a second violation report within a 180-day period and the pet owner has been identified, a warning letter shall be mailed to the reported pet owner, together with a copy of the Pet Nuisance Rule. The letter shall include a warning that non-compliance with the Pet Nuisance Rule will result in special assessment fees as authorized in Article 9.13 (Animals) of the Declaration. If the pet owner is leasing the residence, a copy of this letter shall also be mailed to the homeowner.

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D. RIGHTS OF THE HOMEOWNER:

1. Any homeowner who has been assessed a Special Assessment Fee or whose pet will be evicted in accordance with this Rule may appeal the fine or eviction to the Board in the manner hereinafter provided.
2. To file an appeal, the Homeowner must submit a written notice of appeal which sets forth the basis on which he or she believes the action to be improper or inappropriate. The written notice of appeal must be filed with the Executive Director of the Master Association on or before the fifteen days after the Homeowner has been notified of the Rule enforcement action by the Oasis Board.

3. Upon receipt of the properly submitted notice of appeal, the Oasis Board shall schedule a meeting with the Homeowner within a reasonable time thereafter (within twenty-one days after receipt of the Homeowner's notice of appeal by the Executive Director of the Master Association) at which time the Homeowner may present his or her position to the Board. The Oasis Board shall also consider such other information as may be presented to it, including the records of the Master Association and Oasis Homeowners Association, and all violation reports.
4. The meeting shall not be conducted as a hearing or trial, and the Homeowner need not be present when all information is presented.
5. The pet will not be reinstated if the meeting between the Homeowner and the Board does not occur within twenty-one days after receipt by the Executive Director of the Homeowner's notice of appeal, because the Homeowner is unable or unwilling to present his or her position to the Board.
6. In deciding whether to uphold or modify the Rule enforcement action, the Board shall either reinstate, modify/adjust, or terminate the eviction of a pet in such a manner as the Oasis Board of Directors deems appropriate after a consideration of all the circumstances. Any determination by the Board shall be final.

SECTION 19

Video/Audio Recording of Board and Member Meetings

Pursuant to ARS 33-1248/ARS 33-1804, the Oasis Board adopts the following reasonable rules governing the audiotaping and/or videotaping of open portions of the Oasis Board and Member meetings. These rules apply to all members of the Oasis Condominium Association, or any person designated by a member in writing as the

member's representative. These rules do not preclude the Oasis Board from adopting a rule in the future, whereby those attending would be precluded from audiotaping or videotaping an open meeting, if the Oasis Board makes the unedited tapes available to members on request without restrictions on its use as evidence in any dispute resolution process.

To prevent interruptions, all recording equipment must be in position 15 minutes prior to the start of the meeting;

Recording equipment cannot produce sound or distracting light emissions;
All members utilizing recording equipment must set up the recording equipment in the place designated by the Oasis Association;

All recording equipment is the responsibility of the member. The Oasis Association will not provide the equipment;

If any recording equipment fails, the Oasis Association will not stop the meeting while the equipment is reset;

No recording of a meeting shall be posted or otherwise made available on the internet, or disseminated to persons outside of the Oasis Association, without the written consent of the Oasis Board;

Persons who are not members of the Oasis Association and who are not designated by a member in writing as the member's representative are prohibited from recording the meeting without prior written approval of the Oasis Board;

The recording of a meeting is not the official record of the meeting. Only the Oasis Board approved meeting minutes are the official record of the meeting;

The Oasis Association does not make any representations as to the authenticity of any recording;

The Oasis Association may request the member, or the member's representative, sign a form (available from GRCA Administration) at the meeting acknowledging his/her understanding of the preceding rules.

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SECTION 20

Refuse Collection (Based on GRCA - Updated April 2022)

The Oasis Board has adopted the following GRCA Master Association rules regarding weekly refuse collection:

Trash containers (black color) will be emptied every TUESDAY. Recycling containers (pink color) will be emptied every THURSDAY.

The City of Scottsdale will empty containers on all holidays with exceptions of the Thanksgiving & Christmas holidays.

Since the Thanksgiving holiday occurs on a Thursday, recycling containers will be emptied on Friday (the next business day). When the Christmas holiday occurs on a Tuesday, trash containers will be emptied on Wednesday (the next business day)

To allow for mechanical pick up, your trash container must be placed at the sidewalk curb with the front of the container facing the street:

- Trash containers may not be placed at the sidewalk curb for collection until 5:00 pm the day before pickup; and
- Trash containers must be removed from sidewalk curb by midnight on the day trash collection occurs.

Trash containers must be stored in your garage. Security has the authority to remove containers violating the rule.

NOTE: If you must place your trash container at the sidewalk curb before 5:00 pm on the day of collection, please call Security (West Gate) at 480-948-9378 and let them know.

For your convenience, the City also provides a one-time, no charge, pick up of storage and packing boxes. Please contact the Solid Waste Department to find out when pickup will be done. Boxes must be empty and need to be collapsed to be collected.

Owners and Occupants must contact the City of Scottsdale Waste Management Department for Bulk and Hazardous Waste pickup schedules. Items for disposal by Bulk and Hazardous Materials may not be left outside a Unit on the patio/balcony/deck, driveway or at the curb for an extended period. These items should be hidden from view (preferably within the garage) until collection day.

NOTE: If you are not sure what is considered “recyclable”, please call the City of Scottsdale, Solid Waste Division 480-312-5600

SECTION 20.1

Unsightly Items – Rubbish/Trash, Debris & Other (Adopted May 2022)

Article 5.11 of the Oasis Condominium Association Declaration (the “Declaration”) grants to the Oasis Condominium Association the right to adopt and administer Association rules for the regulation and operation of the Condominium. Accordingly, the Board adopts the following Architectural Rule regarding Unsightly Items on the Condominium (both Limited and Common Elements).

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Unsightly Items: include, but are not limited to, trash, rubbish, garbage, debris, unsightly materials, or objects of any kind (such as bags, boxes, rags, laundry, detached machinery, equipment, carts, bikes, scooters, skateboards, or fixtures and equipment not a part of the Unit) as determined by the Oasis Board.

(Also see CC&Rs Article 9.08 prohibiting external laundering and drying of clothing, and CC&Rs Article 9.10 prohibiting the repair of detached machinery, equipment, fixtures, or motor vehicles upon the Condominium).

Unightly items are not allowed to accumulate in Units, Limited Common Elements or Common Elements upon the Condominium and must be regularly removed from Units, Limited Common Elements and Common Elements within the Condominium.

All rubbish, trash, garbage, and debris not disposed of by equipment contained within the Units (such as In-sinkers and garbage disposals), must be placed in the appropriate City of Scottsdale refuse/trash containers (regular and recycle) by Owners and Occupants for removal from the Condominium by the City of Scottsdale. Garbage/trash/refuse, and debris of any kind may not be placed in plastic/paper bags, boxes or other types of containers and left at the curb or upon Limited and Common Elements within the Condominium at any time.

Refuse/Trash containers (both regular and recycle), machinery and equipment not a part of the Units, shall be prohibited upon any Unit unless obscured from view of adjoining Units and Limited and Common Elements.

Refuse/Trash containers (regular and recycle) must be stored out of sight within the Unit's garage. Refuse/Trash containers may not be placed at the sidewalk curb for collection until 5:00 pm the day before pickup. Refuse/Trash containers must be removed from sidewalk curb by midnight on the day trash collection occurs. (See Oasis Standards & Rules).

Owners and Occupants should contact the City of Scottsdale Waste Management Department for Bulk and Hazardous Waste pickup schedules. Items for disposal by Bulk and Hazardous Materials may not be left outside a Unit on the patio/balcony/deck, driveway or at the curb for an extended period. These items should be hidden from view (preferably within the garage) until collection day.

Owners who lease their Units are required to provide their Tenants information regarding the Oasis CC&Rs and Standards & Rules. Unit Owners are responsible for Rule violations committed by their Tenants.

In addition to an Owner reimbursing the Association for costs identified in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) Article 6.08 (paragraphs a, b, and d), the Oasis Board has the authority to levy Special Assessments against a Unit and its Owner as designated in the CC&Rs Articles, Bylaws, or Association Rules. CC&Rs Article 9 (Use Restrictions) specifies Special Assessment levies may be applied for violations of CC&Rs Article 9.11 (Unightly Items).

RIGHTS OF THE HOMEOWNER

1. Any Homeowner who has been charged a Special Assessment Fee in accordance with this Rule may appeal the Assessment to the Oasis Board of Directors in the manner hereinafter provided.
2. To file such appeal, the Homeowner must submit a written notice of appeal which sets forth the basis on which he or she believes the action to be improper or inappropriate.

The written notice of appeal must be filed with a \$45 administrative fee and be received by the Executive Director of the Master Association on or before the fifteenth day after the Homeowner has been notified of the Rule enforcement action by the Oasis Board.

3. Upon receipt of the properly submitted notice of appeal, the Oasis Board shall schedule a meeting with the Homeowner within a reasonable time thereafter (within twenty-one days after receipt of the Homeowner's notice of appeal by the Executive Director of the Master Association) at which time the Homeowner may present his or her position to the Board. The Oasis Board shall also consider such other information as may be presented to it, including the records of the Master Association and Oasis Homeowners Association, and all violation reports.

4. The meetings shall not be conducted as a hearing or trial, and the Homeowners need not be present when all information is presented.

5. The collection of the Special Assessment Fee shall be suspended starting from when the Homeowner's written notice of appeal and the \$45 administrative fee is received by the Executive Director of the Master Association until the decision of the Oasis Board has been announced.

6. The collection of the Special Assessment Fee may be reinstated if the meeting between the Homeowner and the Board does not occur within twenty-one days after receipt by the Executive Director of the Homeowner's notice of appeal, because the Homeowner is unable or unwilling to present his or her position to the Board.

7. In deciding whether to uphold or modify the Rule enforcement action, the Board shall either re-instate, modify/adjust, or terminate the amount and collection of the Special Assessment Fee in such a manner as the Oasis Board of Directors deems appropriate after consideration of all the circumstances. Any determination by the Oasis Board shall be final.

Sign and Flags (Adopted May 2021)

Article 9.02 of the Oasis Covenants, Conditions and Restrictions (CC&Rs) does not allow signs to be erected or maintained within an Owner's Unit, Limited Common Elements, and Common Elements of a Condominium (whether in a window or otherwise).

Exceptions are noted in Article 9.02 of the Oasis CC&Rs as follows:

1. Signs required by legal proceeding;
2. One house number identification as originally placed by the Declarant with a face area of seventy-two square inches or less;
3. Such signs, the nature, number, and location of which have been approved in advance by the Oasis Board and the Master Association Architectural Committee; and
4. Street identification and traffic directional signs erected on or adjacent to Gainey Ranch Road Drive
5. Signs allowed in accordance with Arizona Revised Statutes 33-1261 as noted in the following paragraphs.

Political Signs (Special, Primary and General Elections): In accordance with the Arizona Revised Statutes 33-1261 Sections E & F, the Oasis Association limits the display of political signs as follows:

- **May only be displayed** inside windows of a Unit (considered an association member's property per the CC&Rs) or within and on decks, patios/terraces, and doors (considered Limited Common elements of a Unit per the CC&Rs);

May not be displayed in any of the Common Elements of a Condominium to include, but not limited to, the following:

- May not be displayed earlier than 71 days before the day of a primary election;
- May not be displayed later than 15 days after the day of the general election;
- May not be displayed later than 15 days after the day of a primary election for a candidate who does not advance to the general election;
- Number of political signs is not limited, except the maximum aggregate total dimensions of all political signs displayed in a window within an Owner's Unit shall not exceed nine (9) square feet;
- Political signs are not required to be commercially produced or professionally manufactured; and
- The use of profanity and discriminatory remarks are prohibited on the signs.

May not hang on or from any balcony, deck, railing, roof, and building exterior of the Condominium building; and

May not be placed on and near turf and gravel areas, or attached to any shrubs, bushes, trees; and

May not be placed on any areas of the Gainey Ranch golf course.

SECTION 21 (cont'd)

Commercial and Contractor Signs: The posting of contractor or commercial signs (or similar) in Unit windows, Limited Common Elements, and Common Elements of the Condominium are not allowed in accordance with the CC&Rs. The exception is the placement of a security alarm company's small decal (or similar) at the base corner of windows or base corner of the front door.

May not hang on or from any balcony, deck, railing, roof, and building exterior of the Condominium building; and
May not be placed on and near turf and gravel areas, or attached to any shrubs, bushes, trees; and
May not be placed on any areas of the Gainey Ranch golf course.

Sale, Lease and Rent Signs: In accordance with the Arizona Revised Statutes 33-1261 Section C, the Oasis Association limits the display of Sale, Lease and Rent signs as follows:

- May only be displayed in windows within an Owner's Unit (considered an association member's property per the CC&Rs);
- May **not** be displayed on patios/terraces, decks, and balconies (considered Limited Common Elements per the CC&Rs);
- Only commercially produced signs may be used;
- Size of a sign offering a property for sale, lease or rent must conform to the industry standard size sign, which shall not exceed 18 inches by 24 inches, and the industry standard size sign rider, which shall not exceed 6 inches by 24 inches.

(See Sections 25 and 26 regarding Open Houses and Residential Leases in the Oasis Standards and Rules for additional information).

Flags: In accordance with Arizona Revised Statutes 33-1261 Section A, the Oasis Association **allows** the display of the five following flags:

1. The American flag, or an official or replica of a flag of the United States army, navy, air force, marine corps, or coast guard by the Owner of a Unit. The Statute requires the American flag or military flag be displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10);
2. The POW/MIA flag;
3. The Arizona State flag;
4. An Arizona Indian nations flag; and
5. The Gadsden (Don't Tread on Me) flag.

The placement and display of flags and banners is subject to prior approval by the Oasis Board. The Architectural Committee Application must be submitted for review and approval. The Board has the authority to deny the display of a flag or banner other than the five listed above. See Section 1 of the Oasis Standards and Rules for a copy of the Application.

In accordance with the Arizona Revised Statutes 33-1261 Section B, the Oasis Association limits the number, size, and location/placement of the flags listed above, as well as other types of flags and banners, to the following:

- May not display more than two flags or banners at any one time;
- Maximum size of each flag and banner may not exceed 2.5 feet by 4.0 feet
 - May not be placed on any balcony, deck, or attached to any railing, roof, and building exterior of the Condominium building (considered Condominium Common Elements per the CC&Rs);
- May not be placed on and near turf and gravel areas, or attached to any shrubs, bushes, and trees (considered to be Condominium Common Elements per the CC&Rs); and
- May not be placed on any areas of the Gainey Ranch golf course;

Maximum of two flags or banners (or one of each) are allowed only on and within the BACK patios/terraces and decks of Units (considered Limited Common Elements per the CC&Rs)

SECTION 21 (cont'd)

Please be considerate of your neighbors when displaying flags and banners of any type.

Unit owners are responsible for any damage (and all necessary repairs) caused by the use and placement of any signs, flags, banners, and flag poles. The Oasis Association has no responsibility for any damage caused to or by these items.

Contact the GRCA Architectural Coordinator at 480-951-0321 if you have any questions.

NO flags or banners may be placed on and within any balcony and deck located on the FRONT of a Unit (considered Limited Common Elements per the CC&Rs)

NO flags or banners may be placed on or attached to any railing, roof, and building exterior located on the FRONT of the Condominium building (considered Condominium Common Elements per the CC&Rs);

NO flags or banners may be placed, displayed on turf and gravel areas, or attached to any shrubs, bushes, and trees located in the Condominium Common Elements;

NO flags or banners may hang on or from any balcony, deck, railing, roof, and building exterior (front, sides, and back) of the Condominium building (considered Condominium Common Elements per the CC&Rs); and

NO flags or banners may be placed and displayed on any areas of the Gainey Ranch golf course. The location of a flagpole to display a flag is limited to the BACK patios/terraces and decks of Units (Limited Common Areas per the CC&Rs) and may not be placed in Condominium Common Areas.

A wall mounted flagpole installed (using a wall bracket) on a membrane deck terrace or patio of a Unit (placed within the Limited Common Area only) is limited to no more than six (6) feet in length. The wall bracket color must match the color of the exterior building wall.

A garden flag stand located on the back patio of a Unit (placed within the Limited Common Area only) of a Unit is limited to no more than five (5) feet in height. It must be made of wrought iron in either black or deep brown/bronze color. The garden flag stand (with ground spikes at the base) may be used on a membrane deck only if placed in a planter or pot with dirt. additional information).

See Section 13 & 14 regarding Exterior Accessories, and Decorations in the Oasis Standards and Rules.

SECTION 22

OASIS POOL RULES

Pool closes at 10:00 PM

WARNING

NO LIFE GUARD ON DUTY

ALL PERSONS USING POOL OR HOT TUB DO SO AT THEIR OWN RISK. HOMEOWNERS AND MANAGEMENT ARE NOT RESPONSIBLE FOR ACCIDENTS AND/OR INJURIES

- 1. Pets are not allowed in pool area**
- 2. Children under 10 must be accompanied by an adult**
- 3. Children under 5 not allowed in Hot Tub**
- 4. Glass items prohibited in pool area**
- 5. Boisterous play, excessive noise and LOUD MUSIC is prohibited.**
- 6. No running or diving**
- 7. Please put all garbage in trash container, return furniture to original location and close umbrellas.**

THESE RULES WERE ADOPTED TO KEEP THE POOL AREA, SAFE, CLEAN AND A PLEASANT PLACE FOR ALL PEOPLE USING THE POOL. THANK YOU FOR FOLLOWING THEM.

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SECTION 23

Open House Highlights (Based on GRCA Rules – Updated April 2021)

Arizona law (A.R.S. 33-1261 Section C) states that open houses are allowed between 8:00 am to 6:00 pm daily. Open house signs are limited to one sign per open house placed on the owner's property.

In the Oasis Condominium community, the open house sign placement is limited to the driveway or sidewalk curb near the Unit.

GRCA approved open house showings are permitted between noon and 5:00 pm on Wednesdays, Saturdays, and Sundays.

GRCA approved open houses must be registered with the Administration Office. (A registration form is attached). Registration must be renewed weekly. For open houses at Oasis, access will be controlled by the security officer at the West Security Plaza.

Non-GRCA approved open houses must be registered with the security officer at the West Security Plaza. The realtor must advise the security officer of the address of the open house and a contact telephone number so visitors can be granted access.

During open house hours, GRCA directional signs are permitted (others will be confiscated). These signs may be available at the Admin Office, Mondays through Fridays between 8:30 am and 3:30 pm.

Nothing may be attached to GRCA directional signs (balloons, realtor name, etc.) except a small, neat sign identifying the unit number in a condominium community. ONE (1) directional sign only is permitted per open house residence. The sign must be placed directly in front of the unit (by the sidewalk or curb). A second, small sign may be permitted in condominium communities to help identify a unit entrance. ONE (1) directional sign is permitted outside the Oasis-entrance gate, regardless of the number of open houses in that community.

NO signs are permitted in City of Scottsdale rights-of-way.

NO signs are permitted on Scottsdale Road, Mountain View Road or Doubletree Ranch Road.

NO notes, signs or cards may be placed on or near call box systems (these will be removed).

OPEN HOUSE PRIVILEGES WILL BE SUSPENDED FOR 60 DAYS FOR THOSE WHO VIOLATE ANY OF THE OPEN HOUSE RULES.
Contact the GRCA Administration Office at 480-951-0321 if you have any questions.

SECTION 24 Residential Leasing

Article 5.11 of the Declaration of Condominium grants to the Oasis Condominium Association at Gainey Ranch the right to adopt and administer Association rules for the regulation and operation of the Condominium.

Article 9.14 of the Declaration of Condominium grants the Oasis Board of Directors (BOD) the authority to regulate the leasing of a Unit by an Owner. Without exception, no Oasis Unit (residence) shall be leased for **less than 30 days**, and no Owner may lease **less than his entire Unit**. However, the minimum lease requirements, in terms of time, may **exceed 30 days**. Article 9.17 restricts the use of each Unit to a single-family residence.

Pursuant to such authority and to protect and maintain property values and the lifestyle enjoyed at Gainey Ranch, the Oasis BOD has adopted the GRCA Master Association Residential Leasing Rules that apply to all homeowners leasing property within the Gainey Ranch Community.

When an Oasis Unit is leased, each homeowner or their leasing agent is **required to issue the tenant** a Leasing Packet. Leasing Packets may be obtained on the Gainey Ranch Website or from the GRCA Administration Office. The Gainey Ranch Community Association has prepared the packet to acquaint tenants with the rules and regulations of the Oasis and Gainey Ranch Community to make the stay enjoyable and to reduce their unintentional violation of our rules. **NOTE: Homeowners** are responsible for their tenant's compliance with the Gainey Ranch Community and Oasis Association rules and regulations (including the pet per Unit). Please review the Oasis Condominium Association Standards and Rules outlined in the packet.

The Leasing Packet available from the GRCA Administration Office and viewable on the GRCA website includes two sections:

Section 1 is for the homeowner and includes an information letter for the **Homeowner/realtor/leasing agent** leasing rules, and the Tenant Information Form (which is attached). The Tenant Information Form **must** be completed and returned to the GRCA Administration Office **prior** to the lease start date;

Section 2 is for the Tenant and includes important telephone numbers, information about the Estate Club, Golf Club, Hyatt Resort Hotel, a map of the Gainey Ranch area, a summary of the CC&Rs rules and regulation. most overlooked

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The Tenant Information Form must be submitted to the GRCA Administration Office **before** the Tenant arrives at the Oasis so that the data can be entered into the GRCA computer system. When completing the form, please include a **contact number** for the Tenant. Forms are available in the Appendix and online.

You may wish to issue the Tenant an "Owner encoded gate card" since the Oasis is a satellite community within the gates of Gainey Ranch. The maximum number of cards a tenant may have is "one per vehicle". Each Oasis unit includes a two-car garage. The Homeowner or Leasing Agent **must** retrieve all cards issued to a tenant when the tenant leaves.

Membership use rights to common area property (i.e. the Estate Club, is delegated to the tenant for the term of the lease based on GRCA guidelines.

Remember to notify the Gainey Ranch Community Association Administration Office if terms of the lease change or if the lease is extended. If you do not notify the GRCA Administration Office of any changes, there is the possibility the tenant's information will be deleted from the computer system and they will no longer be allowed entry to the GRCA and Oasis communities.

If you have any questions, please contact GRCA Administration Office at (480) 951-0321 for additional information.

APPENDIX

Maintenance of Second Story Decks

Now that your Second Story Deck has been refurbished you are responsible for for maintaining its condition. Please be reminded that each

homeowner is responsible for damages to the deck resulting from negligence and responsible for following good housekeeping practices.

Below are some suggestions we recommend you follow in order to protect the integrity and structure of the deck's watertight surface and condition.

1. The decks should be washed down on a regular basis using a mild detergent and warm water. Please **DO NOT power wash. It will damage the finish.** Hosing it with water is sufficient.
2. Wind blown leaves, trash, etc must be removed on a regular basis. Please do not wash dirt or animal feces or urine down the drain. This water drains to a lower drain by the sidewalk which is not connected to the sanitary sewer.
3. Please keep drains clean and free of debris and flushed on a regular basis. Standing water on the deck's surface can soften the membrane causing it to potentially leak into the unit below.
4. Potted plants, trees, etc. should be moved occasionally to prevent deck damage. A raised dolly may be required to move any large pots. If you have a heavy pot, planter, sculpture etc. you should not only have it on a raised dolly, but have a **thick** piece of plexiglass under the dolly to distribute the weight over a larger surface.
5. All patio furniture must have **rubber skids** to prevent damage to the membrane.

Thank you for your cooperation and concerns related to the refurbishing of your patio. We apologize for any inconvenience you may have experienced during this process. The final product is what we were striving for and I'm sure you will enjoy many years of use this new beautiful space will provide you.

Sincerely,

The Oasis HOA Board

Rule Requiring Installation of Pressure Regulating Valves and Ball Valves

Preamble

- A. Over the past several years, there has been water damage to the condominium units and common elements in the Oasis at Gainey Ranch resulting from leaks or broken waters, water heaters, water softeners and other appliances in the units.
- B. The Board of Directors of the Oasis at Gainey Ranch Condominium Association, Inc. has consulted with Southwest Water Service and performed other research to determine what actions could be taken to reduce the potential for water damage. Southwest Water Service conducted tests and found some of the units water line pressure was 140 PSI which is very high. Southwest Water Service recommended installing a "Pressure Regulation Valve" in the main line to each unit. The valve would allow each owner to set maximum water pressure. They also recommended the installation of a shutoff ball valve in the main water line to shut off water when the unit is vacated. This shutoff valve would not affect water supply for the fire protection sprinklers.
- C. Under the Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions Establishing and Governing The Oasis at Gainey Ranch Condominium and the Arizona Condominium Act, The Board of Directors has the authority to adopt rules for the regulation and operation of the condominium and the protection of the common elements.

Rule

Therefore, the Oasis Board of Directors adopts the following rule regarding the installation of **pressure regulating valves and ball valves**.

1. On or before October 15, 1999, each owner shall install on the main water line to the owner's unit a pressure regulating valve and a ball valve. The cost of installation of the pressure valve and shutoff ball valve shall be paid by the unit owner.
2. If any unit owner fails to install the pressure regulating valve and shutoff ball valve as required by Paragraph 1 above, the Association shall have the right, but not the obligation, to install both devices and to assess the cost against the unit and its owner as a special assessment pursuant to Section 6.08 of the Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions Establishing and Governing the Oasis at Gainey Ranch Condominium.
3. Each unit owner shall set the **maximum pressure** on the pressure regulating valve **no higher than 70 PSI**. This is the maximum pressure appliance manufacturers recommend in their warranty for the appliance.

The Oasis Condominium Association At Gainey Ranch Standards for Gutters and Downspouts

1. Gutters and downspouts for the Oasis at Gainey Ranch 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 downspouts 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 flat (not curving) to match the existing fascia design. (See samples in GRCA Administration Office.
2. All proposed gutters and downspouts are considered as an **add-on** installation and will be reviewed and approved on an individual basis. The cost of installing gutters and downspouts is the responsibility of the unit owner.
3. 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, color, materials, and finishes. No corrugated metal will be approved. All support brackets must be blind mounted. Homeowners are responsible for the overseeing of 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 a semi-gloss or flat finish.
6. Gutters and downspouts must be kept clean, neat, properly painted and in good repair at all times. This is the responsibility of the unit owner.

Gainey Ranch Community Association Leasing Packet

Home Owners Leasing Packets may be obtained by going to the website:
gaineranchca.com

The packet contains leasing forms for owners & agents, leasing rules and instruction on filling out the forms.

A Leasing Packet for the Tenant is available for the tenant welcoming tenant to Gainer Ranch. It contains important phone numbers, information about the Estate club, Golf club, and the Hyatt, and helpful tips and information to make your stay pleasant.