

PAVILIONS COUNCIL OF CO-OWNERS

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4/24/2024.

ANIMALS

No animals, birds, fowl, poultry, or livestock, other than a reasonable number of domestic dogs, cats, fish, and birds in cages shall be maintained in any dwelling and then only if they are There and solely as domestic pets.

No animal or bird shall be allowed to make an unreasonable amount of noise, nor to become a nuisance. No animal shall be chained or tied outdoors.

The reasonable number of dogs, cats, and birds or any combination shall not exceed two.

No owner shall permit its dog or animal to create unsanitary conditions anywhere on the common elements. When such conditions are created the owner will be assessed a fine.

ANTENNAS/SATELITE DISH/SECURITY CAMERAS

No antenna or other device for the transmission or reception of TV or radio signals shall be erected without prior approval of the Pavilions BOD's Architectural Committee.

No owner:

- may mount a satellite dish/Security Cameras to the surface of the building (horizontal/vertical)
- have or cause to have wires/cables visible
- Encroach on a neighboring unit

CLOTHES DRYING

No outside clothes lines or other facilities for drying or airing clothes, including but not limited to towels and bathing suits, shall be permitted where such a visible outside the dwelling.

COMMON AREA USAGE

No member shall place or cause to be placed any objects of any kind in the common elements, provided, however, that a member may place objects in the common elements exclusively pertinent to his dwelling, unless such placement is otherwise prohibited.

COMMON ELEMENT MAINTENANCE

Homeowner's maintenance responsibility:

A. Windows/Skylights:

1. Cleaning exterior and interior glass.
2. Replacing broken glass.
3. Caulking and sealing around windows/skylights.
4. Window frame repair and replacements including mullions.

B. Doors:

1. Repair and replacement of:
 - a. Windows/Patio Doors
 - b. Doors
 - i. Front
 - ii. Storage Room
 - iii. Garage Side Access
 - c. Skylights
2. Repair and replacement of the threshold appurtenant to the door.
3. Repair and replacement of door jambs.

The Pavilions Council of Co-Owners shall be responsible for the maintenance of the exterior garage door surface and lattice (where applicable).

DUMPSTER

Dumpsters have an impact on surrounding homeowners; therefore, we need to make certain that we limit their impact while still facilitating landscaping and remodeling projects accordingly. The following rule has been created:

No dumpster can be at a property in The Pavilions for more than 2 weeks. Prior to having the dumpster dropped off, the homeowner or contractor must contact the Gainey Ranch Community Association Office to confirm the delivery date.

Dumpsters may only go in the driveway, and may not over hang the sidewalk. All dumpsters must be free of graffiti and must be covered when not in use.

Any request for a dumpster to be at a property longer than the 2-week maximum will require Pavilions Board approval.

FLOORING INSTALLATION

HARDWOOD OR TILE

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

Only carpet with padding may be used in second story units unless the above conditions are met.

Hardwood or tile flooring may be used in limited amounts in the entryways, bathroom and kitchens of second story units without noise deadening material if approved by Pavilions BOD's Architectural Committee and the Master Architectural Committee.

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

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

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

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

April 2010

Approved Underlayment:

-Genie Mat 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

Revised 12/3/2020

FRONT DOOR PASSAGE SETS

The following passage set styles represent the pavilions standard/guidelines for keyed or digital entry, with a finish of oiled rubbed bronze or brushed nickel.

Upon submission of your Pavilions BOD's Architectural Committee Application, different manufacturers will be considered, provided the choice (style/color) is similar to those shown below:



Schlage
FE479CEN622
LATCEN



Baldwin



Bravura Brass Door

FRONT DOOR REPLACEMENT

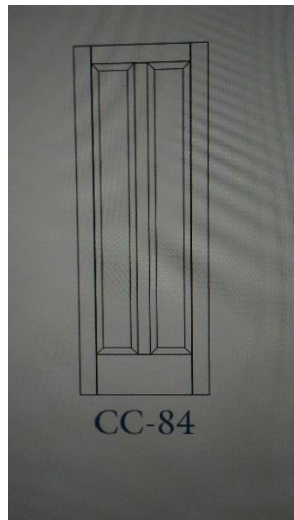
The following custom wood doors have been approved as the replacement doors for the front and side entries for The Pavilions condominium community. Homeowners can choose the type of wood. The paint color will need to match the current approved color. All new hardware will need to be approved.

NEW ENTRY DOOR

Canyon Custom Contemporary Series
No. CC84

May be used in both visible (from street) and non-visible areas.

Non-visible locations can have the two vertical panels opaque glass.



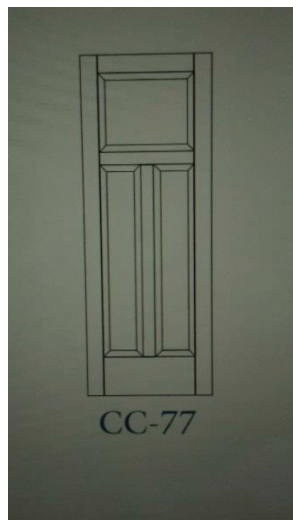
Paint Color: DEC759 – 100% Acrylic Exterior Flat (W704) HICKORY

ENTRY DOOR WITH OPAQUE GLASSFOR NON-VISIBLE LOCATIONS ONLY**

Canyon Custom Traditional Series

No. CC77

Each of the three panels can be
Opaque glass (two bottom, top only,
top and two bottom)



Paint Color: DEC759 – 100% Acrylic Exterior Flat (W704)

HICKORY

Purchase Doors: SCOTTSDALE CUSTOM BUILDING MATERIALS

7650 East Gelding Dr.

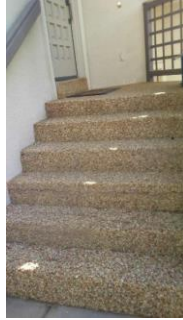
Scottsdale, AZ

480-948-4697

FRONT ENTRY SURFACE STANDARDS

The pavilions offer two surface textures choices:

1. Pebble Tec (original finish)



2. Manufacturer: Dal Tile
Tile: Consulate
Color: CS08 Liaison Beige
Size: 12"x24" Unpolished/Texture
Porcelain

Available from any store that sells Dal Tile

Local Source:
Discount Carpet Brokers
14455 N. Hayden
Scottsdale, Az. 86260



Upon submission of your Pavilions BOD's Architectural Committee Application, different manufacturers will be considered, provided the choice (style/color) is similar to the above.

GROUND LEVEL DECK

APPROVED ALTERNATIVE DECKING OPTIONS FOR PAVILIONS DECKS

Tre transcend decking product may be used to replace the wood deck floors at the Pavilions. The Trex Decking is:

1. Protected on 3 sides that brave the elements for weather protection.
2. The underside breathes so as to avoid surface separation.
3. It is 2-3 times thicker than regular wood decking.
4. It produces a natural, low sheen, wood-like look.

The approved Trex decking colors for the Pavilions are Tree House and Saddle.

This product is available at:

- Ponderosa Lumber, 6425 E. Thomas Rd., Scottsdale, AZ 85251
Phone: (480) 947-7765
- Lowe's and Home Depot.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts are permitted with the following stipulations:

- Confirm the common area drainage system is adequate to accept the discharging water from the downspout prior to installation of the gutter system
- Color for the gutters shall be a close match to the flashing , Dunn-Edwards custom color Pavilions Metal. Please see attached formula
- Color for the downspouts shall be a close match to the exterior of the building, Dunn-Edwards Sahara (DEC747)

HOLIDAY DECORATIONS

No holiday decorations shall be installed or placed on any common property within the Pavilions Community. ALL decorations with exception to door wreaths may not be visible to neighboring properties. All door wreaths must be in keeping with the holiday season (November through December) and must be removed by the first week of January. The shape and size of the wreath must be in scale with and visually relate to the surrounding areas.

HOSE STORAGE

All hoses must be kept within a hose container when not in use; the container for the hose must closely match the exterior of the buildings. Hose and hose container may be placed adjacent to the garage doors when not in use or stored.

IMPROVEMENTS and ALTERATIONS

No exterior changes whatsoever shall be commenced, erected, maintained, made or done without the prior written approval of the Pavilions BOD's Architectural Committee.

No interior structural changes whatsoever shall be commenced, erected, maintained, made or done without the prior written approval of the Pavilions BOD's Architectural Committee.

NUISANCES

No nuisance shall be permitted to exist or operate upon any property so as to be offensive or detrimental to any other property in the vicinity thereof or to its occupants.

The following shall be presumed to be a nuisance:

- a. rubbish, debris, building material or personal property of any kind which is placed or permitted to accumulate upon or adjacent to any property or any orders which arise therefrom.
- b. Any exterior speakers, horns, whistles, bells or other sound devices, except security devices used exclusively for security purpose.
- c. Any article which is draped, hung or attached to an exterior service or patio enclosure so as to be visible from the outside of the dwelling.
- d. Any collection or memorabilia displays was to be visible outside the dwelling.
- e. Any use of a dwelling or use of the common elements which will increase the rate of insurance upon the property.
- f. Any private patio plantings which encroaches on any other building or the common elements.
- g. The placing, parking or storing of any vehicle upon the garage approach for a period in excess of 24 consecutive hours.

OPEN FLAME DEVICES

2016 CITY OF SCOTTSDALE AMENDMENTS TO THE 2015 INTERNATIONAL FIRE CODE

CHAPTER 3 GENERAL REQUIREMENTS SECTION 308

OPEN FLAME 308.1.4 Open-flame cooking devices is amended to read as follows, including the addition of two new subsections, 308.1.4.1 and 308.1.4.2: 308.1.4 Open-flame devices. Charcoal burners, chimineas, barbecues fixed or portable, open flame heaters, firepots and other open-flame devices are prohibited on combustible balconies or within 10 feet (3048 mm) of combustible construction. *

Exceptions:

1. One- and two-family dwellings.
2. When all of the following conditions are met: a. Where buildings, balconies and decks are non-combustible construction, b. Protected by an automatic sprinkler system, c. Device(s) is only fueled by natural gas and

308.1.4.1 Use of Liquefied-petroleum-gas-fueled cooking devices. No person shall use individual fixed or portable, LP-gas burners or barbecues on or under any attached covered patios, balconies, covered walkways, stairs, or roof overhangs and shall not be located within 10 feet (3048 mm) of combustible construction. Exceptions: Detached one- and two-family dwellings.

308.1.4.2 Storage of open-flame cooking devices and barbecues. Storage of barbecues on or under balconies shall be allowed in accordance with the written city fire department Interpretation and Applications Manual. Exception: If the fire department receives complaints or suspect the cooking device or barbecue is being used, the fire department will require the cooking device or barbecue to be removed from the premises.

***On February 7, 2019 the Deputy Chief/Fire Marshal, Scottsdale Fire Department reviewed the Pavilions lower decks. His determination was that the 9' clearance afforded by the Pavilions design, provided no device was under an overhang, would be appropriate.**

PAINT COLORS

<u>APPLICATION</u>	<u>PRODUCT #</u>	<u>COLOR</u>
EXTERIOR BODY STORAGE/GARAGE ACCESS DOORS	DEC747 – 100% Acrylic Exterior Flat	SAHARA
ACCENT	DEC759 – 100% Acrylic Exterior Flat (W704)	HICKORY
GARAGE DOOR	DEC759 – 100% Acrylic Exterior Satin (W704)	HICKORY
GARAGE EYEBROW	CUSTOM COLOR – SEE BELOW	PAVILIONS METAL*
METAL	CUSTOM COLOR – SEE BELOW	PAVILIONS METAL*
DOORS	DEC759 – 100% Acrylic Exterior Flat (W704)	HICKORY
STORAGE/GARAGE ACCESS DOORS	DEC747 – 100% Acrylic Exterior Flat	SAHARA

Dunn Edwards, 8686 N. Frank Lloyd Wright Blvd., Scottsdale, AZ 85254, 480.483.3131
 Sherwin Williams, 15125 N. Hayden Rd., Scottsdale Airpark Design Center, 480.948.7829
 Sherwin Williams, 8710- E Shea Blvd, Pima Crossing Center, 480.437.1737

* Pavilion Metal

Dunn-Edwards

151 08:38 5/8/2019 PHX FACTORY

0023-2352-0814 (ASHTON / ENVISION)

EVSH40-2 EVERSIELD EXT L/S

1 Gallon U Y Notation /48

04: 2 Y+ 2.000

08: 1 Y+ 20.000

13: 1 Y+ 42.000

14: 4 Y+ 45.625

PAVILIONS METAL - GAINEY RANCH COM

Custom Tinted Paint - Not Returnable for Exchange or Refund
 Color may vary slightly from a color chip or container to container.
 Check for correct color match and confirm color before application.
 Dunn-Edwards accepts no responsibility for any mis-matched paint
 after it has been applied. NOTE (A)=ALKALI & (I)=INTERIOR USE

PARKING

“All vehicles shall be parked only in spaces designated for parking.” 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 (vehicle covers are not allowed for use outside of the garage). However, no overnight parking on the street shall be allowed. Any exception however, must be approved by Gainey Ranch Security upon registration of vehicle with Gainey Ranch Security. No vehicle with advertising, or a vehicle weighting over 1 ton is permitted to park in the driveway overnight.
- b. Any vehicle that is parked in the street overnight which has not been registered with Gainey Ranch Security will be tagged. After the vehicle has been tagged by Security two (2) times then the homeowner will be called regarding the violation and once the vehicle has been tagged three (3) times in a one-month time period, then the homeowner of the unit will begin receiving fines.
- c. When not in use, all motorcycles and motorbikes must be stored in the garage.
- d. Enforcement will be by the Gainey Ranch Community Association in accordance with the Master Association Rule, “Vehicle Parking Restrictions.”

Amended April, 2012

SCREEN DOOR STANDARDS

Front Screen Door

Retractable screen doors are permitted.

- Frame color to match door frame
- Screen to be black



Upon submission of your Pavilions BOD's Architectural Committee Application, different manufacturers will be considered, provided the choice (style/color) is similar to the above.

SECOND STORY DECK MAINTENANCE PROGRAM

The Pavilions Council of Co-Owners realizes the importance of maintaining the second story decks in a watertight condition. The Pavilions homeowner shall be responsible for maintenance of the adjoining patio surface whether a walking surface has been installed on top of the membrane surface (i.e. tile, stone, etc.) or not. Carpeting is not allowed to be installed on top of the membrane surface. Proper maintenance of the standard membrane deck is a primary concern and installing any walking surface is discouraged, as it is usually a problem to maintain in a watertight condition. Any type of walking surface installed over the membrane deck must also first be approved by the Pavilions Board and the Master Association Architectural Committee. The following is the maintenance program for the second story decks:

- A. MEMBRANE DECK SURFACE Decks without tile surface or any other added surface material (This is the standard Pavilions deck surface).

The Gainey Ranch Community Association (GRCA) maintenance staff will inspect each deck every two years for breaks, tears, wear spots, rips, or any conditions allowing water to migrate through the deck. Conditions of each deck will be noted and appropriately documented. Any standard membrane decks that require repairs or replacement of the waterproofing material will be scheduled for repair and the owner will be notified. The cost of such repairs and inspection will be the responsibility of the homeowner.

Regular maintenance will extend the life of the surface and the following is recommended.

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

TILE, STONE AND OTHER DECK SURFACES

(Represents materials installed over the standard membrane surface at the homeowner's election).

Every two years the GRCA maintenance staff will inspect each deck for cracked, broken or loose tile or stone and grout or any conditions allowing water to migrate through the deck. Conditions of the decks will be noted and appropriately documented and a copy of the inspection report will be mailed to each owner. The Association will put the affected owner on notice regarding any maintenance requirement and make immediate arrangements to have the appropriate repairs or replacements made. The work will be performed by a competent licensed contractor and each homeowner will be invoiced at the GRCA's cost.

It is important each owner of a tile or stone deck perform certain maintenance on a strict routine basis in order to prevent water penetration and failure of the deck. The following maintenance activity is intended to mitigate each such deck owner's exposure arising from his or her responsibility for any damage to the deck caused by water migrating through the surface:

1. Cracked, loose or broken tile or stone must be removed, the membrane surface checked for any penetration or pin holing and lastly reset the tile or stone in a waterproof bed and mortar system. No broken or cracked material can remain as part of the deck after repairs.
2. Since grout is porous material, it must be sealed periodically on an as needed basis, with a water-resistant solution. There are a number of commercial products available for this process which can easily be applied with a brush, like paint.
3. Cracked, loose, porous grout must be repaired or replaced with a moisture resistant mortar. The water proof membrane should be checked for penetrations or pin holing and repaired prior to repairing or replacing tile, stone and/or grout and sealed with a water-resistant solution.
4. The perimeter edges of the tile or stone deck floor where the surface interfaces with the stucco wall should be caulked on a regular basis with a HIGH-GRADE urethane elastomer caulk.
5. Wind-blown leaves, trash, etc., must be removed and the deck swept and cleaned on a regular basis.
6. The drains must be cleaned and free of debris at all times and flushed on a regular basis.
7. Potted plants, trees, etc. should be moved occasionally to prevent eventual deck damage. A raised dolly may be required to move any large pots.

SIGNS

No signs whatsoever (including but not limited to commercial, political, sale or rental and similar signs) shall be erected or maintained on any property whether in a window or otherwise, except:

- a. such signs as maybe be required by legal proceeding
- b. one house number identification as originally placed
- c. such signs, the nature, the number, and location of which have been approved by the Master Architectural Committee

SUN CONTROL DEVICES

All sun control devices require Gainey Ranch Architectural Committee and Pavilions BOD's Architectural Committee approval prior to any construction or installation. Additional information regarding submittals and approvals can be obtained at the Gainey Ranch Community Association office. No other sun control devices are approved.

I. **AWNINGS** are reviewed on an individual basis. (Rear Elevations Only)

Approved Fabric: Sunbrella
Approved Color: Beige #4620

Approved Fabric: Sunbrella
Approved Color: Navy Blue #4626

Approved Fabric: Dickson's
Approved Color: Navy Blue #6022

- A. Fixed Awnings must be the shape of the window and constructed of fabric stretched and wrapped over a painted metal frame permanently attached to the exterior of the wall.
- B. Retractable Awnings are reviewed on an individual basis and are constructed of fabric stretched over a painted metal frame of 1" square tubing, permanently fixed to the exterior wall of the unit by means of 4" lag bolts through the metal frame. Fabric edge must be straight with no fringe, scallops or rope ties. No conduit or junction boxes may be exposed on the building exterior.

Updated 08/02/22.

all Royal Blue awnings that were approved for use prior to October 2011 have been grandfathered in.

UPDATED 04/24/2024.

FIXED AND RETRACTABLE SUNSCREENS:

1. Allowed on rear elevation only.
2. Frames and all exposed hardware shall match the window frame.
3. Retractable sunscreens shall be track-mounted flush against the building within ½ "of the window frame. No electrical conduit, boxes, electric cables, or wire mold may be exposed on the building exterior. Protective metal hoods are required and must match the surface to which the hood is attached.

II. **SUNSCREENS** are reviewed on an individual basis.(Rear Elevations Only)

Approved Frames: Frames and hardware are to be constructed out of bronze finished anodized metal to match the window frame.

Approved Color: Black sunscreen fabric

- A. Fixed Screens
- B. Retractable Screens

Updated 08/02/22

III. **UMBRELLAS**, Deck, and patio umbrellas must be kept in good condition; damaged, torn, or faded umbrellas should be replaced as soon as possible and within no more than 28 days from the date of any written notice of non-compliance.

Fabric may not display graphics of any kind, including logos, lettering, advertisements, designs, stripes, etc.

Fabric colors which are highly contrasting (e.g. red, blue and yellow) to the Pavilions building colors or that involve contrasting multi-colors on the umbrella are not permitted.

All colors are subject to Board approval. As a general rule, solid color umbrellas that involve earth tones such as beige, tan, sand and shades of brown, or which closely match the approved color (Beige #4620) of the building awnings will be approved.

all Royal Blue umbrellas that were approved for use prior to October 2011 have been grandfathered in.

UPDATED 04/24/2024.

UMBRELLAS:

1. Effective November 1, 2025, all umbrellas must be beige, or solid shades of white, gray, or black.
2. May not display any logos, lettering, advertising, designs, or stipes.
3. May not have any decorative or holiday lights.
4. Shall not encroach on any adjacent units or common areas.
5. **Non-conforming umbrellas will not be grandfathered after November 1, 2025.**

IV. **RETRACTABLE ROLLING SHUTTERS (Rear Elevations Only)** are reviewed and approved on an individual basis prior to installation. Shutters must be track-mounted and constructed of pre-painted (baked enamel) slats. Slats and hardware must be housed in a protective box installed directly above the window or door. Box and all other hardware must be painted to match the exterior color of the building. No conduit or junction boxes may be exposed on the building exterior.

Approved Materials: DOUBLE WALLED OR PVC VINYL
or ALUMINUM SLATS
Approved Colors: BEIGE
Location: WINDOWS SPECIFICALLY APPROVED

UPDATED 04/24/2024.

RETRACTABLE ROLLING SHUTTERS:

- 1 Must be track mounted with aluminum slats housed in a protective metal cover.
- 2 Provide manufacturer's standard or custom color.
- 3 No color mixing is allowed on any single unit.
- 4 All exposed hardware or fasteners must match the color of the shutters.
- 5 No exposed exterior electrical conduit, boxes, electric cables, or wire mold.

Updated 08/02/22

GLASS TREATMENT

- a. Stained/Colored Glass will be approved on an individual basis for design and location.
- b. Tinted Glass is installed in all units at the Pavilions. Insulated glass set in bronze aluminum frames is the standard for all windows and sliding glass doors.
- c. No Reflective Material including but not limited to aluminum foil, reflective screens or glass, mirrors, or similar type items, are not permitted to be placed on the outside or inside of any windows.

TEMPORARY OCCUPANCY

No temporary buildings, tents, vehicles, or structure of any kind shall be used in time for your residence on the property.

TRASH/RECYCLE CONTAINERS AND COLLECTION

Trash containers shall be kept within the garages except when the containers are being entered by waste disposal authorities.

Tuesday is refuse pick-up (Black container). Updated 08/02/22

Thursday is recycle pick-up (mauve container).

Containers may go out no earlier than 5 pm the day before pickup and must go back in by the end of pickup day. Make sure containers are out by 5 am on the day of pickup.

New homeowners will receive information in the mail about when the brush and bulk pickup takes place. The city of Scottsdale gives a week time frame for when they will be in the Gainey Ranch area. Notify Security (480-596-0125) if you place brush and/or bulk items out for this pickup so that you won't be cited.

Updated 08/02/22

UTILITIES SERVICE

No lines, wires, or other devices for the communication or transmission or reception of TV or radio shall be erected on any property.

VEHICLES

No motorized vehicle shall be constructed or reconstructed or repaired on the property.

All vehicles shall be parked only in designated spaces

WINDOW REPLACEMENT STANDARDS

The new window installation specifics are:

Windows that may be installed are aluminum, vinyl and Fibrex composite.

Various window brands will be permitted, provided they meet the requirements of trim size and color.

Trim size of the windows must be between 1-2.5 inches in width, including the beveled area, measure edge of glass to stucco.

The window frame and trim must be dark bronze in color.

Before any windows are installed by the homeowner, approval must be given and each installation will be reviewed on a case-by-case basis.

Please note that all previous window installations that were approved prior to July 9, 2014, have been grandfathered.

APPROVED: 7/14

Revised 12/3/2020