

**THE PAVILIONS COUNCIL OF CO-OWNERS
STANDARDS AND RULES**

	Table of Contents	Page
Section 1	Alterations and Improvements-Exterior and Interior	2
Section 2	Animals	3
Section 3	Antennas, Satellite Dishes, Security Cameras, and Ring Doorbells	4
Section 4	Artificial Turf	4
Section 5	Clothes Drying	4
Section 6	Common Area Usage	4
Section 7	Common Element Maintenance	5
Section 8	Dumpsters, Construction Trailers, Temporary Toilets, Storage Containers	6
Section 9	Flooring Installation-Second Floor	7
Section 10	Front, Storage, Garage Swing, and Patio Door Hardware Replacements	8
Section 11	Front, Storage, Garage Swing, and Patio Door Replacements	9
Section 12	Front Entry Surface	11
Section 13	Ground Level Wood Framed Patio Decks	11
Section 14	Gutters and Downspouts	12
Section 15	Holiday Decorations	13
Section 16	Hose Storage	13
Section 17	HVAC Installation and Maintenance	13
Section 18	Lighting and Fixtures	14
Section 19	Nuisances	15
Section 20	Open Flame Devices	16
Section 21	Paint Colors	17
Section 22	Parking	17
Section 23	Patio Landscape and Hardscape	18
Section 24	Retractable Screen Doors	19
Section 25	Second Story Floor-Exterior Deck	20
Section 26	Signs and Flags	21
Section 27	Sun Control Devices	22
Section 28	Temporary Structures	24
Section 29	Trash and Recycle Containers and Collections	24
Section 30	Utility Services	24
Section 31	Vehicles	24
Section 32	Window Replacements	25

Section 1: Alterations and Improvements- Exterior and Interior

No exterior changes will be commenced, erected, maintained, made or done without the written approval from the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board. By way of illustration, but not of limitation, the following are considered exterior changes: painting, landscaping, repairs, excavation, screens, doors, door hardware, evaporative coolers, fireplaces and chimneys, skylights, storage closets, solar collectors, shade screens, awnings, or any other work which alters the exterior appearance of any property.

No interior structural changes will be commenced, erected, maintained, made or done without the written approval from the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board. By way of illustration, but not of limitation, the following are considered interior structural changes: moving, removing, adding or altering (load bearing or non-load bearing) walls or columns, and doorways.

Because of the potential impact on the condominium building and the neighboring unit(s) located within the building:

- All remodeling and construction performed must be completed in accordance with City of Scottsdale Building Codes.
- The acquisition of and payment for any building permits are the responsibility of the owner.
- Remodeling and construction must be completed by Arizona licensed/registered contractors (Name and Arizona ROC License numbers must be provided).
- Electrical and plumbing work must be completed by Arizona licensed/registered contractors (Name and Arizona ROC License numbers must be provided).
- A stamped engineering report and drawing must be prepared and submitted by a state of Arizona registered/certified structural engineer for any structural changes.

Starting a project prior to written approval may result in a fine.

The Architectural Application can be found on the Gainey Ranch Community Association Website: *(Copy and paste the following into your browser.)*

<https://gaineyranchca.com/about-grca/forms-for-community-business>

Construction Hours: (Contractor shall verify with the GRCA Security.)

- Monday through Friday-April through October: 6am-5pm
 - No construction activity generating loud noise may start before 6:30am
- Monday through Friday-November through March: 7am-5pm
- Saturday: 8am-4pm
 - No construction activity that generates loud noise
- Sunday and Holidays: No contractors permitted to work.

The construction site must be maintained in a safe, clean, orderly, and dust-free condition at all times.

Section 2: Animals

- Only domestic dogs, cats, and birds in cages can be kept in any single dwelling, and then only if they are there solely as domestic pets and not for commercial purposes. Any two or combination thereof is allowed.
- No animal or bird will be allowed to disturb the neighbors.
- No animal shall be chained or tied outdoors.
- No owner shall permit their animals to create unsanitary conditions anywhere. When such conditions are created, the owner may be assessed a fine.

Section 3: Antennas, Satellite Dishes, Security Cameras, and Ring Doorbells

No antennas or satellite dishes are allowed.

Security cameras or other devices for the transmission or reception of signals cannot be installed without written approval from the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board.

- Conduit, wire mold, cables, or wires cannot be visible.
- Cameras “field of view” cannot encroach neighboring units, driveways, balconies, or patios.

Ring Doorbells do not require GRCA Master Architectural Committee (MAC) approval, but the “field of view” cannot encroach neighboring units, driveways, balconies, or patios.

Section 4: Artificial Turf

No artificial turf can be installed without written approval from the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board.

Section 5: Clothes Drying

No outside clothes lines or other facilities for drying or airing clothes is allowed.

Section 6: Common Area Usage

- General common area includes all property, except for dwellings (units, patios, and balconies).
- No changes, modifications, or encroachments of the common area (patio walls, steps to patios, lighting outside patios) will be permitted without written approval from the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board.
- Nothing is to be placed or attached to the exterior building surfaces. For example, but not limited to the following: bird feeders, candles, statues, sculptures, misters, speakers, and plant containers.
- The owner is responsible for the repair and maintenance of any damage caused by placing items on top of the common area walls.

Section 7: Common Element Maintenance

Owner's maintenance responsibilities:

- **Windows and Skylights:**
 - Cleaning exterior
 - Replacing any broken parts
 - Perimeter Caulking
 - Window frames and screen repairs
 - Refer to Section 32 for window replacement standards.
- **Exterior Doors:**
 - Front entry door, frame, threshold, hardware, weatherstripping, and trim
 - Patio door (sliding and swinging)
 - Exterior storage room door, frame, threshold, hardware, weatherstripping, and trim
 - Garage swinging door, frame, threshold, hardware, weatherstripping, and trim
 - Refer to Sections 10 and 11 for door and hardware replacement standards.
- **Overhead Garage Doors:**
 - Motor operator, key pad, remote control, and all weatherstripping.
 - Damage to the garage door itself.

All stucco and paint must be repaired when windows, skylights, or exterior doors are repaired or replaced. Refer to Sections 11 and 32 for more information.

The Pavilions Council of Co-Owners is responsible for replacing garage door panels and tracks, unless damaged by the owner.

Section 8: Dumpsters, Construction Trailers, Temporary Toilets, Storage Containers

Owner must receive written approval from the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board before the placement of any dumpsters, construction trailers, temporary toilets, and storage containers within The Pavilions community.

- Any of the above must be located on the owner's driveway and cannot block any walkways or be in any landscaped areas.
- Any of the above must be removed from the property after four weeks. The owner needs to request an extension from the GRCA Master Architectural Committee (MAC) if additional time is required.
- Any of the above must be free of graffiti.
- Temporary toilets must be independently serviced a minimum of once every seven days.
- All gates or doors of the above must be closed and locked when not in use.
- Dumpsters and/or storage containers must be covered and secured at the end of each day to prevent the spreading of any debris or dust.
- Owner is responsible for any damage to driveways, sidewalks, or landscape areas caused by any of the above.

Section 9: Flooring Installation-Second Floor

Owner must receive written approval from the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board prior to starting any second-floor flooring project.

No owner of a second-floor unit may install wood (or similar composite or laminate flooring), tile (or similar marble, porcelain, or ceramic flooring) without the installation of noise-deadening material approved by the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board.

Unless the conditions set forth are met, ONLY carpet with padding must be used in second-floor units.

- All stairs and landings must have noise-deadening material whether they are over an occupied or non-occupied space.
- No noise-deadening material is required where living rooms, hallways, bedrooms, and other rooms on the second-floor are over garages or spaces where no rooms exist in the unit below. **Note:** these areas will be better insulated from the noise of garage doors opening and closing when noise-deadening material is used throughout the unit.
- Any installation must have noise-deadening infrastructure that has audible results equivalent to or better than the use of padding and carpet.
- Any second-floor unit that currently has wood or tile flooring in violation of this rule will be grandfathered, with the following condition:
 - Should wood or tile floor in the future require repair or replacement of 50% or more of the grandfathered flooring, noise-deadening material will be required.
- The following are three noise-deadening materials approved by the GRCA Master Architectural Committee (MAC):
 - GenieMat RST (5mm minimum)
 - ECORE QTscu (5mm minimum) or Centaur SoundReducer5
 - Silent Walk Noise Suppressant (Local supplier: Big D Flooring 480-368-0023)

Section 10: Front Door, Storage Room Door, Garage Swing Door, and Patio Door Hardware Replacement

Upon submission of an Architectural Application, different manufacturers will be considered, provided the choice (style/color) is consistent with the following:

- Front door handles, deadbolts (manual or programmable), storage room door, garage swing doorknobs, deadbolts (manual or programmable), and all thresholds must be the same finish (aged bronze, satin nickel, or matte black). No mixing of finishes is allowed.
- The Pavilions standard for the front door handle is:
 - Manufacturer: Schlage
 - Style: CEN-Century
- The Pavilions standard for the garage swing, storage room, and patio doorknob is:
 - Manufacturer: Schlage
 - Lever Styles: Northbrook, Broadway, or Latitude
 - Knob Styles: Bowery,
- The Pavilions standard for a programmable lock is:
 - Manufacturer: Schlage
 - Style: Touch keyless with Century trim.
- The Pavilions standard for manual deadbolts is:
 - Manufacturer: Schlage

Other manufacturers such as Kwikset, Baldwin, and Bravura may be considered provided their choice (style and finish) is similar.

It is recommended that door hinges match door hardware.

The owner is required to perform any paint touch-up as a result of replacing hardware. Refer to Section 21 for paint colors.



Section 11: Front Door, Storage Room Door, Garage Swing Door, and Patio Door Replacement:

The following wood doors have been approved for the front door at The Pavilions.

The door must be paintable.

Other front door manufacturers may be considered provided their style is similar and the owner receives written approval from the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board.

Front Door Replacement Options:

Series #4033 Rouge Valley Door	Series #4612IG Rouge Valley Door
May be used in both visible (from street) and nonvisible areas.	For nonvisible locations: (Not visible from street, sidewalk or road), owners may consider entry door with fixed glass.
Flat Panel	Fixed Glass Options: Clear and Low E Other glass options may be considered. Owners must provide physical samples for approval. Leaded, tinted, reflective, or stained glass is not acceptable.
	
Approved Paint Color: DEC770-Drifting/Eggshell	
Must include weatherstripping and threshold	

Storage Room Door and Garage Swing Door Options:

The Pavilions standard garage and storage room swing door is:

- Flush wood or steel, pre-hung.
- Threshold and perimeter weatherstripping must match door hardware.
- No glass is allowed.

Patio Swing Door Options:

Must be wood, wood clad, metal, or fiberglass.

- All doors must be painted. Refer to Section 21 for paint color.
- Half or full door glass must be insulated or LowE. (Stained, colored, reflective, decorative, foil-faced, film, painted, or leaded glass cannot be used.)
- White or light-colored mini blinds between glass panes are acceptable.
- No divided or simulated door glass is acceptable.

Suggested Retailers:

- Home Depot
- RougeValleyDoor.com

The owner is responsible for the exterior wood door trim where frames have been replaced. Only primed and painted hardwood trim (oak, birch, poplar, or cedar) is allowed. No softwood trim such as pine is acceptable. Trim lumber must be flat stock profile, 1"x 4" nominal. All fasteners must be counter-sunk and patched so they are not visible. Provide a continuous bead of caulk where wood trim abuts stucco.

The owner is responsible for all stucco repairs or patching as a result of removing existing door openings and installing new ones. Stucco texture must match the adjacent texture. Mis-matched texture will be removed and re-done at the owner's expense. Stucco must be placed within ½" of door jambs so that it is completely behind the surfaced applied wood trim.

The owner is required to prime and paint all new doors, frames, wood trim, and stucco affected by this work. Refer to Section 21 for paint colors.

Section 12: Front Entry Surface:

The maintenance and/or replacement of the front entry surfaces (stairs and landings) are the responsibility of the owner. Should the stair framing system below the surface require repair or replacement due to the failure of the owner maintaining a watertight surface, those costs will be the responsibility of the owner. Should it be determined that material other than the plywood that exists under the current surface be required, it will be at the expense of the owner.

The Pavilions offer the following alternate material in lieu of the originally installed Pebble Tec. This material has been approved by The Pavilions Board and the GRCA Master Architectural Committee (MAC):

- Pebble Tec that compliments the new paint color scheme. Refer to Section 21 for paint colors.
- Porcelain 12" x 24" maximum (Must be non-skid surface for safety)
 - Borgo Bronzo
 - Anthea Earth
 - Futura Silver

Suggested Porcelain Retailer:

Arizona Tile
14700 N Hayden Rd
Scottsdale, AZ 85260
(480-991-3066)

Section 13: Ground Level Wood Framed Patio Decks

The maintenance and replacement of the ground level decking surface is the responsibility of the owner.

Structural repairs or replacement of framing membranes supporting the deck surface or vertical latticework is the responsibility of The Pavilions unless damaged by the owner.

The Pavilions offer the following alternate material in lieu of the originally installed wood decking. This material has been approved by The Pavilions Board and the GRCA Master Architectural Committee (MAC):

- Manufacturer: Trex Transcend Decking
- Color: Owner must submit color sample

Other manufacturers such as TimberTech, Deckorators, MoistureShield, or Fiberon composite decking may be considered provided they are similar width and profile. Physical samples of alternates are required with the GRCA Master Architectural Committee (MAC) Application.

Suggested Retailers:

Home Depot

Lowe's

Section 14: Gutters and Downspouts

The installation, maintenance, or replacement of gutters and downspouts is the responsibility of the owner.

Owners must receive written approval from the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board prior to installing downspouts and the direction of the downspout discharge.

Explain what method(s) will be taken to prevent ground erosion or undermining the integrity of buildings, walls, or hardscape areas, including any nuisance to neighboring units.

Gutters and downspouts are permitted with the following stipulations:

- None are allowed on front elevations.
- The gutter profile needs to be flat (not curving).
- The downspout needs to be square shaped with smooth surfaces.
- All support brackets must be blind mounted.
- No corrugated metal will be approved.
- The color of the gutter and/or downspout and any support brackets will be determined by matching the surface to which it is mounted. This may require custom colors. See Section 21 for paint colors.
- The owner is responsible for keeping gutters and downspouts clean, neat, and in good repair at all times.

Section 15: Holiday Decorations/Decorative Lighting

- No holiday decorations are to be installed or placed on any common area within The Pavilions.
- No decorations with the exception of door wreaths may be visible to neighboring properties.
- Holiday door wreaths must be removed one week after the end of the holiday that it represents.
- No outside decorative lighting may be visible to neighboring properties or from the street.

Section 16: 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 building. Hose and hose containers may be placed adjacent to the overhead garage door.

Section 17: HVAC Installation and Maintenance

Prior to any rooftop equipment replacements, the owner must receive written approval from the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board. The approval process may take up to 3 weeks.

If replacement is necessary due to an emergency, the owner must immediately contact the GRCA Architectural Coordinator (480-951-0321) for any special instructions needed for approval.

The rooftop enclosure (walls, roofing system, and roof access hatch), which could house the exterior equipment components of several heat pump/air conditioner condensers, and the building's roof tiles are designated as a Common Element. Any damage to the enclosure walls, roofing systems (roof tiles or foam roofing), or roof access scuttle) during replacement or servicing (whether initial start-up or periodic) **shall be the owner's responsibility**. Repairs must be performed **only** by the GRCA Maintenance Department or their designated Contractor.

Owners are responsible for the maintenance of their equipment, refrigerant piping, and electrical components within the enclosure. The Pavilions Council of Co-owners and the GRCA Master Architectural Committee (MAC) have no responsibility with respect to these elements.

The equipment being replaced may be larger than the existing unit. The owner is cautioned that this may cause air circulation problems and/or reduce equipment efficiency. Owners should consult their contractor with any concerns.

The purpose of the enclosure is to obscure, from ground level, all equipment and services. No portions of the equipment and services shall exceed the height of the enclosure (City of Scottsdale ordinance).

As a courtesy, the owner is encouraged to inform adjacent owners that roads or their driveway access may be temporarily obstructed by hoisting equipment (i.e. cranes).

Section 18: Lighting and Fixtures

Replacing bulbs that no longer work is both an HOA and owner's responsibility.

Where exterior bulbs are controlled by an interior switch or timer, replacement must be performed by the owner. GRCA Maintenance Department will replace bulbs in all other situations. The owner must contact the GRCA Maintenance Department directly.

All replacement bulbs must be an A19 LED 60-watt equivalent 2700k bulb. No others will be accepted.

To maintain uniformity of the exterior appearance throughout the community no owner may add, remove, modify, or change any light fixture(s).

Any owner requesting ceiling fans or other light fixtures on patios, balconies, or anywhere on the exterior must obtain written approval of the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board.

No exposed electrical conduits, boxes, or wiremold will be allowed.

Section 19: Nuisances

No nuisance will be allowed to exist or operate so as to be offensive or detrimental to any other unit or in any common areas.

The following shall be presumed to be a nuisance:

- any excessive noise at the pool, even during pool hours (7am-10pm).
- 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 odors which arise therefrom.
- any exterior speakers, horns, whistles, bells or other sound devices, except approved devices used exclusively for security purposes.
- any article which is draped, hung, or attached to an exterior surface or patio enclosure so as to be visible from the outside.
- any collection or memorabilia visible from outside.
- any use of a dwelling or use of the common elements which will increase the rate of insurance upon the property.
- any private patio planting which encroaches on any other building or the common elements.
- placing, parking, or storing of any vehicle upon the garage approach for a period in excess of 24 consecutive hours.

Section 20: 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.*

***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.**

Exceptions:

- One-and two-family dwellings.
- 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, and (c) device(s) is only fueled by natural gas.

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.

Section 21: Paint Colors

Application	Product #/Type	Color
EXTERIOR BODY	DEC786-Exterior Flat	MINER'S DUST
POP OUT ACCENT	DEC770-Exterior Flat	DRIFTING
GARAGE OVERHEAD DOOR	DEC770-Exterior Eggshell	DRIFTING
GARAGE EYEBROW	DET626-Exterior Flat	METAL FRINGE
ALL ACCESS DOORS & TRIM	DEC770-Exterior Eggshell	DRIFTING
ALL IRON & WOOD HANDRAILS	DET626-Exterior Semigloss	METAL FRINGE

Available at the following location:

- Dunn Edwards, 8686 N. Frank Lloyd Wright Blvd., Scottsdale, AZ 85254, 480.483.3131
- Owners are prohibited from computer/custom matching colors from other manufacturers or suppliers.

Section 22: Parking

- Operable vehicles of guests and invitees will be allowed to temporarily park on the driveway and also on the street as long as driveways are accessible (vehicle covers are not allowed for use outside of the garage).
- No vehicle with advertising or those weighting over 1 ton is allowed to park in the driveway overnight.
- 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 times, the homeowner will be called regarding the violation. Once the vehicle has been tagged three times in a 30-day period, the unit owner will begin receiving fines.
- When not in use, all motorcycles and motorbikes must be stored in the garage.
- Enforcement will be by the Gainey Ranch Community Association in accordance with the Master Association Rule, "Vehicle Parking Restrictions."

Section 23: Patio Landscape and Hardscape

Landscaping shall be maintained for beauty, harmony, and the conservation of property values within Gainey Ranch.

- Owners are responsible to maintain all landscape and hardscape (i.e. patio floor coverings) **within** patio areas. Maintenance and care include trimming, insect and pest control, weeding, and control of watering to prevent damage to adjacent walls.
- The owner shall control root systems that may cause damage to adjacent walls or concrete slabs. Any damage will be corrected at the owner's expense.
- Trees, bushes, shrubs, and plants shall not encroach onto neighboring units or Common Areas.
- The height of any trees, bushes, or shrubs cannot exceed the closest roof eave or underside of a second-floor balcony.
- Fruit bearing landscape is not permitted. Once any existing fruit bearing landscape needs to be replaced for any reason, it cannot be replaced with fruit bearing landscape.
- Vines or plants which cling to walls are not permitted since they may damage stucco surfaces.
- Trellises require prior approval from the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board.

Section 24: Retractable Screen Door Standards

Owner must receive written approval from the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board prior to any new or replacement screen door installation.

- Only fully retractable screen doors are permitted.
- Frame color must match Dunn Edwards (DEC 770-Drifting/Eggshell)
- Screens must be black.
- Acceptable manufacturers are Larson, Arizona SunScreen, or Anderson. Other manufacturers providing similar materials will be considered.
- Frames installed prior to March 2024 are grandfathered.



Section 25: Second Story Floor-Exterior Deck

Owner must receive written approval from the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board before resurfacing of balcony membranes. It is the responsibility of the second-floor owner to ensure their balcony membrane systems are maintained and watertight at all times.

The owner is financially responsible for damaged plywood sub-flooring or other building framing should it be determined that repair or replacement is necessary due to any membrane leak.

As of March 2024, only fluid-applied membrane surfaces will be allowed on the second-floor exterior decks.

Color samples must be submitted with the Architectural Application for fluid-applied membrane surfaces that are being painted. The expectation is that the color will be compatible with the current color scheme.

Regular maintenance will extend the life of the surface. The following are suggestions:

- Wind-blown leaves and other debris should be removed on a regular basis.
- Surfaces should be washed down on a regular basis using mild detergent and warm water. Do not scrub the membrane surface using harsh brushes or chemicals.
- Drains should be kept clean and free of debris.
- Wheeled plant pot dollies are suggested and should be moved occasionally.
- Furniture and umbrella stands should be moved occasionally.
- Do not drag items across the surface.
- Second floor unit owners are responsible for any damages caused to the first-floor unit.
- The owner must replace broken pieces and maintain grout and caulking for any grandfathered tile and/or stone surfaces to ensure no leaks occur which may cause damage.

Section 26: Signs and Flags

The requirements contained in Arizona Revised Statutes 33-1261 and 33-1808 are acknowledged and accepted.

For Sale, For Lease, For Rent, Signs and Sign Riders:

- Size must conform with industry standard size which shall not exceed eighteen by twenty-four inches, and the industry standard size sign rider which shall not exceed six inches by twenty-four inches.
- May only be displayed on the interior side of an exterior window.
- Displays on patios, balconies, decks, and railings are all prohibited.
- Displays on any common areas or walls are prohibited.
- Only commercially produced signs are acceptable.

Political Signs, Flags, and Banners

Owner must abide by the current Arizona Revised Statutes noted at the beginning of this Section.

No signs (including, but not limited to, commercial, political, sale or rental, and similar signs) will be erected or maintained in The Pavilions whether in a window or otherwise, except:

- such signs as may be required by legal proceeding.
- one house number identification as originally placed.
- such signs, the nature, the number, and location of which has been approved by the GRCA Master Architectural Committee (MAC).

Section 27: Sun Control Devices

This section covers fixed and retractable awnings, sunscreens, umbrellas, and retractable rolling shutters.

Owners must receive written approval from the Master Architectural Committee (MAC) and the review and approval of The Pavilions Board prior to any new or replacements for all items in this section.

Fixed Awnings are not allowed.

Retractable Awnings:

- Are only allowed on rear elevations.
- Bottom and edge binding must match awning color.
- The approved manufacturer is Sunbrella. Approved colors are:
 - #4861 – Silica Sand
 - #4897 – Silica Charcoal
 - #4607 – Tweed Charcoal
- All awnings must be the same fabric color.
- No electrical conduit, boxes, electric cables, or wiremold may be exposed on the building exterior.
- Must match the surface to which the hood is attached.
- The owner must maintain all awning systems and must promptly remove or replace any damaged, frayed, torn, faded, or ripped fabric.
- Royal blue, navy blue, and beige awnings approved prior to March 2024, are grandfathered.

Fixed and Retractable Sunscreens:

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

Umbrellas:

- The color should complement the building colors or approved awning fabrics (see above). All umbrellas should be beige or shades of white, gray, or black.
- May not display any logos, lettering, advertising, designs, or stripes.
- May not have any decorative or holiday lights.
- Shall not encroach any adjacent units or common areas.
- Non-conforming umbrellas will not be grandfathered after November 1, 2025.

Retractable Rolling Shutters

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

Section 28: Temporary Structures

No temporary buildings, tents, vehicles, or structure of any kind can be placed in The Pavilions.

Section 29: Trash and Recycle Containers and Collection

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

Tuesday is trash pick-up (Black container).

Thursday is recycle pick-up (Mauve container).

Containers may go out no earlier than 5pm the day before pickup and must be back in the garage by day-end of pickup. It is preferred that containers are out by 5am on day of pickup.

All owners receive information from the City of Scottsdale annually regarding brush and bulk pickup. Notify Security (480-948-9378) if you place brush and/or bulk items out for pickup to prevent any fines.

Section 30: Utility Service

No lines, wires, or any other device for the transmission of any signal is allowed in The Pavilions.

Section 31: Vehicles

No motorized vehicle shall be constructed, reconstructed, or repaired in The Pavilions.

Section 32: Window Replacement Standards

Owner must receive written approval from the GRCA Master Architectural Committee (MAC) and the review and approval of The Pavilions Board before installing any windows.

Only aluminum, vinyl, and Fibrex composite frames are acceptable.

- Frame size must be between 1-2.5” in width, including the beveled area, measuring edge of glass to stucco.
- Window frame must be dark bronze.
- Glass must be insulated; clear or LowE. (Stained, colored, reflective, decorative, foil-faced, film, painted, or leaded glass cannot be used on any window or exterior door.)
- No blinds are allowed between glass panels (except in patio swing doors).
- Awning or hopper type windows are not allowed.
- Windows installed prior to March 2024, are grandfathered.
- The owner is responsible for all stucco repairs, patching, and perimeter exterior caulking as a result of replacing any windows. Stucco texture must match the adjacent texture. Mis-matched texture will be removed and re-done at the owner’s expense. Stucco must be placed within 3/8” of the window frame to allow for perimeter caulk.
- The owner is required to prime and paint all stucco areas affected by window installations. Refer to Section 21 for paint color.