

Sunset Cove Rule and Standards

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WATER TURN-OFF

Any owner, lessee or occupant who leaves his unit unoccupied for more than seven (7) consecutive days shall turn off the main water valve to their unit. In the event of a water leak and/or related damage is caused as a result of an owner, lessee or occupant's failure to do so, the owner shall be liable for all resulting damages. Each owner shall be strictly liable to the Association and the other owners, lessees and occupants for any damage to the common elements or other units caused by water intrusion into the common elements or other units from the owner's unit.

UPDATED 1/12/24

DOGS AND OTHER PETS

DOGS:

Each unit is permitted to keep no more than two (2) dogs. This includes Service and Emotional Support dogs. All owners of dogs must obey our Dog Rules listed below whether unit owner or renter.

Legally, a "Service Dog" is a guide dog, signal dog, or one individually trained, and agency documented, to aid an individual with a disability. Only Service Dogs previously registered with the management office are allowed in the Estate Club. An "Emotional Support Dog" is a person's documented medical companion and is also allowed in the Estate Club. Both dogs must have proper documentation when registering with Gainey management such as a certificate of registration, or an ESA letter from a therapist. It would be helpful to have an identifying leash, collar or vest on the dog when in the Estate Club.

Each dog is the responsibility of its owner which includes any damage to other's personal property, biting and attacks on other pets and people.

ALL BITES must be reported to Gainey Ranch Security at the West Gate, the Scottsdale animal control agency, the Sunset Cove Board president, and the unit owner, if the dog belongs to a renter, immediately!

DOG RULES:

ALL dogs must have current RABBIES vaccinations.

ALL dogs must be kept on a LEASH or harness and must be accompanied by their owner when outside the unit.

NO dogs or pets are allowed in the POOL area.

ALL dog owners must remove dog WASTE and place it in the proper receptacles which are placed throughout Gainey Ranch.

OWNERS must control all dog NOISE, which includes, but is not limited to nuisance barking that disturbs neighbors.

DOGS are to be kept off the grass with the signage NO DOGS ALLOWED. As grassy areas are very limited in Sunset Cove, those need to be preserved for beautification and children's play use. Gravel areas, which are plentiful, are to be used for relief of dogs.

OTHER PETS:

Two cats, fish in tanks and birds in cages are allowed in a unit in Sunset Cove. Outdoors animals such as snakes, other reptiles, farm animals and fowl are not permitted in a household.

VIOLATIONS:

First Offense: a notification will be sent to the dog/pet owner stating the violation, the name of the person observing, and the place, date and time of the violation. If the dog/pet owner is a renter, the violation notification will also be sent to the unit owner. The first notification will include the amount of the fine if the violation occurs again. The second violation will incur a substantial fine, decided by the board, which will be paid by the dog/pet owner. The Sunset Cove Board will continue to increase the fine amount with each violation until the owner is in compliance with the Dog/Pet Rules.

February, 2024

PARKING

DRIVEWAY PARKING:

Parking on driveways by owners or renters shall be permitted to facilitate residents who operate more than two vehicles for units with two-car garages, or more than one vehicle for units having a one-car garage. Driveway parking may only be used when the garage is first occupied by two vehicles (two-car garage) or one vehicle (one-car garage) unless a resident's vehicle will not fit into the garage because of its equipment or size. The driveway may NOT be used to park motorcycles, trailers, campers, vans, recreational vehicles or boats. Vehicles of resident's guests may temporarily park in the unit's driveway. No cars parked on a driveway or temporarily parked at the Gainey Ranch tennis courts lot are permitted to be covered.

STREET PARKING:

During the day, owners, renters, guests and workmen are permitted to park on the street unless the curb indicates otherwise. **OVERNIGHT PARKING ON THE STREETS IS NOT PERMITTED BY ANYONE!** If additional parking is necessary, parking passes for up to 3 days are available at Gainey Ranch Security West Gate. The parking pass is good for the lot adjacent to the tennis courts at The Gainey Ranch Estate Club only. No car parked on a driveway or at the Gainey Ranch tennis courts lot is permitted to be covered.

Owners and renters **MUST** abide by these parking rules.

Enforcement will be by Gainey Security.

1st and 2nd violation; a warning sticker will be placed on the windshield. 3rd violation; a warning sticker will be placed on the windshield stating that the owner/driver will have their car immobilized by security if there is a 4th violation. When a vehicle is immobilized, the penalty will be \$60 cash to have the lock removed.

Updated February, 2024

INSTALLATION OF FLOORING IN SECOND STORY UNITS

Owners of second story units within the Sunset Cove Association must install hardwood, tiles or similar hard flooring with noise-deadening underlayment approved by the Master Architectural Committee (the "MAC") and the Sunset Board to ensure sound penetration does not disturb the unit below.

Unless the proper underlayment is used beneath hard surface flooring, ONLY carpet over approved padding may be used in second story units.

KITCHENS AND BATHROOMS:

Ceramic, porcelain, wood (and similar composite wood flooring) may be used in kitchen and bathrooms using noise-deadening underlayment approved by the MAC and Sunset Cove Board. Samples of materials must be delivered to the MAC for review and approval. The MAC will then specify the best noise-deadening underlayment to use for each type of flooring.

LIVING ROOMS, HALLWAYS, BEDROOMS AND OTHER USE ROOMS:

Living rooms, hallways, bedrooms and other use rooms may use luxury plank flooring such as wood, wood composites and laminates when proper noise-deadening underlayment has been approved by MAC and the Sunset Cove Board. Ceramic tiles, porcelain and porcelain planks are NOT permitted to be used in these areas. As mentioned above, samples of flooring material must be delivered to MAC for review and approval with the best noise-deadening underlayment recommended for each flooring.

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 grandfathered flooring require future repair or replacement of 50% or more, noise deadening underlayment must be installed. As above, flooring material will need to be approved by MAC and recommendations for appropriate noise-deadening will be made.

No new installation of hardwood, tiles or similar flooring may be installed in any second story unit as of the date of adoption of this rule unless sound-deadening flooring underlayment is installed, even if the owner had previously installed hardwood, tiles and/or similar flooring in a portion or all of the second floor.

Regardless of the flooring installed, as set forth in Sunset Cove's previous "Flooring installation rulings," any installation must fit within the guidelines of "equal or better." That is, the sound-deadening materials must produce sound-deadening results equivalent to or better than the use of MAC approved carpet with padding.

NON-COMPLIANCE:

If these standards are not met, resulting in noise from kitchen and dining, foot traffic, voices, pets, music, tv, etc. the Sunset Cove Board reserves the right under the guidance of MAC to require new installation of carpet with padding or underlayment for hard surface flooring to mitigate this noise.

April 2014, Revised March 2019, Revised February 2024

PATIO AND COURTYARD LANDSCAPING REMODELS AND OUTDOOR ACCESSORIES

Patio and Courtyard landscaping remodels must be approved by the Gainey Master Architectural Committee (MAC) and the Sunset Cove Board of Directors prior to initiating the project.

The approval application must include a photo of what currently exists and a drawing/sketch of proposed plans including choice of hardscape and plantings. Samples of hardscaping materials must be approved by the MAC and Sunset Board of Directors. A list of approved plants is available from MAC.

Starting/completing these changes prior to approval will result in a fine.

Accessory items, including but not limited to, very large statues and sculptures are not permitted. Water features, misters, and hot tubs are not permitted due to the concern for mosquito-borne diseases. Firepits or other open-flame heating devices are not permitted. Grills should be in good condition and used in a patio/balcony open area where the heat is not next to walls.

Revised Feb. 2024

SUN CONTROL DEVICES

All sun control devices require Gainey Ranch Master Architectural Committee (MAC) and Sunset Cove Board approval prior to installation. Additional information regarding submissions and approved devices may be obtained at the Gainey Ranch Community Association office.

AWNINGS:

Fixed Awnings: Fabric is Sunbrella, Color Cadet Grey #6030. Frame to match color. Fixed awnings are constructed of fabric stretched to a painted metal frame, which is permanently attached to an exterior wall. Fixed awnings must be in the shape of the window or door. Any valence used must be straight at the bottom with edge binding matching the awning color.

Retractable Awnings: Fabric is Sunbrella, Color Cadet Grey#6030. Are reviewed on an individual basis and will be approved only for restricted locations based upon architectural compatibility as determined by the Gainey Ranch Architectural Committee (MAC). Protective metal hoods, as required, will be painted to match the adjacent stucco color. Valences must be straight at the bottom with edge binding matching the awning color. No conduit or junction boxes may be visible on the building exterior beyond the owner's patio or balcony.

SUNSCREENS:

Fixed Screens for windows and doors: Screens, including the frame and hardware, must be constructed out of bronze-finished anodized metal to match the window frame. The approved screen color is dark bronze.

Retractable Screens: Screens must be dark bronze in color. They are only allowed on the rear elevation. Retractable sunscreens will be track-mounted and flush against the building within ½ inches of the window frame. All hardware will be concealed in a protective box matching the

color of the building exterior. No conduit or junction box may be visible on the building exterior beyond the owner's patio or balcony.

SUNSHADES:

Approved fabric: Sunbrella, Color Cadet Grey, #6030. Frame to match fabric color.

UMBRELLAS: Must be kept in good condition with no graphics displayed. We request consideration of a neutral color when replacing one's umbrella in Sunset Cove.

RETRACTABLE ROLLING SHUTTERS:

Approved materials: Double-walled PVC or Aluminum slats; dark brown or approved equivalent color. Location: Windows specifically approved. 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. The box and all other hardware must be painted to match the exterior color of the building. No conduit or junction boxes may be visible on the building exterior beyond the owner's patio or balcony.

February 2024

SECOND STORY DECK/BALCONY MAINTENANCE

Membrane Deck Surface is the required "standard" balcony surface for second story decks/balcony within Sunset Cove. Homeowners are responsible for regularly monitoring the condition of the surface of their second story decks/balcony whether it is membrane only or tile/stone has been installed. GRCA Maintenance will be responsible for caulking edges of and sanding membrane surfaces. However, the homeowner should report tears, rips or worn spots on the membrane surface to Maintenance. Repair or replacement of the membrane surface will be at the homeowner's expense.

All tile/stone or other surface material must be approved by the GRCA Master Architectural Committee and Sunset Cove Board of Directors before installation and is the expense of the homeowner. Cracked, broken or loose tile/stone and grouting should be replaced by the homeowner as soon as possible at the owner's expense.

Keeping the surface of one's deck/balcony watertight is critical! Further, GRCA maintenance, or their hired consultant, will inspect each deck/balcony every few years to confirm that they are in good condition. Needed repairs will be at the owner's expense.

Leaks from the second story deck/balcony causing damage to the unit below or its deck/balcony is the sole responsibility of the second story homeowner. Therefore, the Sunset Cove Board recommends the following regular homeowner maintenance to avoid costly repairs and damage to your deck/patio and the unit below: 1. The deck/patio should be washed down regularly with a mild detergent and warm water. 2. Leaves and trash must be removed on a regular basis. 3. Drains must be kept free of debris and flushed regularly. 4. Potted plants, trees, etc. should be moved on a regular basis to prevent damage to the surface. A

dolly should be used when moving large pots. 5. Patio furniture must have rubber feet to avoid damage to the surface.

Updated February, 2024

REMODELING AND SIMILAR CONSTRUCTION WORK

The Unit owner is required to complete and submit a Master Architectural Committee Application to be reviewed by the Master Association Architectural Committee (MAC) and the Sunset Cove Board for all remodeling changes, including but not limited to such items as flooring, cabinetry, bathrooms, kitchens, lighting, windows, doors, landscaping of courtyards and patios, gates, and decks/balconies. Current "before" photos must be submitted with the application. Starting a project prior to approval will result in a \$450 fine.

The Sunset Cove Board requires that all unit owners comply with the following:

All remodels and construction must be performed in accordance with the City of Scottsdale Codes and Arizona statutes.

Unit owner's contractors must obtain and pay for the proper building permits from the City of Scottsdale.

Remodeling contractor must be Arizona licensed/registered. Contact information, including current Arizona ROC license number MUST be provided on the MAC application.

Electrical, structural and plumbing work is to be done by an Arizona licensed/registered contractor. Their Arizona ROC number MUST be included with their contact information on the MAC application.

If any structural changes are to be made, an engineering report must be prepared by an Arizona registered/certified structural engineer.

All unit construction-related work needs to take place in the owner's courtyard or garage ONLY, not on driveways or roadways of Sunset Cove.

A dumpster, storage pod, or port-a-potty MUST be approved several days in advance by the GRCA Architectural Coordinator at 480-951-0321. These

must fit into the garage or on the driveway with the Port-a-potty shielded from neighbors. Feb. 2024

HOMEOWNER MAINTENANCE

RESPONSIBILITIES: The responsibilities listed below include those that are legally defined as "Limited Common Elements" in that they are uniquely used by the owner even if incorporated into a larger "Common Element" such as the condominium building.

Exterior window and sliding glass door replacement including framing, mullions and glass.

All glass cleaning inside and out.

All doors, including garage doors.

Window and door screens.

Awnings, sun screens, umbrellas and other sun control devices.

Patios and balconies, including wrought iron patio gates.

Entryway, walkway and driveway leading to a single unit, including stairways.

Air-conditioning/heating units.

Dryer vent cleaning.

Water shutoff and pressure valve outside the unit.

Water heater, water softening unit and utilities requiring water.

Insect and rodent treatment inside the unit.

ASSOCIATION MAINTENANCE

RESPONSIBILITIES: HOA dues or special assessments are used to maintain the "Common Elements" of the condominium buildings, landscaping and our shared neighborhood amenities. Sunset Cove Board appreciates your assistance in making maintenance needs known to the Gainey Ranch Maintenance Department as soon as possible so that we may all enjoy a safe, attractive and congenial neighborhood.

Neighborhood streets, walkways and signage

Painting of all units and patio walls approximately every 10 years, which includes filling of cracks, caulking around doors and windows.

Building walls and roofs.

Exterior light fixtures and light bulb replacement.

Termite spot treatment to exterior and interior unit.

Landscaping in areas other than patios.

Pool, spa, pool surround and baths, pool furniture, gates and locks.

Lagoon and the aeration fountains.

REPLACEMENT WINDOWS

All replacement windows are required to use LoE glass.

Windows that are sun/heat facing are to use LoE-366, which has a faint green hue. This glass is Energy Star rated and will keep rooms cooler in the summer and warmer in the winter. The City of Scottsdale requires this for all newbuilds.

For windows not sun/heat facing, LoE-270-272 glass is to be used. This glass resembles clear glass.

Bronze framing, like what currently exists, is to be used.

Frame size must be between 1 and 2 inches in width, including the beveled area, measuring edge of glass to stucco.

Unit 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 owner's expense. Stucco must be placed within 3/8" of the window frame to allow for perimeter caulk. The unit owner is required to prime and paint areas affected by window installations to match existing outdoor color.