



7400 Gainey  
Standards and Rules  
Master Edition 2026

## INTRODUCTION

These Standards and Rules (“Rules”) for 7400 Gainey Club Drive Condominium (“7400 Gainey” or “Association”) have been created and adopted by the 7400 Gainey Board of Directors (“7400 Board” or “Board”) under the authority of the “Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions Establishing and Governing 7400 Gainey Club Drive Condominium” (“CC&Rs”), recorded as Instrument No. 92-0146486, and including all subsequently recorded Supplemental Declarations and Amendments. References to the Board’s authority to create rules and regulations can be found in various sections of the CC&Rs, including, but not limited to, Section 1.07, Section 5.04, Section 5.11 and Section 9.21.

In the event of any conflict between the 7400 Gainey Rules and CC&Rs, the CC&Rs shall control (See CC&Rs Section 17.18.); and if conflict exists between the 7400 Gainey Rules and the governing documents of Gainey Ranch Community Association (“GRCA”), including the rules of the GRCA Master Architectural Committee (“MAC”), the GRCA documents shall control (See CC&Rs Section 17.19.). Moreover, in the event that any of these Rules should conflict with Arizona law, Arizona law will control *unless* the conflicting law specifically defers to the provisions of an association’s governing documents.

These new and expanded Rules have been created and adopted by the Board to provide support and guidance for owners, and to set clear expectations among and between owners and the Association. The Board believes these Rules provide a framework for governing document compliance which satisfies the Association’s mission to not only protect the property, health and safety of the community and its members, but also enhance unity within the community and enjoyment of the property by all stakeholders.

Adopted by the Board this the 27th day of February 2026.

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## Definitions

The following definitions are provided to aid in the interpretation and enforcement of these Standards and Rules.

### Architectural Application

The form and supporting materials submitted by a homeowner requesting approval for any interior structural or exterior modification affecting the appearance of the unit.

### Association

The 7400 Gainey Club Drive Condominium Association, including its Board of Directors and any authorized committees or agents.

### Board

The Board of Directors of the 7400 Gainey Club Drive Condominium Association.

### Common Elements

All portions of the property owned, controlled, or maintained by the Association for the common use and benefit of all homeowners, including landscaping, streets, walkways, and recreational facilities.

### Entryway

The front door porch pad, including that portion of walkways or sidewalks adjacent to the porch pad serving only that one unit.

### Gainey Ranch Master Architectural Committee (MAC)

The committee established by the Gainey Ranch Community Association (GRCA), which is responsible for reviewing and approving exterior modifications within Gainey Ranch, including modifications within 7400 Gainey.

### Governing Documents

The collective set of documents that govern the operation of the Association, including, but not limited to, the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), the Bylaws, the Articles of Incorporation, and the Standards and Rules, as each may be amended from time to time.

### Homeowner

The owner of record, whether an individual or an entity, of fee simple title to any condominium Unit within 7400 Gainey.

## Limited Common Elements

Areas appurtenant or adjacent to a respective Unit such that they may not be severed from the ownership of that Unit and intended for the exclusive use of that Unit. Examples include balconies, (including materials above the support structure and railings / posts), patios, driveways, entryways (see definition in this section), garages, garage doors, chimney flues, and sidewalk areas intended for the exclusive use of the Unit but still subject to Association control and maintenance regulations.

## Limited Grandfathering Policy

It is the policy of the 7400 Board that all out of compliance items need to be cured upon sale or transfer of the unit or the time the item naturally requires replacement, whichever comes first. The Board retains the discretion to allow the grandfathering of certain violations, on a case-by-case basis, dependent upon the facts and circumstances thereof. (See CC&Rs Section 9.22.)

## Maintenance

Maintenance refers solely to cosmetic upkeep, such as cleaning and painting of surfaces, for the purpose of preserving aesthetic appearance. Maintenance does not include lubrication, mechanical adjustments, or any work necessary to restore function.

## Patio

An enclosed or partially enclosed outdoor space associated with a unit, typically located at ground level or on a balcony, and considered a Limited Common Element.

## Repair

Repair refers to the restoration of function to a system, fixture, or component through the replacement of parts, adjustment, or lubrication. Repairs address performance issues, damage, or wear, and may include tightening, sealing, aligning, or otherwise servicing an item without full replacement.

## Replacement

Replacement refers to the full substitution of a system, fixture, or component with a new one. It occurs when the item is no longer serviceable through repair or when a complete update or upgrade is necessary.

## Standards and Rules

This document and any future amendments adopted by the Board pursuant to the Association's governing documents and applicable law.

## Unit

A separately conveyed portion of the Condominium, consisting of the interior space of a residence intended for independent ownership and occupancy, as defined in the Declaration.

## Violation

Any action, condition, or failure to act that conflicts with the Association's governing documents, including the Standards and Rules, the CC&Rs, or any Board-approved policies. This includes failure to comply with the Interior Unit and Limited Common Element Preventative Maintenance Standards (e.g., required inspections, cleaning, or testing).

## Architectural Control – General Requirements

No interior structural or exterior changes, additions, or improvements to any Unit, Common Area, or Limited Common Area may be undertaken without prior written approval from both the 7400 Board of Directors and the Gainey Ranch Master Architectural Committee (MAC), as required by the CC&Rs.

This includes, but is not limited to, modifications involving structural components, electrical or plumbing systems, flooring, walls, lighting, windows, doors, patios, landscaping, built-in features (such as BBQs or fireplaces), gates, and accessories. Approval must be obtained before any work commences.

Exceptions to the approval process are allowed for work needed in an emergency, such as burst water pipes or a failed air conditioner during extreme heat conditions. In these cases, homeowners must notify the Board and MAC as soon as possible after emergency repairs are initiated.

All proposed projects must be submitted using the Master Architectural Committee (MAC) Application Form, along with detailed descriptions, contractor information, schematics, material samples, and photographs if applicable. Approval from both the 7400 Board and MAC is required before starting any work.

It is always the preference of the 7400 Board that licensed general contractors manage a project. However, if a homeowner undertakes management of sub-contractors or performs work on their own, the homeowner must provide proof of liability insurance coverage with a minimum coverage of \$2,000,000. In its discretion, the 7400 Board will consider, on a case-by-case basis upon written request of an Owner, approval of liability insurance coverage less than \$2,000,000 for small construction projects managed or performed by an Owner. Additionally, homeowners acting as their own general contractor are required to obtain all necessary permits from the City of Scottsdale for work that requires permits.

Working without prior approval may result in violation penalties and potential restoration orders. Homeowners are responsible for ensuring all city permits and building codes (including City of Scottsdale requirements) are followed. Any structural modifications must be supported by an engineering report from a certified structural engineer. Electrical and plumbing work must be performed by licensed contractors.

During construction or remodeling, MAC or authorized personnel may enter the Unit or premises to inspect progress and verify compliance. Failure to comply with approved plans or construction rules may result in penalties or required removal.

Contractor and construction rules, including approved work hours, parking, dumpster

placement, and cleanliness standards, are available from the GRCA Architectural Coordinator and must be strictly followed.

Any cranes or multiple double axle vans or trailers require approval several business days in advance by the GRCA Architectural Coordinator. If any such equipment or vehicles should arrive at the 7400 Gainey entry gate without the required advanced notice, gate security will turn away the equipment and/or vehicles and will notify the 7400 Gainey Board. The Owner will be responsible for any costs resulting from such failed entry attempt.

Oversized Trucks (18 wheelers) and Trailers will not be allowed into Gainey Ranch.

# Construction and Contractor Rules

## Purpose and Scope

These rules govern construction, remodeling, and maintenance projects involving contractors within the 7400 Gainey community. They apply to all homeowners, tenants, and service vendors operating under a homeowner's authorization.

These rules are not exhaustive and are not a substitute for the additional requirements set forth in the GRCA MAC rules regarding construction activity and contractors. Please refer to the GRCA MAC rules for a more detailed explanation of the construction policies and procedures covering all properties in Gainey Ranch.

## Pre-Construction Meeting Requirement

All residential construction activities (interior or exterior) shall be preceded by a pre-construction meeting with GRCA Security management to review and/or obtain a copy of the Gainey Ranch Construction Policies.

## Contractor Work Hours

SUMMER (April – October): MONDAY - FRIDAY, 6:00 AM – 5:00 PM

Loud construction activity (e.g., power tools, demolition) may not begin before 6:30 AM.

WINTER (November – March): MONDAY - FRIDAY 7:00 AM – 5:00 PM

SATURDAY: 8:00 AM – 4:00 PM (NO loud construction activity permitted)

SUNDAYS & HOLIDAYS: No contractor work permitted.

## Cleanliness of Construction Site

The construction site must be maintained in a safe, clean, orderly, and dust-free condition always. All trash; debris, mud, and other undesirable materials must be collected daily, stored in suitable containers, and removed weekly.

## Temporary Equipment (Dumpster, Port-a-Potty, Storage Pod)

All temporary equipment must be approved in advance by the GRCA Architectural Coordinator (480-951-0321).

Equipment may not block driveways, sidewalks, or roadways.

All items must be clean, graffiti-free, and fully closed or covered at night.

Equipment must fit within the driveway or garage space without preventing the garage door from closing.

## Contractor Parking

NO street parking at any time, except for brief loading and unloading in front of the Unit. Contractors must park in the Unit's driveway or designated visitor parking areas. Maximum of 4–5 contractor vehicles at the Unit at one time, including trailers.

If additional space is required, contact GRCA Security at 480-596-0125 to make special arrangements.

Unauthorized or improperly parked vehicles may be subject to removal or denied future access.

Oversized Trucks (18 wheelers) and Trailers will not be allowed into Gainey Ranch.

## Homeowner Responsibility

Homeowners are responsible for the conduct of their contractors. Any damage to common areas, violations of these rules, or excessive noise may result in fines, repair charges, or delays in current or future project approvals.

Homeowners must retain documentation, including receipts and proof of the contractor's licensing and insurance coverage, for potential review by the Board. It is recommended that homeowners verify contractor licensing and insurance credentials prior to commencing work.

## Heavy Equipment, Large Vehicles & Crane Access

Any cranes or multiple double axel vans or trailers require approval several business days in advance by the GRCA Architectural Coordinator. (480-951-0321). If any such equipment or vehicles should arrive at the 7400 Gainey entry gate without the required advanced notice, gate security will turn away the equipment and/or vehicles and will notify the 7400 Gainey Board. The Owner will be responsible for any costs resulting from such failed entry attempt.

Oversized Trucks (18 wheelers) and Trailers will not be allowed into Gainey Ranch.

If additional space is required, contact GRCA Security at 480-596-0125 to make special arrangements.

Unauthorized or improperly parked vehicles may be subject to removal or denied future access.

# Enforcement & Fine Policy

## Purpose

This section establishes general guidelines for addressing and enforcing violations of the Association's governing documents; including, but not limited to, the Declarations, Bylaws, Rules, and Board-adopted Policies; for the purpose of maintaining community standards and safety while providing Owners the opportunity to correct violations in a timely manner.

These guidelines are intended to ensure compliance in a fair, consistent, and legally defensible manner.

***This Enforcement Policy provides guidance; however, the Board is not required to follow the provisions set forth herein.***

## Violation Reporting and Investigation

Any Owner, Board member, or committee member may report a purported violation in writing to the Board.

The Board, or a committee appointed for such purpose, shall review any report of a violation, and may conduct an inspection to verify the existence of a violation.

If a violation is confirmed, the Board may proceed with an enforcement process.

## Enforcement Process

1. Informal Courtesy Notice of Violation - The Association may send an Informal Courtesy Notice of Violation ("Informal Notice") to the Owner generally describing the violation(s) and referencing the provision(s) of the governing documents that have been violated. This Informal Notice will provide the Owner with a reasonable and appropriate timeframe (typically 30 days absent immediate hazard) to respond and/or correct the subject violation(s).
2. Formal Notice of Violation – If an Informal Notice is sent to the Owner, and all violations have not been corrected or the Owner has failed to respond within the timeline provided in the Informal Notice, a Formal Notice of Violation ("Formal Notice") may be sent to the Owner. The Formal Notice will provide the Owner with a reasonable and appropriate timeframe to correct all violations and/or provide a written response to the Board. The Formal Notice may threaten fines for the violation(s) and provide the Owner with an opportunity to be heard regarding the fines by providing a written response to

the Board by a certain date. As provided in A.R.S. § 33-1242(D), the Formal Notice will advise the Owner of their option to petition for an administrative hearing in the Arizona Department of Real Estate pursuant to A.R.S. § 32-2199.01.

If the Owner should provide the Association with a written response by certified mail, as provided in A.R.S. § 33-1242(B), the Board will thereafter comply with all requirements set forth in A.R.S. § 33-1242, particularly subsections (C) and (D), as applicable.

A Formal Notice may be sent to the Owner at any time, regardless of whether the Association has previously sent an Informal Notice to the Owner. The Board, in its discretion, may employ legal counsel to send a Formal Notice to the Owner, and moreover, may also employ legal counsel for all enforcement actions occurring after the sending of a Formal Notice.

3. Imposition of Fines - The Owner's failure to correct all violations and/or provide a written response within the time-period prescribed in the Formal Notice may result in monetary penalties being imposed on the Owner. Monetary penalties will be imposed at the Board's discretion, and initial penalty amounts may range from \$100.00 to \$500.00, followed by additional amounts imposed on a daily, weekly or monthly basis at the discretion of the Board. Such monetary penalties will be imposed in accordance with the schedule set forth herein, or in such other amount and timeline as the Board may deem reasonable and appropriate.
4. Final Notice of Violation - The Board will send a Final Notice of Violation (Final Notice) or a response letter to the Owner regarding the violations and/or imposition of fines. If the violation(s) continue, the Final Notice may state that any continued violation(s) could result in an escalation of monetary penalties, as well as the initiation of legal proceedings deemed necessary to enforce the governing document provisions.
5. Enforcement Actions - If a violation continues and/or a fine is not paid, the Board may proceed with corrective action and/or other available legal remedies.

## Standard Fine Schedule

<u>Violation Stage</u>	<u>Fine Amount</u>	<u>Notes</u>
Informal Notice	Warning Only	Courtesy notice, no fine.
Formal Notice	\$100	Fine may be imposed if violation persists or recurs within 6 months of date of correction.
Subsequent Notice	\$250	May include repeat or continuing violation.
Continuing Violation	\$25/day	Daily fine accrues until corrected.
Serious/Egregious Violation	\$500 initial + \$50/day	Health, safety, or security threats. Immediate action allowed.

## Appeals

Owners may appeal fines within 30 days of the date of the notice imposing such fines by submitting an appeal in writing to the Board. The Board may, in its discretion, waive previously imposed fines if it deems it reasonable and appropriate to do so under the facts and circumstances of each case.

## Variations

The Board may, in limited circumstances, grant variations where strict enforcement would result in an unreasonable hardship or burden, consistent with the provisions set forth in CC&Rs Section 9.22.

# Exterior Accessories & Décor

## Purpose and Definitions

This section defines and regulates the use of decorative accessories and exterior décor placed within both Common Elements and Limited Common Elements of the 7400 Gainey community. The goal is to preserve a visually harmonious environment, maintain property values, and ensure that all exterior spaces reflect the high standards of the community.

Common Elements include all areas of the community that are outside of and not associated with any individual unit, such as landscaped grounds, walkways, and shared spaces. Limited Common Elements include patios, balconies, garages, entryways, portions of sidewalks intended for exclusive use by a particular Unit, and driveways that are adjacent to and intended for the exclusive use of a particular unit.

All exterior décor—including but not limited to planters, sculptures, seasonal decorations, wall-mounted items, and freestanding objects—must be consistent with the overall aesthetic of the community and are subject to review, regulation, and removal at the sole discretion of the 7400 Board. The Board reserves the right to approve, deny, or require the modification or removal of any item that it determines to be inconsistent with community standards, visually disruptive, excessive in number or size, poorly maintained, or otherwise detrimental to the appearance or value of the property. Residents are encouraged to submit proposed accessories or decorative elements for Board review prior to installation to ensure compliance and avoid the need for removal.

## Accessories in Common Areas

No pots, sculptures, hoses, hose containers, or decorative items may be placed in front of or adjacent to garage doors, on Association-maintained landscaping, or in other visible Common Areas. The only exception is that up to two pots or one sculpture may be placed at the front porch pad of a unit. All such items must be in desert, earth-toned colors.

## Accessories in Limited Common Areas (Patios & Balconies)

### General Restrictions

No items may be placed on top of patio walls. Hanging or wall-mounted items must be securely attached, not of a weight that could cause damage, and visually compatible with surrounding exterior colors and surfaces. Oversized or visually prominent items must be submitted to the 7400 Board and the Gainey Ranch Master Architectural Committee (MAC) for written approval. Homeowners are responsible for any necessary repairs caused by such installations.

## Scale and Style

Accessories such as pots, plants, candles, statues, and furniture must be appropriately scaled for the space and visually cohesive with the unit's exterior color scheme. The 7400 Gainey Board will be responsible for determining whether an accessory in question is appropriately scaled, and for enforcing any determined violation of this provision.

## Patio Furniture

Furniture must be scaled appropriately for the patio area and complement the exterior color palette. The 7400 Gainey Board will be responsible for determining whether furniture in question is appropriately scaled, and for enforcing any determined violation of this provision.

## Patio Umbrellas

Umbrellas must be solid colored in deep, muted, or neutral tones such as beige, sand, taupe, deep red, dark navy, dark green, or rust. Stripes, logos, lettering, graphics, pastel, neon, bright, or primary colors are not permitted. Umbrellas must coordinate with patio furniture and the overall building appearance. Umbrella fabric must be maintained in good condition and replaced when faded, torn, or otherwise deteriorated. Use of patio umbrellas is limited to private patios and balconies. Umbrellas may not extend beyond patio or balcony boundaries into Common Areas. Improperly maintained or non-compliant umbrellas are subject to enforcement action in accordance with the 7400 Gainey Enforcement and Fine Policy.

## Bird Feeders

Bird feeders are allowed only in private patio areas, not balconies or Common Areas. Such items must not create nuisance to neighbors. On occasion desert wildlife or pests may cause the Board to require removal of feeders and cancellation of these privileges. Homeowners must remain mindful of their effect on the environment.

## Limited Grandfathering

Upon sale or transfer of the unit, all non-compliant items must be removed or replaced to meet the Standards and Rules of the 7400 Gainey Condominium as required by the 7400 Board. The Board retains the discretion to allow the grandfathering of certain violations, on a case-by-case basis, dependent upon the facts and circumstances thereof. (See CC&Rs Section 9.22.)

## Authority

CC&Rs Section 9.19 (Architectural Control) – Authority of the Board and MAC over exterior changes.

CC&Rs Section 9.03 (Nuisance) – Authority to regulate unsightly, disruptive, or

nuisance conditions.

CC&Rs Section 4.01 (Maintenance of Units and Limited Common Elements) – Homeowner responsibility to maintain exterior features in good condition.

# Exterior Heating and Cooking Devices

## Purpose

This section establishes safety and placement standards for propane heating lamps, electric space heaters, fire pits, and outdoor cooking appliances located within private patios and decks. The intent is to ensure compliance with municipal and county fire codes while promoting a safe and visually consistent community environment at 7400 Gainey.

All such devices are subject to discretionary approval by the 7400 Board and may be prohibited at any time due to their inherently hazardous nature. Residents are strongly encouraged to exercise caution and always prioritize safety.

## General Safety Requirements

All devices with an open flame or heating element must be kept a minimum of 10 feet from any flammable surface or material, including walls, umbrellas, plants, and patio furniture. Devices must always be attended while in use and must be turned off when the area is unoccupied.

Propane tanks must not be stored inside Units, garages, or on roofs.

Place propane tanks in a secure, shaded area away from tampering and excessive heat.

All equipment must be maintained in safe working condition and used in accordance with the manufacturer's instructions.

## Permitted Devices

### Propane Heating Lamps / Tables & Electric Space Heaters

Permitted only on:

Lower-level patios of single-story units

Large second-story back decks of two-story units

Maximum of two (2) propane or electric heating devices may be used per Unit at one time.

Not permitted on:

Small second-story balconies

Upper-level front-facing decks

Any structure not designed to accommodate safe propane/electric heating

## Fire Pits

Only gas fire pits may be used; wood-burning fire pits are prohibited.

All fire pits must be at least 10 feet from walls or combustible materials.

Any permanently installed fire pit must be submitted for review and approval by the 7400 Board and MAC.

## BBQ Grills and Outdoor Kitchens

Portable propane grills are permitted on lower patios and large rear decks only.

Charcoal grills and any other open flame cooking devices that are not propane or natural gas powered are prohibited; ONLY propane or natural gas grilling devices are allowed.

Permanent outdoor cooking appliances must receive prior written approval from the Board and MAC.

Installations must comply with all applicable municipal and county fire and building codes.

## Installation and Use Requirements

Electric heaters must be certified by a recognized testing laboratory (e.g., UL, ETL).

All usage must comply with City of Scottsdale Fire Code Ordinance 2015 IFC / SRC 36-18 or latest applicable municipal and county regulations.

## Enforcement

Devices found to be non-compliant, unsafe, or improperly stored may be subject to immediate removal.

Violations may result in written notice, fines, or additional enforcement action by the 7400 Board.

# Exterior Lighting and Fixtures

## Purpose

These standards regulate the type, color, and placement of exterior lighting fixtures and bulbs on unit exteriors, patios, balconies, and common areas. The goal is to maintain architectural uniformity and prevent excessive light disturbance within the community.

## General Standards

All building-mounted exterior lighting fixtures located on patios, balconies, front doors, and garages must use the following type of bulb:

60-watt incandescent, or

9-watt LED (800 lumens / 2700K soft white)

Not Permitted: Bright white (>800 lumens), cool white (>3000K), colored, decorative, motion-activated, or bug-deterrent bulbs.

All exterior lights must emit a soft, warm-white glow that does not disturb neighboring units or detract from the visual harmony of the community.

## Ownership and Maintenance Responsibility

### **The 7400 Association maintains:**

Exterior lighting on garages and other HOA-owned fixtures in common areas (e.g., landscape/pathway lights).

These lights are controlled via sensors and timers.

### **Homeowners are responsible for:**

Replacing light bulbs in fixtures located on their private patios, balconies, and near front doors.

All bulbs that are switched on/off in their units.

Fixtures on Limited Common Elements (such as balconies and patios) must remain in working condition and may not be altered or replaced without written approval.

## Fixture Alterations and Replacements

No homeowner may modify, remove, or replace any exterior light fixture (including those on Limited Common Elements) without written approval from the 7400 Board of Directors and the Gainey Ranch Master Architectural Committee (MAC).

Approved replacement fixtures must be:  
Similar in style, size, and color to existing fixtures,  
Dark bronze or similar neutral color,  
Mounted in the same location as the original fixture.

## Enforcement

The 7400 Gainey Board will be responsible for identifying and enforcing violations of these Exterior Lighting and Fixtures provisions.

Non-compliant lighting or fixtures should be corrected within 30 days of written notice, or such other reasonable time frame as provided in the notice. Continued non-compliance may result in enforcement actions, including fines or required removal at the homeowner's expense.

# Fire Sprinkler System Maintenance and Emergency Procedures

This section combines emergency response procedures and recommended maintenance practices for the in-unit fire sprinkler systems at 7400 Gainey. These systems are individually connected to each Unit and are the sole responsibility of the homeowner. Proper care helps prevent costly damage, ensures life, safety, and preserves community property values.

## Emergency Procedure for Leaks or Ruptures

If a fire sprinkler pipe leak or rupture is discovered, take the following actions immediately:

Contact GRCA Security at 480-948-9378 to assist in shutting off water at your main line. If you are not home and your water sensors detect a leak, GRCA Security will attempt to contact your emergency contact for permission to enter using a key from the West Gate Key Watcher system.

You may manually shut off your main water by turning the outdoor lever near your water



spigot to the 'down' (OFF) position.

To shut off your fire sprinkler system:

Locate the blue valve inside your garage's Fire Riser Box.

Turn the blue knob clockwise to shut off the water to the system.



**\*\*Important:\*\*** Shutting off the fire sprinkler system will trigger your exterior fire alarm,

automatically notifying the Scottsdale Fire Department. Contact GRCA Security to report it as a false alarm or call the fire department directly.

## Draining the System

After water is shut off to the system, you should drain the remaining pressure to prevent further damage:

Open the valve in the Sprinkler Control Valve Box located below the Riser.

Outside, above your spigot, unscrew the cap to allow drainage from the overhead line.



## Routine Inspection and Maintenance

While no formal inspection is required by the City of Scottsdale, annual system checks are strongly encouraged. For these annual inspections, homeowners may conduct visual inspections or hire a licensed contractor.

Suggested checklist includes:

Check sprinkler heads: ensure they are clean, not painted, and not obstructed.

Do not hang anything from sprinkler heads.

Ensure escutcheons (trim rings) are present and in place.

Inspect exterior components (pipes, valves, drain) for leaks or corrosion.

Test smoke detectors and confirm alarms work (not part of sprinkler but often integrated).

## Verifying Fire Bell Operation

Locate the Inspector Test (IT) valve—usually at the furthest point from the riser.

Open the IT valve completely to simulate flow. Within seconds, the exterior bell should sound.

Ensure the bell is clear of blockages (no nests, debris, etc.).

## Professional Inspection

In accordance with National Fire Protection Association (NFPA) 25 standards, fire sprinkler systems in each Unit must be professionally inspected at least every five (5) years. These professional inspections must include visual examination of sprinkler heads, system piping, and pressure gauges.

Owners are responsible for: (1) coordinating with licensed fire sprinkler contractors to perform these inspections, (2) ensuring inspection compliance, and (3) making any necessary repairs if deficiencies are found.

These professional inspection provisions align with those found under the “Fire Sprinkler System Inspection” heading in the Interior Unit and Limited Common Element Preventative Maintenance Standards section of these Rules.

## Approved Contractors and Support

For inspection or repairs, contact one of these recommended fire safety contractors:

- Valley Fire Sprinkler Company: 602-330-5893
- Service First Fire: 480-648-2740 / 623-582-3369
- CertiPro Fire and Life Safety, Inc.: 480-829-7600

For system alarm or smoke detector inspections, contact API at 480-951-4463.

## Homeowner Responsibility

Each fire sprinkler system is unique to the individual Unit and is not shared. Homeowners are financially responsible for all repairs. Any resulting damage to other Units or Common Areas due to a leak or rupture will also be the homeowner’s responsibility.

## Documentation

Upon the adoption of these rules, each Owner should update the GRCA Architectural files with their most recent sprinkler inspection report and information. Additionally, Owners should update the GRCA Architectural files with a new report and information each time a sprinkler inspection is performed at their unit.

Homeowners may be required to submit inspection reports to the 7400 Board upon request. Inspections must also comply with any applicable municipal or county fire code requirements.

# Front Door Locksets, Handles & Electronic Locks

## Homeowner Responsibility

Installation, maintenance, and replacement of front door locksets, handle sets, and electronic locks are the responsibility of the individual homeowner. All hardware must comply with the standards below to maintain architectural consistency across the community.

## Standard Mechanical Locksets & Handles

Two- piece set, Separate Lock and Handle — Square, Oblong or Oval in Design

## Approved Finishes

Brushed Nickel, Forged Brass, Chrome, Black or Dark Bronzed

Note: Any front door lockset/handle that does not conform to the above must be submitted to the 7400 Board for approval prior to installation.

## Keyless Locks

Electronic, pushbutton and combination locks must match the finish of the handles to preserve visual harmony.

# Front Entry Doors, Front Entry Retractable Screen Doors, Garage Swing Doors, Storage Room Doors, and Patio Swing Doors

## General Comment

This standard has been expanded to cover front entry doors, front entry retractable screen doors, garage swing doors, storage room doors, and patio swing doors.

## Front Entry Doors

### Approved Styles:

The standard 8-panel design remains the preferred community standard.

### Alternate Modern Option:

Three new door styles with horizontal rectangular inserts (wood, glass, and frosted or opaque glass) are permitted if submitted for pre-approval. Reference photos of approved alternate modern options are provided below. Suppliers of these styles are listed below.

### Traditional 10-Panel Design:

The traditional 10-panel style may also be approved upon request, provided it matches the architectural character of the community.

### Approved Door Products and Vendors:

Steves & Sons Regency 8-Panel Fiberglass Door (Home Depot Ref: SIP0000019947). Additional manufacturers may be approved on a case-by-case basis, including Western Window and Door, Illumination Windows and Doors, Anlin Windows and Doors, and Thermador Doors.

### Color and Finish:

Front doors must be painted using the approved 7400 Gainey color standards. No custom colors, natural wood stains, or untreated doors are permitted.

### Hardware:

See the separate section “Front Door Locksets, Handles & Electronic Locks” for hardware and finish requirements.

## Front Entry Retractable Screen Doors

Based on the previously approved standard (2013).

Approved Manufacturers:

Arizona Sun Screen LLC – “Roll-Away” standard and custom doors; aluminum parts; fiberglass screening; available in standard colors.

Phantom Screens/Arizona Screens – aluminum parts; frame color must match structure; screening in black or grey; must be professionally installed.

Retractable screen doors must be neat in appearance, well maintained, and installed so as not to detract from the architectural style of the community. Colors must coordinate with adjacent trim or door finishes.

## Garage Swing Doors and Storage Room Doors

Garage swing doors and storage room doors must comply with the City of Scottsdale building code and IRC requirements (Section R302.5.1), focusing on fire safety and separation between garage and living spaces.

Requirements include:

Solid wood at least 1 3/8 inches thick, solid/honeycomb steel of equal thickness, or a 20-minute fire-rated door.

Self-closing or automatic-closing device.

Reliable latching system.

No openings directly from the garage into sleeping rooms.

## Patio Swing Doors

Approved Materials:

Wood, wood-clad, metal, or fiberglass doors are permitted.

Glass Insert Standards:

Glass must be insulated and Low-E clear glass only. Insulated glass, also known as an insulating glass unit (IGU), is a type of glass assembly made up of two or more panes of glass separated by a spacer and sealed around the edges to form a single unit. The space between the panes is often filled with air or an inert gas, such as argon or krypton, to improve insulation performance.

No stained, colored, reflective, decorative, foil-faced, or mirrored glass is allowed. Divided light or simulated divided light designs require pre-approval.

As future municipal and/or county standard requirements for glass increase, those new standards may become controlling and substituted for standards set forth herein.

#### Color and Finish:

Doors must be painted to match the approved exterior color palette (see Paint Specifications section).

#### Blinds Between Glass:

White or light-colored internal mini blinds between glass panes are permitted.

#### Trim Requirements:

All new doors must include painted hardwood trim (oak, birch, poplar, or cedar). Softwood (pine) is not permitted. Trim must be flat stock (nominal 1"x4") and painted to match adjacent surfaces. All fasteners must be counter-sunk and patched. All stucco damage around new door installations must be properly patched and finished to match surrounding surfaces, at the Owner's expense.

## Enforcement

Failure to comply with these standards may result in written notice, required corrective action, fines, or Association-performed repairs at the homeowner's expense. Enforcement will be carried out in accordance with the 7400 Enforcement and Fine Policy.

Approved alternative to 8-Panel Doors at 7400 Gainey:

Modern 5-panel rectangle door



Example: Approved Modern Horizontal Glass Insert Door.



Example: Approved Modern Horizontal Insert Doors



# Garage Door Repair and Replacement

## Authority

Garage doors are Limited Common Elements (See CC&Rs Section 3.02) because they serve only individual Units. Under Arizona law (A.R.S. §33-1255(C)), the cost of maintenance, repair, and replacement of Limited Common Elements is charged to the Unit(s) they serve unless the CC&Rs say otherwise. At 7400 Gainey, the only exception is that the Association is responsible for periodic exterior painting of garage doors. All other responsibilities belong to the Owner.

## Maintenance Responsibilities

### **Association:**

Responsible only for periodic painting of the exterior surface of garage doors to maintain uniform community appearance.

### **Owner:**

Replacing the garage door at the end of its useful life.

Repair and maintenance of all moving and mechanical parts, including springs, rollers, tracks, opener mechanisms, locks, remotes, and frames.

Prompt replacement and painting of damaged panels.

Any damage caused by the Owner, their tenants, guests, or contractors.

## Repair or Replacement Process

Written approval must be obtained from both the 7400 Board and the GRCA MAC before any garage door replacement or significant modification. All replacements must be coordinated through Gainey Maintenance to ensure conformity. Approved repairs must be completed within 30 days unless extended by the Board in writing.

## Approved Garage Door Specifications

Model: 1st United Door Technologies "RAWHIDE" or approved equivalent.

Construction: Steel sections, woodgrain embossed texture.

Design: 8 panels wide by 4 panels high.

Panel Size: Approximately 19" x 14".

No beveling, lips, windows, or decorative inserts permitted.

Paint color must match the approved community standard (see Paint Specifications).

Interior panel insulation is permitted at the Owner's expense.

Repairs must not create visible paint mismatches; full repainting may be required by the Association.

## Enforcement

Non-compliant garage doors may be subject to removal and replacement at the Owner's expense. Violations may also be addressed under the Association's Enforcement and Fine Policy.

## Garage Floor Coating

Garages at 7400 Gainey are designated as Limited Common Elements and homeowners are responsible for their maintenance. (See CC&Rs Sections 3.02 and 4.01.) To maintain safety, cleanliness, and a consistent appearance across the community, the Board strongly recommends the use of epoxy and other garage floor coatings under the following conditions.

### Recommended Coatings

Only epoxy, polyaspartic, or other professionally applied resin-based coatings are recommended. Polyaspartic is a high-performance coating similar to epoxy but with faster curing, greater UV resistance, and improved durability. Coatings should be non-reflective, with a matte or low-sheen finish. Finishes may include light or medium speckled patterns for slip resistance.

### Color Standards

Colors should be neutral and compatible with the overall building design. Approved colors include light gray, beige, taupe, or tan tones. Bright colors, solid black or white, high-gloss finishes, logos, decorative patterns, or designs are strongly discouraged.

### Installation Recommendations

Work should be performed by a licensed contractor using professional-grade materials and proper surface preparation to prevent peeling or flaking. Owners are strongly advised to obtain a termite inspection prior to installation to confirm whether treatment is necessary before sealing the garage slab. Proper ventilation should be provided while the material is curing.

Homeowners must retain documentation, including receipts and proof of the contractor's licensing and insurance coverage, for potential review by the Board. It is recommended that homeowners verify contractor credentials prior to commencing work. Coatings must not extend outside the garage onto driveways or sidewalks.

### Maintenance

Homeowners remain responsible for maintaining the floor in a clean and safe condition. Any worn, peeling, or stained surfaces should be repaired or recoated promptly.

## Responsibility and Use

Garages must continue to be used primarily for vehicle storage. Any decorative conversions or installation of residential floor coverings such as carpet, vinyl, or foam tile are strongly discouraged as conversions of garage spaces for living, storage or recreational activities are not permitted. (See CC&Rs Sections 9.03 and 9.05.)

# Gutters and Downspouts

## Design Standards

Gutters and downspouts must be unobtrusive and individually designed for each unit using the standard approved details. They must be square in shape with a smooth surface and located on side or secondary elevations, not the front elevation. Placement at concave corners is permitted. All visible installations must be architecturally integrated and visually minimal.

## Drainage Requirements

Downspouts must direct water vertically or in a manner that avoids erosion, pooling, or nuisance drainage to sidewalks, neighboring units, or common areas. A drainage plan or a written statement must confirm proper discharge using splash blocks or drainage infrastructure. Outlets must terminate a minimum of 18 inches above grade unless integrated into a formal drainage system.

## Application Requirements

A complete Architectural Application must include:

Scaled elevation drawings indicating the placement of gutters and downspouts.

Product specifications and manufacturer details.

Color and finish samples.

Photographs or renderings showing integration with the Unit's architecture.

All applications must be submitted to the 7400 Board and Gainey Ranch Master Architectural Committee (MAC) for approval.

## Materials and Installation

Approved materials include painted aluminum, copper, or composite systems that replicate the look of painted metal. All gutters and downspouts must match the fascia design with flat profiles only. Corrugated metal, plastic gutters, and exposed fasteners are prohibited. All brackets must be blind-mounted. Color must match the mounting surface. Primer and rust-inhibiting paint with semi-gloss or flat finish is required.

## Maintenance Responsibilities

Homeowners are fully responsible for the maintenance of gutters, downspouts, and any related drainage system, including the cleaning, painting, repairs, and replacements thereof. Installations must be kept clean, neat, and in good operating condition by the Owner.

Out of an abundance of caution, the 7400 Board organizes gutter cleaning for the whole community twice per year, however, this additional cleaning is not a substitute for Owners' responsibility to keep their systems clean and in working order. Failure to comply may be addressed under the Association's Enforcement and Fine Policy.

# Heat Pump / Air Conditioner Enclosure

## Purpose and Scope

The enclosure which houses the exterior equipment components of a Unit's heat pump/air conditioner is designated as a Limited Common Element because it is appurtenant to and for the exclusive use of designated Unit owners. The CC&R's state that each homeowner is responsible for maintaining in good order and repair, and in a clean and sanitary condition, all exclusive Limited Common Elements.

## Maintenance Responsibility

Homeowners are responsible for maintaining their unit's AC equipment and electrical components within the enclosure. The 7400 Association has no responsibility for these components.

Enclosures must be kept in clean, sound, and functional condition.

## Architectural Requirements

The enclosure must fully obscure the HVAC unit from view. If a new unit is taller or wider than the original and becomes visible, the enclosure must be adjusted accordingly.

All modifications must match the original enclosure's:

Stucco texture

Paint color

Overall appearance

Vents (if needed for airflow) must be similar in size and placement to those on existing enclosures in the community.

## Application and Approval

Any modification to the AC enclosure must be approved in writing by both the 7400 Board and the Gainey Ranch Master Architectural Committee (MAC). Homeowners must submit an Architectural Application that includes:

Unit specifications

Contractor details

Renderings or photos of proposed enclosure changes

The GRCA Architectural Coordinator (480-951-0321) must be advised several business days in advance if a crane is required to enter the community. If a crane should arrive at the 7400 Gainey entry gate without such required advanced notice, gate security will turn away the crane and will notify the 7400 Gainey Board. The Owner will be

responsible for any costs resulting from such failed entry attempt.

Owners are solely responsible for any damage to concrete, gates, roofs or other components within the community caused by the crane.

Oversized Trucks (18 wheelers) and Trailers will not be allowed into Gainey Ranch.

## Vibration Control

All rooftop HVAC units must be installed with manufacturer-approved vibration isolators (e.g., rubber pads, rubber waffle pads, spring mounts, or grommets) beneath all contact points. These materials minimize vibration transfer into the unit structure. Specifications for these materials must be included with the Architectural Application.

Be mindful of their condition as the sun and dry weather cause attrition to their functionality. They should be replaced periodically. If vibration is detected and determined to be a nuisance the 7400 Board or the Gainey Ranch Master Architectural Committee (MAC) then either may require their replacement as part of your regular maintenance procedures.

# Holiday and Seasonal Decorations & Decorative Lighting

## Front Door Wreaths

Seasonal and holiday wreaths are the only decorative items permitted on front doors. Wreaths may be displayed throughout the year but must be removed within seven days after the holiday or end of the season they represent. Wreaths must be proportionate in size to the door, securely hung, and kept in good condition.

## Holiday Decorations (November–January)

Holiday decorations, other than front door wreaths, may be displayed beginning November 15 and must be removed no later than January 3. Decorations are limited to the inside of the Unit or the Owner’s Patio, which is a Limited Common Element. Decorations may not be placed on or attached to Association-owned trees, shrubs, fixtures, or any other Common Area property.

## Seasonal Decorations (Year-Round, Non-Holiday)

Seasonal decorations, such as those for spring, summer, fall, patriotic events, or other occasions, are permitted inside the Unit or on the Owner’s Patio, which is a Limited Common Element. These decorations must be removed within seven days after the end of the season or event. All decorations must remain modest in scale and consistent with the overall appearance of the community.

## Lighting Standards

All holiday and/or seasonal lighting is restricted to non-blinking, warm white string lights with a maximum of 2700K.

Holiday/seasonal lighting may be displayed on private patios and balconies (Limited Common Elements) only during the months of July, October, November, December and January, and must be turned off by 11:00 pm each night.

Patio and balcony lighting is permitted throughout the year so long as it conforms to these same standards.

The Board reserves the right to order the removal of any lighting that is considered a nuisance.

## Enforcement

Decorations or lighting that do not comply with these standards are subject to removal at the Owner's expense. Violations may also be addressed under the Association's Enforcement and Fine Policy.

## Interior Unit and Limited Common Element Preventative Maintenance

All preventative maintenance described in this section is performed at the Owner's expense. These requirements exist to reduce the risk of fire, water damage, and equipment failure. Failure to perform such maintenance may result in damage to the Owner's Unit, to other Units, or to Common Elements, and Owners may be financially responsible for such damage.

### Dryer Vent Cleaning

Dryer vents are a leading source of residential fires.

Frequency: At least once every five (5) years, or more frequently if recommended by the appliance manufacturer or a licensed contractor.

Scope: Cleaning must include the interior vent hose and the full run of the vent duct leading to the building's exterior.

Responsibility: Homeowners are responsible for scheduling and completing this maintenance. A licensed contractor or qualified service must perform the cleaning.

Documentation: The 7400 Board may require proof of professional service upon request, at the time of property sale, or as a condition of leasing.

### Pressure Reducing Valve (PRV) Inspection and Replacement

Failure of PRVs can result in catastrophic water damage affecting multiple Units or Common Areas.

Testing: The Association, through GRCA, offers free PRV testing bi-annually. Owners are required to participate in at least one test every five (5) years. Testing is funded by the HOA, but any repairs or replacements are at the Owner's expense. Group rates for repairs are typically offered by the plumbing firm conducting the testing.

Frequency: Homeowners must have the PRV inspected at least once every five (5) years and replaced as necessary.

Responsibility: Maintenance and replacement are the sole responsibility of the Unit owner. Records of participation in PRV testing will be retained by the GRCA or Board for compliance verification.

### Fire Sprinkler System Inspection

Fire sprinkler systems protect life and property but require periodic inspection and upkeep.

Frequency: In accordance with National Fire Protection Association (NFPA) 25 standards, fire sprinkler systems in each Unit must be professionally inspected at least every five (5) years.

Scope: Inspection must include visual examination of sprinkler heads, system piping, and pressure gauges.

Responsibility: Unit owners must coordinate with licensed fire sprinkler contractors, ensure inspection compliance, and make any necessary repairs if deficiencies are found.

Documentation: Homeowners may be required to submit inspection reports to the 7400 Board upon request. Inspections must also comply with applicable municipal and county fire code requirements.

## Enforcement

The Association may require proof of compliance through requests for receipts (dryer vent cleaning), certificates (fire sprinkler inspections), or records of participation (PRV testing). Documentation may also be required before approving sales, leases, or major renovations.

Failure to comply with these preventative maintenance requirements, or failure to provide proof of service upon request, may result in written notice, fines, or corrective action in accordance with the 7400 Gainey Enforcement and Fine Policy. Additionally, owners may bear financial responsibility for damage to their Unit, other Units, or Common Areas resulting from neglected maintenance.

# Leasing of Units

## General Policy

**Leasing requirements for Units are established in the Association's CC&Rs (Section 9.14). These requirements govern and control, and this Standard is intended to supplement and clarify them.**

To maintain the residential integrity, security, and property values of the community, the leasing of any Unit within 7400 Gainey is subject to the following standards:

All leases must be for a minimum of thirty (30) consecutive days.

Short-term rentals (less than 30 days, including nightly or weekly rentals) are strictly prohibited.

Units may only be leased as a whole; partial or room-by-room rentals are not permitted. Units must be leased for residential purposes only and may not be used for commercial lodging or business use.

## Owner Responsibility

**The Unit Owner is responsible for:**

Ensuring the tenant's full compliance with all governing documents applicable to the Unit, including, but not limited to, the CC&Rs, Bylaws and Standards & Rules, of both 7400 Gainey and GRCA.

Providing tenants with the GRCA Leasing Packet, available from the GRCA Administration Office or at [www.gaineyranchca.com](http://www.gaineyranchca.com).

Notifying the GRCA if lease terms change or the lease is extended.

Each Unit Owner must retrieve any access cards or pool keys from the tenant at the end of the lease.

## Required Forms and Registration

Before a tenant may move in or be granted gate access, the Owner or their agent must: Submit the GRCA Tenant Information Form to the GRCA Administration Office.

- This form includes tenant and vehicle details, lease term, and contact information.
- It must be received before access will be granted.

Provide a valid contact phone number for both the tenant and the Owner or Agent listed on the form.

Form Submission:

Tenant Information Forms may be faxed to 480-951-0923 or emailed to [grca@gaineyranchca.com](mailto:grca@gaineyranchca.com). A blank form is available on the GRCA website or at the Administration Office.

Owners must also submit to GRCA a form transferring Estate Club rights to the tenant for the duration of the lease.

## Access Rights

Tenants may receive one (1) gate access card per vehicle.

Tenants are eligible for use of GRCA amenities (e.g., the Estate Club) only for the duration of the lease, and Owners must submit to GRCA a form transferring Estate Club rights to the tenant for the duration of the lease.

All tenant records will be removed from the GRCA system upon lease expiration unless updated by the Owner.

## Maintenance Access and Tenant Cooperation

In accordance with the Association's obligation to maintain Common Elements and Limited Common Elements, including but not limited to second-story balcony membranes, tenants are required to provide timely and reasonable access to Association staff and contractors when maintenance or inspection work is scheduled.

Tenants must comply with all access requests issued by the Association, either directly or through the Unit Owner, and must remove patio furniture or other obstructions upon notice.

Failure by a tenant to provide access may result in the Association performing necessary work by alternative means, including accessing Limited Common Elements from the roof or other adjoining areas.

Any additional costs incurred by the Association because of a tenant's failure to comply with access requests, such as labor for moving personal items or accessing the area through alternate routes, will be billed to the Unit Owner.

It is the Owner's responsibility to ensure that their tenants understand and comply with these requirements. Owners are strongly encouraged to include these responsibilities in their lease agreements.

## Enforcement

Failure by owners or tenants to comply with the above requirements may result in enforcement action as set forth under the Association's Enforcement and Fine Policy.

## Maintenance Responsibilities

This section explains in plain language how responsibility for maintenance, repair, and replacement of Limited Common Elements is divided between the Association and individual Owners. Definitions of “Limited Common Elements” and “Common Elements” are provided separately in the Definitions section of these Standards and Rules. Please refer to the relevant section in these Rules for more detailed explanations about each element summarized below.

### Driveways

Driveways are for the exclusive use of each Unit. The Association pays for regular sweeping and for repair or replacement of driveways due to normal wear and tear. Owners are responsible for keeping driveways free of oil stains and for any damage caused by commercial contractors, such as movers or cranes used to install AC compressors.

### Sidewalks

The Association repairs and replaces all sidewalks that serve the community except the entryway pad immediately in front of a Unit, which is the Owner’s responsibility.

### Garage Doors

The Association is responsible only for painting the exterior surfaces of garage doors on a regular cycle to maintain a consistent community appearance. Owners are responsible for replacing the garage door at the end of its useful life and for all repairs or replacement of moving and mechanical parts, including springs, rollers, tracks, opener mechanisms, and remote controls. Owners are also responsible for any damage to garage doors caused by them, their guests, tenants, or contractors.

### Balcony Membranes

For second-story balconies, the Association periodically replaces the waterproof membrane to protect the building structure. Owners are responsible for maintaining balcony surfaces clean and drains clear. No tile, carpet, decking, or any other surface coverings may be installed on top of the waterproof membrane.

### Patios and Balconies (General)

Owners are responsible for keeping patios and balconies clean, for furniture and accessories placed there, and for keeping drains clear. The Association maintains painted stucco walls, balcony undersides, and other exterior building finishes in these areas.

## Windows and Skylights

Windows and skylights are Limited Common Elements assigned to individual Units. Owners are responsible for cleaning, repairing, and replacing windows and skylights, including glass, frames, and screens. The Association is responsible only for exterior caulking of windows when the building is repainted periodically, and for flashing around skylights, which is performed when the roof is replaced or repaired.

## AC and Heat Pump Enclosures

Owners are fully responsible for their air conditioning and heat pump equipment, including all electrical parts, vibration pads, and for keeping the area clean. The Association has no responsibility for AC or heat pump enclosures.

## Fireplaces and Chimney Flues

Owners are responsible for interior cleaning and repair of fireplaces and chimney flues. The Association may repaint the exterior finishes of chimney structures as part of the building painting cycle.

Note: See next page for an easy reference matrix of the information above.

# Maintenance Responsibility Matrix

Element	Association Responsibility	Owner Responsibility
Driveways	Regular sweeping; repair/replacement for normal wear and tear	Keep free of oil stains; responsible for damage caused by commercial contractors
Sidewalks	Repair and replacement of shared/community sidewalks	Entryway pad immediately in front of Unit
Garage Doors	Paint exterior surfaces	Replace garage door at end of useful life; all repairs and maintenance of springs, rollers, tracks, opener mechanisms, and remotes; damage caused by Owner, guests, tenants, or contractors
Balcony Membranes	Periodically Replace waterproof membrane	Keep surface clean; Maintain and keep drains clear; no coverings allowed
Patios & Balconies (General)	Paint stucco walls, balcony undersides, and other finishes	Cleaning, furniture, accessories, and drains
Windows & Skylights	Exterior caulking at time of building repaints; skylight flashing at time of roof replacement or repair	Clean, repair, and replace glass, frames, and screens only as described in Standards and Rules
AC & Heat Pump Enclosures	None	Maintain equipment, electrical parts, vibration pads, and cleaning

Fireplaces & Chimney  
Flues

Repaint exterior finishes  
as part of building  
painting cycle

Interior cleaning and  
repair

# Mist System Specifications

## Application and Approval

Mist systems are considered add-on installations and require prior written approval from both the 7400 Board and the Gainey Ranch Master Architectural Committee (MAC) in accordance with the approval requirements set forth in the CC&Rs Section 9.19 (Architectural Control). A complete Architectural Application must be submitted before installation begins and must include a scaled site plan showing the location of mist lines, nozzles, and equipment, the manufacturer specifications and installation details, and photos or renderings that demonstrate concealment of all components.

## Equipment Placement and Concealment

All mist system plumbing and mechanical equipment must be concealed from adjacent view. Tubing must be rigid copper and blind-mounted. Tracks and nozzles must be installed inward-facing and are permitted only within soffits, behind fascia, or in concave corners. No elements may be mounted on flat wall surfaces or fences, and vertical feeds may not be visible on any exterior building surface.

## Operational Limitations

Each mist system must be equipped with an automatic shutoff valve and may not operate during high wind conditions. Daily operation may not exceed four hours. Use is limited to the homeowner's private patio, balcony, or Limited Common Area, and overspray beyond these boundaries is not permitted, in accordance with CC&Rs Section 9.03 (Nuisance).

## Maintenance and Responsibility

Homeowners are solely responsible for maintaining their mist systems in good working condition and must repair or remove any residue, water stains, or damage to stucco, paint, windows, doors, patio decks, furniture, or landscaping resulting from mist operation. This requirement is consistent with the CC&Rs Section 4.01 (Maintenance of Units and Limited Common Elements). Any system found to be in disrepair or causing damage is subject to enforcement action, including removal.

## Nuisance and Neighbor Impact

Mist systems must not create noise, vibration, or any form of nuisance to neighbors. Spray must not extend into neighboring patios or common areas, and homeowners must ensure that system operation does not disrupt adjacent units or otherwise violate community standards. These requirements are enforced by the Board under CC&Rs Section 9.03(Nuisance)

## Nuisances

To preserve the quality of life, appearance, and peaceful enjoyment of the community, the following activities, conditions, or items are considered nuisances and are prohibited within 7400 Gainey. This list is not exhaustive. The Board retains the right to determine whether an activity or a condition constitutes a nuisance based on its impact on the community.

### Noise and Disturbance

Excessive noise that disrupts the peace, including loud music, parties, televisions, or animals.

Use of exterior speakers, horns, bells, alarms (except security alarms), or similar sound devices.

Noisy construction or repair work outside of approved construction hours.

### Visual Clutter and Exterior Appearance

Clothing, towels, rugs, flags (unless legally protected), or other items may not be hung or draped over balcony rails, patio walls, or fences.

Personal property such as bicycles, toys, sports equipment, or cleaning supplies must not be left visible in patios, balconies, walkways, or driveways.

Windowsills must remain free of clutter and visible personal items.

### Storage Restrictions

No storage of materials, tools, or equipment on balconies, patios, exterior stairwells, or Common Areas.

### Private Patio Landscaping Standards

Private plantings must not cause debris in Common Areas or encroach onto roofs, walkways, or neighboring patios.

All private patio landscaping must be maintained neatly and must not encroach upon neighboring property or Common Areas.

Vegetation may not block light or interfere with neighboring units' enjoyment of their property. The Board has sole discretion to determine if vegetation constitutes a nuisance and may require trimming, modification, or removal.

Exceptions may apply for mature or golf ball-deflecting vegetation if it provides a clear community benefit, subject to Board approval.

## Environmental Nuisances

Offensive odors (trash, compost, animal waste, etc.) are prohibited.

Unsanitary conditions or conditions that attract pests or wildlife are not permitted.

## Vehicle and Parking Nuisances

Vehicles may not be parked on driveway aprons for longer than seven (7) consecutive days without Board approval.

Vehicles leaking fluids, creating excessive noise, or appearing abandoned or in disrepair may be subject to removal.

## Temporary Structures and Prohibited Items

Tents, tarps, sheds, and large play structures that are visible from Common Areas are prohibited.

Outdoor clotheslines or drying devices are not permitted.

## Board Discretion and Special Situations

The Board retains the right to determine whether a condition, item, or activity not specifically listed constitutes a nuisance if it negatively affects the appearance, safety, or peaceful enjoyment of the community. Homeowners may be required to mitigate or remove such conditions at their own expense.

## Enforcement

Violations may be addressed under the Association's Enforcement and Fine Policy.

## Open House and Real Estate Signage Rules

Open houses and signage must maintain the security, appearance, and integrity of the 7400 Gainey community, complying with Arizona law and Gainey Ranch policies.

The following rules are not exhaustive and are not a substitute for the additional requirements set forth in the GRCA MAC rules regarding general real estate signage and open house rules and signage. Please refer to the GRCA MAC rules for a more detailed explanation of the real estate signage and open house policies and procedures covering all properties in Gainey Ranch.

### Permitted Open House Times

Open houses may occur between 8:00 AM and 6:00 PM daily, as allowed by Arizona law (See A.R.S. §33-1261(C)).

GRCA-sponsored open houses must be registered weekly with the GRCA Administration Office and may take place from 11:00 AM to 5:00 PM on Wednesdays, Saturdays, and Sundays only.

All open houses must register directly with the West Security Plaza on the day of the event.

Realtors are required to advise the security officer at the West Security Plaza of both their arrival at and departure from the open house site.

### Real Estate Signage

Arizona law (A.R.S. §33-1261 (C)) permits one industry-standard "For Sale," "For Rent," or "For Lease" sign, which may not exceed eighteen by twenty-four inches, with an industry-standard size rider up to six by twenty-four inches.

For Sale Signs: Up to two standard "For Sale" signs and riders may be displayed on the inside windows of a homeowner's unit (one front and one rear elevation). No such signs may be placed outside the unit.

Open House Signs: One "Open House" sign may be placed on the patio, balcony or window of the unit. (See below for "directional signs" for open houses.)

Directional Signs for Open Houses: One sign may be placed on the homeowner's driveway or behind the sidewalk curb near the unit, and one directional sign may be placed at the 7400 entry gate.

Signs must be professionally printed, GRCA-authorized (open house directional signs), and neatly displayed.

No balloons, streamers, handwritten notes, branding, or other attachments, except as otherwise specifically provided in these rules or the GRCA MAC rules, or signs placed in Scottsdale public rights-of-way or near call boxes are permitted.

### Additional Requirements

Realtors must ensure visitor parking does not obstruct driveways, fire lanes, or guest spaces.

Realtors must promptly remove all signage and open house materials after the event.

Realtors must ensure visitors comply with all community rules during open houses, including noise and parking policies.

### Board Discretion and Enforcement

The 7400 Board reserves the right to review open house activity if it causes disruptions, repeated violations, or security concerns.

Violations may be addressed under the Association's Enforcement and Fine Policy.

## Outdoor Fixtures & Ceiling Fans

To preserve the visual integrity of the community and protect building structures, all outdoor fixtures—including ceiling fans, lighting, and wall-mounted accessories—are subject to the following requirements.

### Ceiling Fans

Outdoor ceiling fans may only be installed within patios, balconies, or other Limited Common Element areas.

Prior written approval is required from both the 7400 Board of Directors and the Gainey Ranch Master Architectural Committee (MAC) before installation.

The design, size, and color of the fan must be compatible with the exterior appearance of the unit.

Fans must be UL-rated for outdoor use and installed by a licensed contractor.

Homeowners must retain documentation, including receipts and proof of the contractor's licensing and insurance coverage, for potential review by the Board. It is recommended that homeowners verify contractor licensing and insurance credentials prior to commencing work.

### Wall-Mounted Fixtures and Accessories

No accessories of any kind shall be placed on top of patio walls.

Wall-mounted fixtures (e.g., decorative sconces, planters, or art) must:

Be appropriately scaled to the wall or surface.

Not exceed 15 pounds in weight or otherwise pose a risk of structural damage.

Visually coordinate with the unit's exterior color scheme.

Any visible, attached, or hanging item that is large or a non-neutral color must be submitted for Board Architectural Committee approval.

### General Fixture Guidelines

All outdoor fixtures must be:

Weather-resistant and suitable for exterior use.

Maintained in good working condition and replaced if broken, rusted, or faded.

Non-reflective, non-glare, and should not produce intrusive light or sound.

### Compliance

Homeowners are responsible for any damage to Association property caused by the installation or use of outdoor fixtures.

Unauthorized or non-compliant fixtures may be subject to removal at the homeowner's expense.

## Stucco Wall Surface Restoration and Unit Sale Requirements

To preserve architectural uniformity and structural integrity, the following standards apply to any surface modifications or attachments to exterior stucco walls:

Any holes, cracks, or surface damage to stucco walls resulting from attached accessories (e.g., brackets, hooks, art, planters) must be properly repaired with materials and paint that match the original finish.

Prior to the sale or transfer of any Unit, all such items must be removed and all affected stucco surfaces restored and painted to their original appearance. The 7400 Board is responsible for determining any violations of this provision.

The selection of the vendor used for stucco and paint repair must be approved by both the 7400 Board and the GRCA Master Architectural Committee (MAC).

The cost and responsibility for repairs rests solely with the Unit Owner.

## Television and Electronic Display Installations

Outdoor televisions, screens, or electronic displays may only be installed in Limited Common Elements (e.g., patios or balconies) with prior written approval from both the 7400 Board of Directors and the GRCA Master Architectural Committee (MAC).

Installations must be:

Securely affixed in a manner that does not compromise the building envelope or stucco wall,

Shielded from weather, and

Positioned to prevent light spill, glare, or sound that may disturb neighboring Units.

## Nuisance and Enforcement

Televisions or installations that generate complaints, create a nuisance, or otherwise detract from the peaceful enjoyment of adjacent Units are subject to removal.

The 7400 Board has full discretionary authority to require the modification or removal of any such installation or to remove it directly at the Owner's expense if compliance is not achieved.

## Approved Paint Products & Colors

All paints must be Dunn Edwards brand.

Updated Finish and Color Specifications:

Component	Product & Finish	Approved Color
Stucco – Body	Evershield Flat	Birchwood
Stucco – Inset Accent, Perimeter Walls, Pony Walls	Evershield Flat	Hickory
Stucco – Top Accent	Evershield Flat	Grange Hall
Garage Doors	Evershield Semi-Gloss	Grange Hall
Front & Back Doors, Trim	Evershield Semi-Gloss	Hickory
Iron Railings, Front Gate	Evershield Semi-Gloss	Mink



# Usage Guidelines & Best Practices

## Surface Preparation

Clean all surfaces thoroughly to remove dirt, grease, and mildew.

Repair any cracks or imperfections before painting.

Prime surfaces as needed, especially if changing from a darker to a lighter color.

## Application Tips

Use high-quality brushes or rollers suitable for the specific paint finish.

Apply paint under appropriate weather conditions—avoid extreme temperatures and high humidity.

Follow the manufacturer's recommended drying times between coats.

## Maintenance

Regularly inspect painted surfaces for signs of wear or damage.

Touch up areas as needed to maintain a uniform appearance.

Clean painted surfaces with mild detergent and water; avoid abrasive cleaners.

# Parking; Garages, Driveways and Visitor Use

## Authority

Section 9.05 of the CC&Rs addresses “Parking and Use of Garages/Visitor Parking” and allows the Association to adopt rules regarding parking.

## Garages

Garages must be used to house vehicles before parking in driveways. Garage doors must remain closed except when entering or exiting. No conversions of garages to storage or living space are permitted. Vehicle maintenance may not occur in garages or driveways, except in emergencies.

## Driveway Parking

Parking on driveways by residents shall only be permitted to accommodate households operating more than one vehicle. The driveway may be used as a designated parking area for a second operable, non-commercial vehicle - excluding, without limitation, motorcycles, trailers, campers, vans, recreational vehicles, golf carts, or boats - only after the garage is first occupied by the primary vehicle. Vehicles must fit entirely on the driveway and must not obstruct sidewalks, streets, or landscaping.

Operable vehicles of guests and invitees shall be allowed to temporarily park on the driveway. Driveway use by contractors, deliveries, or guests is permitted during the hours of 7:00 AM to 10:00 PM. Overnight driveway parking is not permitted without prior registration with Gainey Ranch Security.

Covered or wrapped vehicles are not allowed on driveways. This prohibition includes all protective weather coverings as well as any advertisement and/or branding. Variances may be granted for up to three (3) consecutive nights with prior Gainey Ranch Security approval.

## Visitor Parking

Visitor parking spaces are for guests only and are not to be used by residents or commercial vehicles. Overnight guest parking must be registered with Gainey Ranch Security. Buses, RVs, trailers, branded vehicles, and recreational vehicles are not permitted to park overnight in visitor spaces.

## Designated Street Parking

The areas designated on the street for overflow parking are for the purpose of temporary parking only as defined in CC&Rs Section 9.05.

Consequently, no overnight parking is permitted in these areas except that a resident of an Association residence which does not have a driveway and who operates more than one

vehicle may park one vehicle overnight if it is first registered with Gainey Ranch Security.

## Street Parking

Other than the designated street parking areas referenced above, no parking is permitted on Association streets at any time. Streets are designated fire lanes and must remain clear.

## Crane / Heavy Equipment Access

The use of cranes, double-axle vans, oversized trucks, or trailers requires advanced written approval from the Gainey Ranch Architectural Coordinator, normally several business days in advance. If any such equipment or vehicles should arrive at the 7400 Gainey entry gate without the required advanced notice, gate security will turn away the equipment and/or vehicles and will notify the 7400 Gainey Board. The Owner will be responsible for any costs resulting from such failed entry attempt.

Such equipment or vehicles must not block driveways, sidewalks, or fire lanes. Owners are responsible for any resulting damage to gates, roofs, landscaping, or other community property. These requirements are also addressed under the Contractor Rules section, which shall govern contractor activity and access.

Oversized Trucks (18 wheelers) and Trailers will not be allowed into Gainey Ranch.

## Enforcement

Parking violations will be addressed in accordance with the Association's Enforcement and Fine Policy.

# Patio Gates and Installation

## Authority and Approval Process

In accordance with the CC&Rs and the community's Architectural Standards & Rules, all exterior modifications, including patio gates, require written approval from the 7400 Board of Directors and the Gainey Ranch Master Architectural Committee (MAC) prior to installation. Homeowners must submit a complete Architectural Application, including scaled drawings of the proposed gate, photos or renderings, and product specifications. Requests for deviation from this standard must be justified with architectural merit.

## Ownership and Maintenance

All installed patio gates become permanent fixtures of the Unit's exterior. Removal or modification requires new approval from the 7400 Board and MAC. Maintenance, repair, and replacement of patio gates are the sole responsibility of the homeowner. Gates must be always kept in good working order and appearance. If found damaged or in disrepair, homeowners will be required to repair or replace the gate within 30 days of receiving written notice from the Association, or such other reasonable time frame as provided in the notice.

## Metal Gates

Metal gates are permitted where appropriate. Gates must be constructed entirely of metal, with a flat top profile and vertical bar design. Spacing and width must match existing 7400 Gainey railings. The height must match the adjoining patio wall. All metal gates must include a self-latching lock and must be painted to match the approved 7400 Gainey railing color using exterior-grade paint.

## Wood Gates

Wood gates may be permitted only for Units that back onto perimeter walls, not golf course or common area views. Gates must be constructed of durable exterior-grade wood. Width may not exceed 42 inches, and height must not exceed the height of the adjoining wall. All finishes must be in neutral tones consistent with community standards and kept in good condition. Maintenance, repair, repainting, and replacement of wood gates are the sole responsibility of the Owner.

## Enforcement

Non-compliant or poorly maintained gates are subject to enforcement under the Association's Enforcement and Fine Policy.

## Patio Landscaping and Hardscape

Private patios are designated Limited Common Elements, appurtenant to and for the exclusive use of Unit Owners. These spaces enhance the enjoyment and value of homes at 7400 Gainey. To preserve a safe, attractive, and harmonious community, the following standards apply to landscaping, hardscape, and decorative features within private patios.

### Landscaping Maintenance

Homeowners are responsible for all landscaping and hardscape within their patios in accordance with CC&Rs Section 4.01 (Maintenance of Units and Limited Common Elements). This responsibility includes trimming, pruning, and shaping plants, weeding and pest control, and preventing overgrowth or encroachment onto adjacent Units or Common Areas.

Landscaping must be kept neat, healthy, and compatible with the overall appearance of the community. Trees, shrubs, and plants must not grow beyond the nearest roofline or second-story balcony and must not obstruct light or create nuisance conditions, consistent with CC&Rs Section 9.03 (Nuisance). For Units bordering pool areas or other Common Elements, landscaping must not grow above or extend beyond the fence line.

Fruit-bearing trees must be maintained so that fruit is removed before it drops to the ground. In addition, all fruit must be removed from trees no later than March 31 of each year to prevent attracting rodents and pests.

The 7400 Board reserves the right to determine if any vegetation violates these standards and may require trimming or removal. The Board may also cause cleanup or trimming to be performed at the Owner's expense.

### Root Systems and Damage

Homeowners must manage root systems to prevent damage to walls, walkways, patios, foundations, or other structures. Any damage caused by private landscaping must be repaired at the homeowner's expense.

### Hardscape Standards

Hardscape surfaces (pavers, tile, stone, concrete, etc.) must be clean, safe, and structurally sound. Cracked, broken, or heaving hardscape must be repaired or replaced promptly. Expansions of patios into Common Areas are strictly prohibited.

## Patio Improvements

All new patio structures such as fountains, fire pits, or seating require prior written approval from the 7400 Board and MAC. Plans must include materials, finishes, colors, and installation details. All work must comply with applicable construction codes, CC&Rs, and HOA standards.

## Private Patio Irrigation Systems

Irrigation must use water sources located within the patio. Tapping into Common Area or neighboring water lines is prohibited. All irrigation must be professionally installed, properly sleeved, and concealed. Exposed piping, messy trenching, or unfinished installations are not permitted. Homeowners are responsible for all repair costs for leaks or damage.

## Privacy Screens

Privacy screens, vertical plantings, or trellis features require prior written approval from the 7400 Board and MAC under CC&Rs Section 9.19 (Architectural Control). Screen materials must be compatible with surrounding architecture and colored dark bronze.

No screen may extend above wall height or exceed six feet in total height measured from the patio floor. The Board reserves the right to limit privacy screen height to less than six feet in cases where lower fences or walls are in the vicinity, or whenever it determines that lower heights are necessary to maintain neighborhood character. Privacy screens may not cover more than 25% of the total patio perimeter walls (excluding the building wall). The Board retains discretion to reduce both height and coverage if needed to preserve visual harmony.

## Front Door Entryway Decorative Items

Up to two pots or planters are permitted, provided they are earth-tone, neutral in color, and appropriately sized. No statues, sculptures, fountains, or other decorative features are permitted unless specifically approved. Items must not obstruct walkways or safe passage.

## Enforcement

Failure to comply with these standards may result in written notice, required corrective action, fines, or Association-performed repairs at the homeowner's expense. Enforcement will be carried out in accordance with the Association's Enforcement and Fine Policy.

The Board's policy is that there is limited grandfathering of out-of-compliance patio improvements, landscaping, or features. All such items must be removed or brought into compliance either when the item reaches the end of its useful life or at the time of Unit

turnover, whichever occurs first. The Board reserves the right to review, modify, or make exceptions to these standards on a case-by-case basis in its sole discretion.

## 7400 Pool Use and Safety Standards

The 7400-community pool is provided for the enjoyment of all residents and their guests. To ensure a safe, clean, and respectful environment, the following use and safety standards apply to the pool and spa areas.

### Pool Rules

**Pool rules are also posted at the pool, please refer to them as needed.**

**No glass containers.**

**No pets in the pool area.**

**Children under 14 must be accompanied by an adult.**

**Infants must wear swim diapers.**

**No running, rough play, or excessive noise.**

**Please be considerate of everyone's right to full enjoyment of the facility**

**No diving into the pool.**

**No standing or jumping from fountains, planters, or structures.**

**Large rafts or toys are not allowed when others are present.**

**Broken glass may require full pool draining and cleaning per Maricopa County health regulations.**

### If you see something, please say something

Risky situations are avoided when we speak out to keep each other safe and well. Thanks for being a good neighbor.

### Pool Hours and Heating

The pool is heated seasonally (typically October through April) to approximately 81°F.

The spa is heated year-round to approximately 102°F.

Heating schedules may be adjusted by the Board based on weather, usage, or maintenance requirements.

If the 7400 pool is closed for maintenance, residents may use the GRCA Community Pool near the Estate Club.

Subject to change, the south pool currently is not heated from November through April. The north pool is heated seasonally.

## Pool Furniture and Cleanliness

**Umbrellas should be lowered when not in use to prevent wind damage.**

Pool furniture is for use only within the pool area and must not be removed.

Please place a towel on chairs and loungers before use.

Return moved furniture to its original location before leaving.

Personal items (toys, towels, goggles, etc.) must be removed after use. Unclaimed items may be discarded.

## Pool Gate Safety

Gates must remain securely closed and always latched.

Do not prop or jam pool gates open for any reason.

Propped gates pose serious risks and may result in pool closure by the City of Scottsdale or Maricopa County.

Pool gate violations are subject to enforcement action under the Association's Enforcement and Fine Policy.

## General Use and Liability

There is no lifeguard on duty. Swim at your own risk.

The Association is not responsible for any injuries, accidents, or personal property loss.

Residents are responsible for the conduct of their guests.

Owners are responsible for informing their tenants of the rules and are liable for their actions.

Continued misuse or disregard for rules may result in enforcement action under the Association's Enforcement and Fine Policy.

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## Second Story Deck Maintenance

Second story decks are Limited Common Elements, appurtenant to and for the exclusive use of individual Unit Owners. The surface membrane is considered part of the roof Element; therefore it is the Association's responsibility to replace it at the end of its useful life.

### Responsibilities

The Association is responsible for periodically replacing the waterproof membrane and structural surfaces at the end of their useful life, including balcony undersides, as part of the building envelope.

Owners are responsible for keeping balcony surfaces clean, keeping drains clear, and maintaining furniture, railings, and accessories in good condition. Owners are responsible for any damage caused by negligence, misuse, or unauthorized modifications.

Owners' good housekeeping practices play a major role in preventing water penetration problems and failure of the deck:

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

### Surface Policy

No tile, carpet, decking, or other surface coverings are permitted over the waterproof membrane. Such coverings interfere with drainage, conceal damage, and void the effectiveness of any Association maintenance program. Any existing non-approved coverings may be required to be removed at the Owner's expense.

## Inspections and Access

Owners must provide access for possible inspections or necessary repairs and remove all personal items when requested.

## Owner Responsibility Review

Owners are responsible for maintaining a clear, clean deck surface. Furniture, planters, and accessories must remain movable and may not block drainage. Owners are financially responsible for any damage to their own Unit, to neighboring Units, or to Common Elements resulting from negligence, failure to maintain, or unauthorized modifications.

## Enforcement

Violations of these standards, including installation of non-approved coverings, failure to provide access, or damage caused by neglect, are subject to enforcement under the Association's Enforcement and Fine Policy.

# Second Story Flooring Installation

## Applicability

This policy applies to all upper-level (second story) Units in 7400 Gainey where flooring is being replaced or installed above other residential living spaces.

## Sound Abatement Requirement

To protect the comfort of downstairs neighbors, no hard surface flooring (e.g., hardwood, tile, vinyl plank, laminate) may be installed in second-story units unless a GRCA MAC approved sound-deadening underlayment is included.

## Approved Materials

The following underlayment selections are approved for use in second-story Units at 7400 Gainey.

GenieMat RST (5mm minimum): IIC up to 74, STC  $\geq$  60

Website: <https://www.pliteq.com/products/geniemat-rst.php>

ECORE QTscu (5mm minimum): IIC up to 74, STC 60–63

Website: <https://www.qtsoundcontrol.com/QTscu>

Silent Walk Noise Suppressant: IIC  $\sim$ 70–72, STC  $\geq$  60

Available from Big D Flooring, Scottsdale (480-368-0023)

## Exceptions

Not required on stairs

## Installation Standards

Flooring must be installed by a licensed contractor.

An Architectural Application must be submitted and approved before installation begins.

Proof of underlayment installation (photos or contractor certification) may be required by the Board.

## Maintenance & Responsibility

Homeowners are responsible for ensuring that flooring does not result in excessive noise or nuisance to Units below. In the event of complaints, the 7400 Board reserves the right to inspect and require modifications or remediation.

# Sun Control Devices

## General Requirements

All sun control devices require prior written approval from the 7400 Board of Directors and the Gainey Ranch Master Architectural Committee (MAC) in accordance with CC&Rs Section 9.19 (Architectural Control). Once installed, all devices become permanent fixtures and may not be removed or replaced without further approval. Maintenance, cleaning, repair, and replacement are the sole responsibility of the homeowner, consistent with CC&Rs Section 4.01 (Maintenance of Units and Limited Common Elements). Devices that are neglected or unsightly may be deemed a nuisance under CC&Rs Section 9.03.

Grandfathering: Devices previously approved and installed may remain until the end of their useful life but must be replaced in compliance with these standards upon sale or transfer of any Unit. The Board, in its discretion, may allow grandfathering of certain violations of this section, on a case-by-case basis, dependent upon the facts and circumstances thereof.

## Awnings

Fixed awnings are permitted only for ground-floor recessed patios and may cover the entire recessed patio area. The frame must be painted to match the building's exterior. Fabric must be Sunbrella Heather Beige #4672 only, with no substitutions. Valances, if used, must be straight rather than scalloped, with edge binding to match the awning color. Hardware and conduit must not be visible.

Retractable awnings are permitted for ground-floor patios and large second-story balconies. Protective metal hoods must be painted to match the adjacent stucco. Electrical conduit and junction boxes must not be exposed. Fabric must be Sunbrella Heather Beige #4672 only, with no substitutions. Valances, if used, must be straight rather than scalloped, with edge binding to match the awning color. All installations must be flush and architecturally integrated.

## Sunscreens

Sunscreen installation must be uniformly installed across the expanse of windows on the front elevation, and the large window immediately adjacent on the side elevation. If additional screening is desired the complete elevation, side or rear must be 100% covered.

Screen color **and frame** must be dark bronze only—no other colors are permitted. All sunscreen replacements must conform to this color and installation standard,

regardless of prior approvals.

Sunscreens must be installed over each window with a neat, flush mount not to exceed ½ inch from the window frame.

## Retractable Rolling Shutters

Retractable rolling shutters are individually reviewed and approved only with Board and MAC approval. Slats must be double-walled PVC vinyl or aluminum finished in pre-painted baked enamel. Slats and hardware must be housed in a protective box mounted directly above the window or door. The box and all visible hardware must be painted to match the building's exterior. No conduit or junction boxes may be exposed. Approved colors include dark brown or other equivalents approved by the Board and MAC.

## Retractable Rolling Screens for Sliding Doors

Retractable rolling screens are permitted only for rear patio sliding doors. The frame must match the building color, and screens must be dark bronze or beige only. All installations must be professionally installed with hardware enclosed in a protective box. Tracks, conduit, and junction boxes must not be exposed. Prior written approval from the Board and MAC is required for installation.

## Umbrellas

Umbrellas are addressed separately in the Exterior Accessories & Décor – Patio Umbrellas section.

## Enforcement

Failure to comply with these standards, including installation of non-approved devices, failure to maintain, or the presence of visible or unsightly hardware, may result in written notice, fines, or removal at the homeowner's expense. Enforcement will be carried out under the Association's Enforcement and Fine Policy.

## Video Doorbells and Security Devices

To support resident safety and evolving technology, video doorbells (e.g., Ring, Nest, or similar devices) are permitted under the following standards:

### Approved Locations

Devices may only be installed adjacent to the front door or within the doorframe area of the Unit.

Installation must not damage or obstruct common elements, including trim, stucco, or entry lighting.

### Design and Appearance

Devices must be compact, neutral in color (e.g., black, bronze, silver, or white), and low-profile in design.

Any visible wiring must be concealed. No exposed conduit or junction boxes are permitted.

Solar or battery-powered options are preferred. If hardwired, installation must be completed by a licensed contractor.

### Privacy and Use Limitations

Video and audio recording functions must be directed only at the Unit's own limited common entryway area.

Devices may not be used to intentionally monitor neighboring Units, Patios, or Common Areas.

Misuse of audio/video features, including harassment or surveillance of other residents, is strictly prohibited and may result in removal.

### Approval and Responsibility

Prior written approval is required from the 7400 Board and the GRCA Master Architectural Committee (MAC) before installation.

Homeowners are solely responsible for maintenance, removal, and any damage resulting from the device.

Devices must be removed and surfaces restored to original condition upon unit sale, unless the purchaser/transferee requests in writing that the device remain installed on the unit, or if the device becomes non-functional or obsolete.

# Exterior and Interior Window and Glass Treatments

## General Requirements

Any replacement or modification of windows or sliding glass doors requires prior written approval from both the 7400 Board and the Gainey Ranch Master Architectural Committee (MAC). Window treatments visible from the exterior must present a uniform, neutral appearance. Visible window coverings (drapes, blinds, shades) must be white, off-white, or cream, and present uniform tones across all windows on a unit elevation.

Replacement windows and doors must meet a like-for-like standard and match the style, frame dimensions, and frame color of the original builder-installed windows, unless otherwise approved by the 7400 Board and MAC.

## Glass Specifications

Tinted, reflective, mirrored, or colored glass is prohibited. Only clear glass or clear glass with Low-E coating is permitted. Low-E coatings must be neutral/clear in appearance with no visible green, blue, gray, bronze, or mirrored tints. Only Low-E 266, as adopted by GRCA, is permitted. Glass samples or manufacturer specifications must be submitted for approval.

## Frame Specifications

Window frames shall be constructed of aluminum. Only dark bronze anodized color is permitted. Frame size and width shall match the builder's original installed windows. No coils, cladding, or other materials may be wrapped around windows to cover stucco damage or to increase frame width beyond requirements. Any stucco damage occurring during installation must be repaired at the Owner's expense.

## Exterior Window and Sliding Glass Door Screens

Frames must match window frame color (typically dark bronze anodized). Screen material must be black fiberglass or polyester mesh. Frames must be flush mounted within or adjacent to window openings.

NOTE: Retractable rolling shutters and retractable screens are not included in this standard, but rather, are covered under and governed by the Sun Control Devices Standard. Front entry door screens are covered under and governed by the Front Entry Doors and Screens Standard.

## Interior Window Treatments

Permitted treatments include roller shades, drapes, and blinds. Films, reflective coatings, or decorative materials applied to the glass are prohibited. All exterior-facing treatments must be white, off-white, or cream, and of a uniform shade across each elevation of the Unit. Mixed or inconsistent colors are not permitted.

## Sidelight Glass at Front Door

Original installation is clear glass. Acceptable alternatives are frosted glass or a simple geometric pattern in neutral tones. Colored or decorative patterned glass is prohibited.

## Maintenance

Homeowners must keep all windows, screens, and coverings clean and in good condition. Windowsills visible from outside must remain free of storage, plants, or decorative items. Broken or non-compliant items must be corrected within 30 days of notice, or such other reasonable time frame as provided in the notice. Failure to comply may result in enforcement action, including fines, under the Association's Enforcement and Fine Policy.

## Prohibited Glass Treatments

The following are not permitted: stained glass, colored glass, tinted or reflective glass, reflective films, or other applied materials that alter the uniform appearance of the community.

## Grandfathering

Upon sale or transfer, non-compliant items must be removed or replaced to meet standards unless specifically approved by the 7400 Board in its discretion.

## Variance

Any variance to the above standards must be approved by the 7400 Board and the Gainey Ranch Master Architectural Committee (MAC).