

When homes in a community association are purchased, the owners automatically become members of that association, and are responsible for following their community’s Standards and Rules.

The purpose of The Pavilions Standards and Rules is to establish a framework that maintains and protects property values, and makes our community a desirable and welcoming place to live for all residents.

GRCA and The Pavilions welcome changes, updates, improvements, remodels, etc. to the condominiums in our community. We look forward to working with owners on proposed changes. Our goal is to review submitted applications and/or to have a written response within 15 work days after receipt of all required information.

## THE PAVILIONS COUNCIL OF CO-OWNERS STANDARDS AND RULES UPDATED MARCH 2026

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**Master Architectural Committee Application**

*This form must be completed for any exterior change to your home, to include front and back yard landscaping. For condos, all changes interior and exterior must be submitted for review.*

Deliver to: Gainey Ranch Community Association  
Attn: Architectural Coordinator  
7720 E Gainey Ranch Road  
Scottsdale AZ 85258

Email to: architect@gaineyranchca.com

Name: \_\_\_\_\_ Best Phone: \_\_\_\_\_

Community Name & Lot/Unit #: \_\_\_\_\_ Email: \_\_\_\_\_

**Include the \$\_\_\_\_\_ application fee, all pertinent information outline by the architectural coordinator, and 2 copies of architectural and/or landscape plans.**

Brief Description of Project (i.e. replace windows, landscape plan). Provide full description on second page.

**Both the Satellite and Master Architectural Committees must review and approve this project prior to you starting this project. To start this project prior to approval may result in a fine up to \$ XYX.**

The Satellite Association and GRCA Master Architectural Committees shall make every reasonable effort to review applications submitted to them and to furnish a written decision to the applicant within **fifteen (15) working days** setting forth the reasons for its decisions. However, in the event the Master Architectural Committee fails to render a written decision within a thirty (30) working day period, the decision time limit shall automatically extend month to month unless the applicant requests in writing via US Postal Service Certified Mail to the attention of the Gainey Ranch Executive Director an immediate decision. Upon the Executive Director's receipt of such notice, a written response must be rendered within fifteen (15) working days or the application shall be deemed approved. The Master Architectural Committee may disapprove in writing any application **if there is not sufficient information** submitted for the Master Architectural Committee to exercise the judgment required for these rules.

*I have read the information on this application and I understand that I must abide by all GRCA & MAC rules, and that I can find a copy of the GRCA CCR's and MAC rules on the GRCA website. I also understand I am required to meet all regulations set by the city, state or country governments.*

Owner's Signature: \_\_\_\_\_  
*(your signature is required for application submission)*

**FOR MAC USE ONLY**

Date Received: \_\_\_\_\_ Date Fee Received: \_\_\_\_\_  
Date Satellite Approved: \_\_\_\_\_ Check #: \_\_\_\_\_  
Date MAC/Staff Approved: \_\_\_\_\_ Cash: \_\_\_\_\_  
Apply to HOA account: \_\_\_\_\_

**Gainey Ranch Community Association  
Contractor Work Rules & Acknowledgment Form**

**Acknowledgment & Agreement**

I acknowledge that I have read and understand the Gainey Ranch contractor rules. I agree to comply with all requirements and understand that violations may result in fines to the homeowner and suspension or removal of my company's ability to work within Gainey Ranch.

Contractor Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

## **Section 1: Architectural Application, Exterior & Interior Changes,**

### **Construction Hours**

An architectural application must be submitted to the GRCA Master Architectural Committee (MAC) and approved before commencing any exterior or interior changes to any unit. The GRCA MAC approval process includes a review by The Pavilions HOA Board. The architectural application can be obtained on the GRCA website and is also included here on pages 2 & 3.

Exterior changes include, but not limited to, painting, windows, screens, doors, door hardware, lighting, awnings, umbrellas, and any change that alters the exterior appearance of any unit.

Interior changes include, but not limited to: demolition, cabinets, electrical, plumbing, HVAC, flooring, appliances, doors, and windows.

The Pavilions Architectural committee may require “before photos” as a part of the application approval process for most proposed changes. The application will also require contact information and Arizona Registrar of Contractors license numbers for any contractor doing work.

In addition, GRCA requires a City of Scottsdale (COS) permit be obtained by the owner and/or contractor for certain structural work. If a City of Scottsdale Building Permit(s) is required for any of the work covered in an architectural application, the GRCA MAC will require a copy of the fully approved and paid permit(s) as a condition for final GRCA MAC approval of an architectural application.

This includes, but not limited to, moving, removing, adding, or altering any load bearing or non-load bearing walls, columns, ceilings, fireplaces, chimneys, or stairs. The COS Building Permit website: [scottsdaleaz.gov/planning-development/permit-services](http://scottsdaleaz.gov/planning-development/permit-services). The permit may require a structural engineer’s stamped plans.

The owner acknowledges that a representative from the GRCA MAC, GRCA Management, or the community board of directors have the right to physically confirm that any interior modifications previously approved by the GRCA MAC are being performed in accordance with the approval during the renovation process. An inspection may be requested, and reasonable notice will be provided to the owner.

Starting any work prior to the written approval from GRCA of any architectural application **may result in a fine.**

**Any violation of the approved GRCA architectural application may be subjected to a fine being assessed by the GRCA MAC.** The fines regarding architectural changes were increased and approved on February 1, 2026.

**Emergency Work:** There is no architectural application fee for emergency work such as HVAC outage, plumbing break, appliance outage, etc.

The application approval from GRCA should not be taken as any certification as to the construction worthiness or the structural integrity of the change proposed.

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

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

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

## **Section 2: Animals**

- Only domestic dogs, cats, and birds in cages can be kept in any single dwelling, and then only if they are there solely as domestic pets and not for commercial purposes. No more than 2 of any combination is allowed.
- No animal or bird will be allowed to disturb the neighbors.
- No animal shall be chained or tied outdoors.
- No owner shall permit their animals to create unsanitary conditions anywhere. When such conditions are created, the owner may be assessed a fine.

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

No antennas or satellite dishes are allowed.

Security cameras or other devices for the transmission or reception of signals cannot be installed without written approval from the GRCA MAC.

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

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

### **Section 4: Common Area Usage**

General common area includes all property, except for dwellings (units, patios, and balconies) Exterior stairs are not part of dwellings, but are the responsibility of the owner to maintain.

- No changes, modifications, or encroachments of the common area (e.g. patio walls, steps to patios, lighting outside patios, etc.) will be allowed.
- Nothing is to be placed or attached to the exterior building surfaces. For example, but not limited to the following: bird feeders, candles, statues, sculptures, misters, speakers, TVs, and plant containers, etc.
- The owner is responsible for the repair and maintenance of any damage caused by placing items on top of the common area walls.

## **Section 5: Owner Required Exterior Maintenance**

Owner's maintenance and repair responsibilities:

### **Windows, Skylights, and Screens:**

- Cleaning exterior
- Replacing any broken parts
- Perimeter Caulking
- Window frames and screen repairs
- Refer to Section 26 for additional information.

### **Exterior Doors:**

- Front entry door, frame, threshold, hardware, weatherstripping, and trim
- Patio door (sliding and swinging)
- Exterior storage room door, frame, threshold, hardware, weatherstripping, and trim
- Garage swinging door, frame, threshold, hardware, weatherstripping, and trim
- Refer to Sections 8 and 9 for door and hardware replacement standards.

### **Overhead Garage Doors:**

- Motor operator, key pad, remote control, and all weatherstripping.
- Damage to the garage door itself.

### **Exterior Stairs, Landings, Decks:**

- Refer to Section 10 for approved materials for exterior stairs & landings.
- Refer to Sections 11 & 22 for more details on deck maintenance.
- If, as a result of replacing the stair framing the adjacent surfaces (building or walks) require modifications, they will be at the owner's expense.

All stucco and paint must be repaired when windows, skylights, exterior doors, or exterior stairs, and landings are repaired or replaced. Refer to Sections 9 and 26 for more information.

## **Section 6: Dumpsters, Construction Trailers, Temporary Toilets, Storage Containers**

Owner must receive written approval from the GRCA MAC before the placement of any dumpsters, construction trailers, temporary toilets, and storage containers within The Pavilions community.

- Any of the above must be located on the owner's driveway and cannot block any walkways or be in any landscaped areas.
- Any of the above must be removed from the property on or before 4 weeks after placement. The owner needs to request an extension from the GRCA MAC if additional time is required.
- Any of the above must be free of graffiti.
- Temporary toilets must be independently serviced a minimum of once every seven days.
- All gates or doors of the above must be closed and locked when not in use.
- Dumpsters and/or storage containers must be covered and secured at the end of each day to prevent the spreading of any debris or dust.
- Owner is responsible for any damage to driveways, sidewalks, or landscape areas caused by any of the above.

## **Section 7: Flooring Installation-Second Floor**

Owners of a second-floor unit may not install wood (or similar composite or laminate flooring), tile (or similar marble, porcelain, or ceramic flooring) without the installation of noise-deadening material approved by the GRCA MAC.

- All stairs and landings must have noise-deadening material whether they are over an occupied or non-occupied space.
- The original existing noise-deadening material on second-story units must remain, be replaced, or repaired (i.e. light weight concrete such as gypcrete)
- Any second-floor unit that currently has wood or tile flooring in violation of this rule will be grandfathered, with the following condition:
  - Should wood or tile floor in the future require repair or replacement of 50% or more of the grandfathered flooring, noise-deadening material will be required.
- The following noise-deadening materials are approved by the GRCA MAC:
  - GenieMat RST (5mm minimum)
  - ECORE QTscu (5mm minimum)
  - Centaur SoundReducer5
  - Silent Walk Noise Suppressant (Local supplier: Big D Flooring 480-368-0023)

This material is required in addition to the originally installed lightweight concrete (gypcrete).

If an owner chooses to install carpet in 2<sup>nd</sup> floor units, a pad is required.

## **Section 8: Front Door, Storage Room Door, Garage Swing Door, and Patio Door Hardware**

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

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

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

It is recommended that door hinges match door hardware.

The owner is required to perform any paint touch-up as a result of replacing hardware. Refer to Section 18 for paint colors.

**Section 9: Front, Storage Room, Garage Swing, and Patio Doors**

The following wood and fiberglass doors have been approved for the front door at The Pavilions. The door must be painted Dunn Edwards-DEC770/Drifting/Exterior Eggshell, and must include weatherstripping and a threshold.

Other front door manufacturers may be considered provided their style is similar and the owner receives written approval.

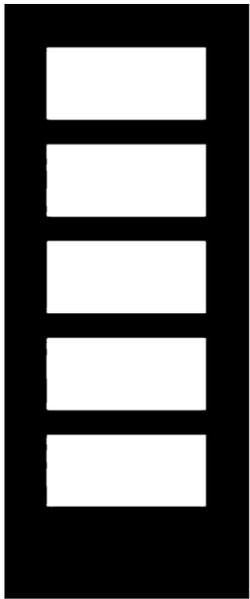
#4060-C Rogue Valley Door	#4060-C Rogue Valley Door
May be used in visible and nonvisible locations (from street, sidewalk, or road).	May be used in nonvisible locations (from street, sidewalk, or road).
	Fixed Glass Options: Clear, LowE, or satin etch. Other glass options may be considered. Owners must provide physical samples for approval. Leaded, tinted, reflective, or stained glass is not acceptable.
	 <div data-bbox="868 1444 1349 1822"> <p>Replace Panels With Glass</p>  <ul style="list-style-type: none"> <li>Replace All</li> <li>Panel Row 1</li> <li>Panel Row 2</li> <li>Panel Row 2 Center</li> <li>Panel Rows 1-2</li> <li>Panel Rows 1-3</li> <li>Panel Rows 1-4</li> </ul> </div>

<p>Series #4033 Rogue Valley Door S4800 ThermaTru Fiberglass Door</p>	<p>Series #4612IG Rogue Valley Door S4800 ThermaTru Fiberglass Door</p>
<p>May be used in nonvisible locations (from street, sidewalk, or road).</p>	<p>May be used in nonvisible locations (from street, sidewalk, or road).</p>
<p>Flat Panel</p>	<p>Fixed Glass Options: Clear, LowE, or satin etch. Other glass options may be considered. Owners must provide physical samples for approval. Leaded, tinted, reflective, or stained glass is not acceptable.</p>
	

S5720 ThermaTru (Fiberglass with Glass Panels)

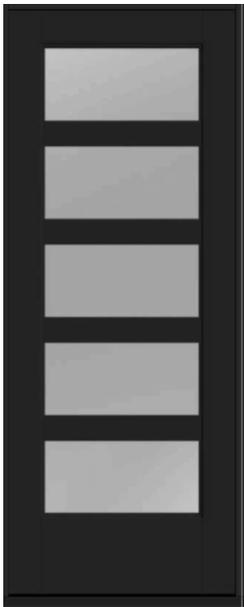
May be used in nonvisible locations (from street, sidewalk, or road).

Fixed Glass Options: Clear, LowE, or satin etch. Other glass options may be considered. Owners must provide physical samples for approval. Leaded, tinted, reflective, or stained glass is not acceptable.



S5721 ThermaTru (Fiberglass with Solid Panels)

May be used in nonvisible locations (from street, sidewalk, or road).



### **Storage Room Door and Garage Swing Door Options:**

The Pavilions standard garage and storage room swing door is:

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

### **Swing Door Options:**

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

- All doors must be painted Dunn Edwards-Drifting/DEC770-Exterior Eggshell. The glass must be insulated or LowE. (Stained, colored, reflective, decorative, foil-faced, film, painted, or leaded glass cannot be used.)
- White or light-colored mini blinds between glass panes are acceptable.
- No divided or simulated door glass is acceptable.

### **Suggested Retailers:**

- Home Depot
- RogueValleyDoors.com
- Scottsdale Custom Building Material, (480) 948-4697  
7650 E Gelding Dr.  
Scottsdale, AZ 85260

The owner is responsible for the exterior wood door trim where frames have been replaced. Only primed and painted rough sawn hardwood trim (oak, birch, poplar, or cedar) with a 45-degree miter cut at the top two corners is allowed. No softwood trim such as pine is acceptable. Trim lumber must be 1" x 4" nominal. All fasteners must be counter-sunk and patched so they are not visible. Provide a continuous bead of caulk where wood trim abuts stucco.

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

The owner is required to prime and paint all new doors, frames, wood trim, and stucco affected by this work. Refer to Section 18 for paint colors.

**Section 10: Front Exterior Stairs and Landing Surface:**

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

If, as a result of replacing the stair framing the adjacent surfaces (building or walks) require modifications, they will be at the owner’s expense.

The Pavilions offer the following alternate material in lieu of the originally installed Pebble Tec. This material has been approved by the GRCA MAC:

- Porcelain 12” x 24” maximum installed size (Must be anti-slip surface per current City of Scottsdale code).
  - Borgo Bronzo
  - Anthea Earth
  - Futura Silver

**A Suggested Tile Retailer:** Arizona Tile  
14700 N Hayden Rd  
Scottsdale, AZ 85260  
(480-991-3066)

## **Section 11: Ground Level Wood Framed Patio Decks**

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

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

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

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

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

### **Suggested Retailers:**

Home Depot & Lowe's

## **Section 12: Gutters and Downspouts**

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

Owners must receive written approval from the MAC prior to installing downspouts and the direction of the downspout discharge.

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

In addition, all gutters and downspouts will need to comply with the following stipulations:

- None are allowed on front elevations.
- The gutter profile needs to be flat (not curving).
- The downspout needs to be square shaped with smooth surfaces.
- All support brackets must be blind mounted.
- No corrugated metal will be approved.
- The color of the gutter and/or downspout and any support brackets will be determined by matching the surface to which it is mounted. This may require custom colors. See Section 18 for paint colors.
- The owner is responsible for keeping gutters and downspouts clean, neat, and in good repair at all times.

### **Section 13: Holiday Decorations/Decorative Lighting**

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

### **Section 14: HVAC Installation and Maintenance**

Prior to any rooftop equipment replacements, the owner must receive written approval from the GRCA MAC.

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

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

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

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

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

## **Section 15: Lighting and Fixtures**

Where exterior bulbs are controlled by an interior switch or timer, replacement must be performed by the owner.

GRCA Maintenance Department will replace bulbs in all other situations. The owner must contact the GRCA Maintenance Department directly to request replacement.

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

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

Any owner requesting ceiling fans or other light fixtures on patios, balconies, or anywhere on the exterior must obtain written approval of the GRCA MAC.

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

## **Section 16: Nuisances**

Nuisances will not be allowed to exist or operate so as to be offensive or detrimental to any other unit or in any common areas.

The following shall be presumed to be a nuisance, and are not allowed:

- Any excessive noise at the pool, even during pool hours (7am-10pm)
- Rubbish, debris, building material or personal property of any kind which is placed or permitted to accumulate upon or adjacent to any property, or any odors which arise therefrom
- Any exterior speakers, horns, whistles, bells or other sound devices, except approved devices used exclusively for security purposes
- Clothes lines or other facilities for drying or airing clothes outside a unit
- Any item draped, hung, or attached to an exterior surface or patio enclosure and visible from the outside
- Any collection or memorabilia visible from outside
- Any private patio planting which encroaches on any other unit or the common elements
- Vehicles parked on the garage driveway approach for a continuous period that exceeds one week
- All hoses must be kept within a hose container when not in use. The container for the hose must closely match the color of the exterior of the building. Hose and hose containers must be placed adjacent to the overhead garage door or the unit's exterior wall.
- Hot tubs, cold plunge devices, saunas, bathrooms in garages, on decks, and porches
- Temporary buildings, tents, vehicles, or structures of any kind
- Lines, wires, or any other device for the transmission of any signal
- Vehicles constructed, reconstructed, or repaired outside a unit. Any of this activity shall only take place inside an owner's garage.

## **Section 17: Open Flame Devices**

### **2016 CITY OF SCOTTSDALE AMENDMENTS TO THE 2015 INTERNATIONAL FIRE CODE CHAPTER 3 GENERAL REQUIREMENTS SECTION 308**

**OPEN FLAME 308.1.4** Open-flame cooking devices is amended to read as follows, including the addition of two new subsections, **308.1.4.1** and **308.1.4.2**

**308.1.4** Open-flame devices. Charcoal burners, chimineas, barbecues fixed or portable, open flame heaters, firepots and other open-flame devices are prohibited on combustible balconies or within 10 feet (3048 mm) of combustible construction.\*

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

Exceptions:

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

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

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

## **Section 18: Paint Colors as of 2023**

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

### **Available at the following location:**

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

## **Section 19: Parking**

- Operable vehicles of guests and invitees will be allowed to temporarily park on the driveway and also on the street as long as driveways are accessible.
- Vehicle covers are not allowed for use outside of the garage.
- Vehicles with commercial advertising are not allowed to park in any driveway overnight.
- Any vehicle parked in the street overnight which has not been registered with Gainey Ranch Security will be tagged. After the vehicle has been tagged by Security two times, the homeowner will be called regarding the violation. Once the vehicle has been tagged three times in a 30-day period, additional security measures will be taken against the owners. (e.g. restricted gate entrance, fines, etc)
- Motorcycles and motorbikes must be stored in the garage when not in use.
- Placing, parking, or storing any vehicle upon the garage driveway approach for a period in excess of one continuous week is not allowed.
- All vehicle tires must be parked entirely on the concrete driveway surface. Any damage caused by improper parking that requires repairs/replacements will be charged to the owner.
- Enforcement will be by the Gainey Ranch Community Association in accordance with the Master Association Rule, "Vehicle Parking Restrictions."

## **Section 20: Patio Landscape and Hardscape**

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

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

## **Section 21: Retractable Screen Door Standards**

Owner must receive written approval from the GRCA MAC prior to any new or replacement screen door installation.

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



## **Section 22: Second Story Floor-Exterior Deck**

Owners must receive written approval from the GRCA MAC before resurfacing of balcony membranes. It is the responsibility of the second-floor owner to ensure their balcony membrane systems are maintained and watertight at all times.

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

If improper deck maintenance leads to damage to the first-floor unit underneath, the second-floor owner is responsible for the cost of repairs/replacements.

The owner must replace broken pieces and maintain grout and caulking for any grandfathered tile and/or stone surfaces to ensure no leaks occur which may cause damage.

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

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

Regular maintenance is the responsibility of the owner and will extend the life of the surface. The following are suggestions:

- Wind-blown leaves and other debris should be removed on a regular basis.
- Surfaces should be washed down on a regular basis using mild detergent and warm water. Do not scrub the membrane surface using harsh brushes or chemicals.
- Drains should be kept clean and free of debris.
- Wheeled plant pot dollies are suggested and should be moved occasionally.
- Furniture and umbrella stands should be moved occasionally.
- Do not drag items across the surface.

## **Section 23: Signs and Flags**

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

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

- Size shall not exceed 18" X 24."
- 6" X 24" sign riders are allowed.
- May only be displayed on the interior side of an exterior window.
- Displays on patios, balconies, decks, and railings are all prohibited.
- Displays on any common areas or walls are prohibited.
- Only commercially produced signs are acceptable.

### **Political Signs, Flags, and Banners**

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

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

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

## **Section 24: Sun Control Devices**

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

Owners must receive written approval from the GRCA MAC prior to any new or replacements for all items in this section.

**Fixed Awnings are not allowed.**

### **Retractable Awnings:**

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

### **Fixed and Retractable Sunscreens:**

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

### **Umbrellas:**

- Umbrella colors must complement building or approved fabrics (see above), and be beige, white, gray, or black.
- No logos, lettering, ads, designs, or stripes allowed.
- Decorative or holiday lights are prohibited.
- Umbrellas cannot extend into neighboring units or common areas.
- All non-compliant umbrellas should have been removed by November 2025.

### **Retractable Rolling Shutters**

Retractable rolling shutters are not allowed as of March 2025. Any installed before March 2025 are grandfathered.

### **Section 25: Trash and Recycle Containers and Collection**

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

**Tuesday** is trash pick-up (Black container).

**Thursday** is recycle pick-up (Mauve container).

**Containers may go out no earlier than 5pm the day before pickup and must be back in the garage by day-end of pickup. Containers should be curbside by 5am on day of pickup.**

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

## **Section 26: Windows and Sliding Glass Doors**

### **Windows:**

Owners must receive written approval from the MAC before replacing and/or installing any windows.

A City of Scottsdale (COS) permit will be required for window replacement(s).

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

- Frame size must be between 1-2.5" in width, including the beveled area, measuring edge of glass to stucco.
- Window frame must be dark bronze.
- Glass must be insulated; LowE 366 or equivalent. (Stained, colored, reflective, decorative, foil-faced, film, painted, or leaded glass cannot be used on any window or exterior door.)
- No blinds are allowed between glass panels (except in patio swing doors).
- Awning & hopper windows are not allowed.
- Casement windows are allowed on 2<sup>nd</sup> story back and side locations only.
- Windows installed prior to March 2024, are grandfathered.
- The owner is responsible for all stucco repairs, patching, and perimeter exterior caulking as a result of replacing any windows. Stucco texture must be feathered into and match the adjacent texture. Mis-matched texture will be removed and re-done at the owner's expense. Stucco must be placed within 3/8" of the window frame to allow for perimeter caulk.
- The owner is required to prime and paint all stucco areas affected by window installations. Refer to Section 18 for paint color.
- All screens must have dark bronze frames and black fiberglass or polyester screen material.

### **Sliding Glass Doors:**

Owners must receive written approval from the MAC before replacing and/or installing any sliding glass doors.