



Gainey Ranch Community Association

Leasing Packet

Section 1
for the
Homeowner
&
Agent

Dear Homeowner / Realtor / Leasing Agent:

In an effort to protect and maintain property values and the lifestyle enjoyed at Gainey Ranch, the Community Association has adopted Leasing Rules that apply to all homeowners leasing property.

When a Gainey Ranch residence is leased, each homeowner or their leasing agent is **required** to issue the tenant a Leasing Packet. Leasing Packets can be obtained at the Administration Office. The Gainey Ranch Community Association has prepared this packet to acquaint tenants with our community to make their stay more enjoyable and to reduce their unintentional violation of our restrictions. Note: Homeowners are responsible for their tenant's compliance with any Gainey Ranch regulations.

The Leasing Packet includes 2 sections. Section 1 is for the homeowner and includes an informational letter for the homeowner/realtor/leasing agent, leasing rules and the Tenant Information Form, which is to be completed and returned to our Administration office prior to the lease start date. Section 2 is for the tenant and includes important telephone numbers, information about the Estate Club, Golf Club, and the Hyatt, helpful tips and information, a map of the Gainey Ranch area and a summary of the most common overlooked CC&Rs.

Please return a copy of the completed Tenant Information Form to the Administration office by email or fax before the tenant arrives at Gainey Ranch. We need to have the form before we enter the information into the computer system. When completing the form, always include a contact number for the tenant.

You may wish to issue the tenant one or two of the owner's encoded gate access cards, especially if the lease is in a satellite community protected by unmanned entry gates. The maximum number of cards a tenant may have is one per vehicle. The owner or agent must retrieve any card(s) used by a tenant when the tenant leaves.

Please also remember to notify the Gainey Ranch Community Association Administration office if the terms of the lease change or if the lease is extended. If you do not notify the Administration office of these changes, there is a chance the tenant's information will be deleted from the computer system, and they will no longer be allowed entry.

Please call us at 480-951-0321, Monday through Friday, 8 am – 5 pm (or 7 am – 4 pm Memorial Day – Labor Day) if you have any questions.

Sincerely,

Tami Dodge
Administrative Assistant

RESIDENTIAL LEASING RULES

1. Without exception, no Gainey Ranch residence shall be leased for less than thirty (30) days. However, the minimum lease requirements, in terms of time, may exceed 30 days in certain Gainey Ranch Satellite Associations. Individual Satellite Association document should be consulted to determine the minimum lease period.
2. Prior to taking occupancy, all tenants shall receive a copy of the Leasing Packet and sign a copy of the Lease Form (which is found as the last page of this packet – Section 1 for the Homeowner). The homeowner or his/her agent shall deliver the Lease Form to the Gainey Ranch Administration Office prior to the date of occupancy in order to insure the tenant is being granted access to Gainey Ranch.
3. All membership use rights to common area property (i.e. Daniel C. Gainey Estate Club) shall automatically be delegated to the tenant for the term of the lease.
4. Each residence is restricted to use as a single-family residence.

Estate Club is closed and currently under construction.

Due to reopen in the Fall of 2021.



Tenant Information Form

Fax to: (480) 951-0923

E-Mail to: grca@gaineyranchca.com

This form must be received before access will be granted.

IMPORTANT: *Should this lease be extended, please notify the GRCA Administration Office immediately!*

Failure to do so will result in your tenant dropping out of our data base and losing gate access.

OWNER INFORMATION

Name: _____

Contact Phone Number: _____

Community & Lot/Unit #: _____

Email: _____

TENANT INFORMATION

Name(s): _____

Contact Phone Number: _____

Email: _____

Vehicle(s) Plate # & State _____

OWNER'S AGENT INFORMATION

Important – *Only list your name and contact information here if you are the agent to follow up with at the end of the lease. Thanks!*

Name: _____

Company: _____

Contact Phone Number: _____

Email: _____

Original Term of Lease: From _____ To _____
MM/DD/YYYY MM/DD/YYYY

For GRCA Administration Only

Lease Extension Dates _____

Access Cards to Deactivate _____

RFID Devices to Deactivate _____



Gainey Ranch Community Association

Leasing Packet

Section 2
for the
Tenant

Welcome to Gainey Ranch!

Enclosed is information to acquaint you with Gainey Ranch, designed to make your stay more enjoyable. Your Leasing Packet includes: a welcome letter; important telephone numbers; information about the Estate Club, Golf Club, and the Hyatt; helpful tips and information; a map of the Gainey Ranch area, and the Architectural & Landscape Improvement Summary. The owner or the leasing agent will have you complete and sign the Lease Form prior to the start of your lease.

Please verify that your completed Lease Form has been returned to the Administration office to ensure you are registered and have authorized access to Gainey Ranch through the entry gates.

A brief summary of the most overlooked rules and regulations (CC&Rs) is also included. These restrictions apply to all Gainey Ranch residents and tenants and are strictly enforced. Please take a moment to review them.

The owner or agent may give you white access cards which will open the security gates. If you lose a card, please notify the GRCA Administration office immediately at 480-951-0321. Also, please let us know if your lease is extended for an additional period.

Please call your leasing agent or the homeowner with any questions or requests.

We appreciate your cooperation in observing the regulations and hope you have a pleasant stay at Gainey Ranch.

Sincerely,

Tami Dodge
Administrative Assistant

IMPORTANT TELEPHONE NUMBERS

Gainey Ranch Community Association Numbers

Security	
West Plaza (manned 24/7)	480-948-9378
East Plaza (6:30 am – midnight)	480-948-3278
North Plaza (6:30 am – 2:30 Mon-Fri)	480-951-3460
Security Office	480-596-0125
Administration	480-951-0321
Maintenance	480-948-0030
Estate Club (tennis, pool, spa, fitness, social)	480-951-2879

Other Gainey Numbers

Gainey Ranch Golf Club	480-951-0022
Hyatt at Gainey Ranch	480-444-1234

Services for Residents at Gainey Ranch

Scottsdale Police – Non-emergency	480-312-5000
Police, Fire & Medical Emergency	911
Alarm Services	
API – Alarm monitoring	480-951-4463
Cox Communications	855-512-8876
Post Office – Hopi Branch	480-998-9356
Scottsdale Solid Waste	480-312-5600

Other Community Numbers

Schools	
Elementary School – Cochise	480-443-7830
Middle School – Cocopah	480-443-7800
High School – Chaparral	480-443-7000
Library - Scottsdale's Mustang Branch	480-312-6061

DANIEL C. GAINNEY ESTATE CLUB

480-951-2879

Once the original Gainey family estate residence, the Daniel C. Gainey Estate Club preserves the ambiance of a private home while now serving as the community's tennis, fitness and social center. This outstanding facility is owned and operated by the GRCA and is supported primarily by the monthly assessments paid by all residential owners. Although the Daniel C. Gainey Estate Club was created exclusively for use by Gainey Ranch residents and property owners, a limited number of annual memberships have been sold to non-residents.

The casually elegant Club features seven regulation, outdoor, lighted tennis courts, locker rooms with day-use lockers, saunas, as well as a fully equipped Fitness Center. A full calendar of tennis activities is offered for members of all ages and abilities and Club professionals are on hand for individual and group instruction. A modest fee is charged to Gainey Ranch tenants for use of the fitness center and tennis courts. For details, please call the Administration office at 480-951-0321.

Two lounge areas complete with fireplaces, piano, comfortable seating, television and a free book exchange are also available. The outdoor heated swimming pool, spa and sundecks (with adjacent dressing rooms, lockers and showers) are also provided at the Estate Club. Elaborate landscaping, several patios and walkways provide an enjoyable, relaxing atmosphere. A well maintained activity lawn is available as an additional recreational bonus.

Bottles and other glass containers are prohibited in all pool areas. Children must be toilet trained to use any pool/spa facility. Please observe posted safety rules at all pools. The Estate Club pool is open between the hours of 7 a.m. to 10 p.m. There is no charge to use the pool.

Estate Club is closed and currently under construction.

Due to reopen in the Fall of 2021.

GAINEY RANCH GOLF CLUB

480-951-0022

At the center of Gainey Ranch is the **private** 27-hole, championship golf course which features three distinct nine-hole courses. The Dunes is reminiscent of Scottish courses with unique sand formations, while the Arroyo, the longest and most open course, is enhanced by the use of native flowering plants and boulders. The Lakes Course, with its high tees, offers spectacular views of Camelback Mountain and the surrounding desert, contrasting with the lush greenery and cascading lakes.

The magnificent clubhouse, with view-oriented lounge and dining rooms, offers members private dining accommodations, banquet facilities, lounge, saunas and lockers along with special membership privileges. *Terraces*, the elegant restaurant, serves breakfast, lunch and dinner in a superb setting overlooking the golf course and the McDowell Mountains. Lunch and refreshments are also served outside on the patio for the golfer's convenience. **You must be a member of the Golf Club to dine at the *Terraces* restaurant.**

The Outlook, a professionally staffed resort shop, offers fashions for any occasion as well as a complete line of golf equipment and accessories.

Group and individual golf instruction are available. Please contact the Golf Club for information on membership and activities. **Gainey Ranch property owners or residents are not automatic members and only members and their guests may play golf.**

HYATT REGENCY SCOTTSDALE

480-444-1234

Hyatt Regency Scottsdale at Gainey Ranch is a luxurious destination resort with 493 guests rooms, situated on 27 acres adjacent to the Gainey Ranch Golf Club. The wings of the main resort building are four-story, stepping down to the lake, golf course, and casitas. Located along the lakefront, these seven, one and two story casitas, like fine private residences, are enriched with beautifully appointed furnishings and include private patios, sun decks, living room/dining area, fireplaces and wet bars. Casitas are available in one, two, three or four bedroom styles.

In addition, the resort offers a variety of meeting and conference facilities, suites and the *Regency Club*, a private wing with gracious VIP service. For dining, enjoy the **Alta Ristorante e Bar**, a comfortable Italian restaurant featuring a unique Formaggio and Salumi Cellar offering a collection of Italy's best artisanal cheeses and meats. If you eat here, you will receive a complimentary gondola ride. And there is **SWB**, a southwest bistro featuring southwest specialties prepared in wood-fired ovens. Have an up-close and personal experience at **Wine Me, Dine Me** with Chef and his culinary team featuring a four course specialty menu complete with tequila and wine pairings. In the mood for Japanese? Try **Noh** for sushi, sashimi and traditional Japanese dishes. At **Cantina Due**, a lively bar nestled between SWB and Alto, you can enjoy the quintessential cocktail and items from both restaurants' menus. At **Center Stage Bar**, you can experience the new music showcase in the center of it all with nightly entertainment featuring southern harmony and edgy folk to acoustic soul and vocals with a sultry vibe. In addition, they have a 24-hour market and hiking lifestyle store called **Canyon Market**. In the mood for a touch of Venice? Come and enjoy a gondola ride.

Recreational amenities include eight tennis courts (four lighted), The Spa Avania, a 2.5 Acre "water playground" with ten pools, a white sand beach and a three-story waterslide tucked

inside a clock tower. The Spa Avania is open daily from 6:00 a.m. to 8:00 p.m. For further spa information, please call 991-3388, ext. 5602.

Due to COVID-19 restrictions, some amenities may not be available.

HELPFUL TIPS & INFORMATION

GRCA Maintenance Office

480- 948-0030

If you are uncertain about who is responsible for repairing or maintaining anything around your residence, please call the Maintenance Office. The office is open Monday through Friday, 7:30 am. to 4:30 pm. If the repair is an association responsibility, GRCA Maintenance will complete a work order and make the appropriate repair or replacement.

Home Alarm System

API (monitoring) – 480-951-4463

Each residence at Gainey Ranch contains an alarm system for protection against intrusion, fire and for police and medical services. Please ask the homeowner or leasing agent to explain how the system works. Monitoring of the system is a Gainey Ranch Community Association responsibility. Maintenance and repair of the system is the responsibility of the homeowner. If the alarm system is accidentally set off, call the West Security Plaza immediately at 480-948-9378. The City of Scottsdale may charge a fee for any false alarm responses. That charge may be as high as \$200.00 per response.

24-Hour Security Patrol

West Security Plaza

480-948-9378

Within the community, a roving patrol operates daily around the clock, further enhancing security and safety. Patrol vehicles contain rescue and first-aid equipment. Security personnel will assist in handling medical, fire and security emergencies until such time as the appropriate medical or municipal service arrives on the scene.

NOTE: Scottsdale participates in the **911** emergency program.

Cable Television

Cox Communications Bulk Service

855-512-8876

Extended Basic cable service for one television is provided to all residents in Gainey Ranch by Cox Communications and is included in the owner's monthly assessment. Additional services and premium channels are available upon request, and such cost shall be billed directly to the resident by Cox.

Refuse Collection

City of Scottsdale, Solid Waste Division
480-312-5600

Trash containers (black color) will be emptied every Monday. Recycling containers (mauve color) will be emptied every Thursday. The City of Scottsdale will empty containers on all holidays with exceptions for Thanksgiving & Christmas.

To allow for mechanical pick up, your trash container must be placed on the sidewalk with the front of the container facing the street. Trash containers may be placed out for pickup no early than 5 pm the day before pickup and must be removed from sidewalk by end of day of pickup. Trash containers must be stored out of neighboring view after collection.

For your convenience, the City also provides a one-time, no charge, pick up of storage and packing boxes. Please contact the Solid Waste Department to find out when pickup will be done. Boxes must be empty and need to be collapsed in order to be collected.

NOTE: If you're not sure what is considered "*recyclable*," please call the Solid Waste Department at the above number.

Pedestrian Paths, Bicycle Paths & Equestrian Trails

The master developer of Gainey Ranch created a network of paths and trails around and within Gainey Ranch to accommodate walking, jogging, bicycling and horseback riding. These paths and trails tie into the City of Scottsdale's master planned trail and pathway system. A map of the Gainey Ranch pedestrian paths is enclosed herewith.

Sidewalks for pedestrian use are adjacent to Gainey Ranch Road within the gated community and connect to the bicycle paths along Doubletree Ranch Road and other streets outside the perimeter walls. Please use the pathways and sidewalks when on foot. Drivers unfamiliar with Gainey Ranch may be searching for addresses or landmarks and fail to see any pedestrian on the road. Please refer to the enclosed pedestrian path map.

COVENANTS, CONDITIONS & RESTRICTIONS (CC&Rs)

To protect and maintain the property values and lifestyles enjoyed by residents, the Covenants, Conditions and Restrictions (CC&Rs) are strictly enforced. Tenants are subject to the same rules and regulations as property owners. Your anticipated cooperation, concern and consideration of the Gainey Ranch rules and regulations is appreciated.

Any resident or tenant who does not comply with the provisions of the CC&Rs will be notified about the violation. Continued non-compliance will result in appropriate action being taken by the Gainey Ranch Community Association to resolve the problem.

A summary of the most frequently overlooked restrictions follows:

Garage Doors

Garage doors must remain closed at all times except when placing or removing vehicles or personal belongings.

Parking

Overnight parking on Gainey Ranch streets is prohibited. Overnight parking on driveways is not allowed at the following condominium subdivisions:

7400, 8989, and Oasis

Daytime parking varies upon community. Contact West Gate at 480-948-9378 with questions.

Motor homes, trucks exceeding $\frac{3}{4}$ ton, campers, inoperable vehicles, trailers, boats and similar vehicles may not be parked on streets or lots in view from neighboring property. These vehicles must be stored outside of Gainey Ranch or in the garage if adequate space is available. Vehicles may not be repaired or painted in residential areas, except for emergency repairs. Parking in some residential areas may be further restricted. Please check with the homeowner or leasing agent regarding parking restrictions in the neighborhood where you lease. If your circumstances create a violation of the Gainey Ranch parking ordinance, please call Security to obtain an exception, if possible.

Pets

The number of pets allowed varies by subdivision. Dogs must be on a leash when not in the pet owner's yard and should not cause a nuisance to other residents. If a pet causes a mess or damages another's property, it must be immediately cleaned up or repaired by the pet owner. Pet stations (waste container, bags, scoops) are located in several locations along Gainey Ranch Road. Pets are not allowed on the golf course.

Pools

Please observe all posted pool rules.

Signs

Please obey the posted speed limit and other signs on Gainey Ranch Road.

Speeding

Speed limits on Gainey Ranch are posted and speed is checked by radar. Drivers observed speeding by Gainey Ranch Security will be stopped and warned. For each speeding or reckless driving incident, a written report will be filed with the GRCA for follow-up according to the Gainey Ranch Driving regulations.

Trash Containers

Trash containers must be stored out of view from neighboring property and shall only remain on the sidewalk after 5 pm on the day prior to pickup and no later than end of day of pickup. Trash (black container) is collected on Mondays, recyclables (mauve container) on Thursdays.

Walking or Jogging

Please use the sidewalks and jogging paths. Do not walk or jog in the road or on the golf course except for the designated pathways. Refer to the pathways map for additional details.

Maintenance of Premises

Residents are not permitted to allow any condition to exist that induces, breeds, or harbors infectious plant diseases or insects. Yards shall be kept neatly trimmed and free of trash, weeds, and other unsightly material. Residents must also not permit debris or unsightly objects to accumulate upon the property. This includes, but is not limited to, storage of pool rafts or towels on patios or balconies within view from neighboring properties.

Miscellaneous

The Satellite Association where you lease may have adopted additional restrictions specific to the area. Please ask the homeowner or leasing agent for a copy of any specific neighborhood rules or restrictions.

Omission of any restriction from this summary does not, in any way, invalidate its effect.

We hope you have a safe and very enjoyable visit to Gainey Ranch and that you will return for subsequent visits.

