

Golf Villas III at Gainey Ranch

STANDARDS AND RULES

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Golf Villas III Standards and Rules Approved by Master Architectural Committee
Pursuant to the authority granted to the Board of Directors by Section 2.3 of the Golf Villas III Owners Association Declaration, the following is adopted as Association Standards and Rules

The Golf Villas III units are classified as townhomes with interior common wall between units and exterior party walls separating the front and backyards of the units. This requires:

A homeowner to submit an application to the Master Architectural Coordinator and receive approval from the Master Architectural Committee (MAC) prior to any change to the exterior structure (examples include and not limited to house colors, design, window or screen trim, doors, light fixtures and landscaping lighting, garage doors) and architectural components in the front and back of the house, landscaping in front, courtyard area, side or rear yards or any changes that may be viewed by a neighboring property. owner without first completely the proper application and receiving written approval from the Architectural Coordinator.

A homeowner to submit an application to the Master Architectural Coordinator and receive

approval from the Master Architectural Committee (MAC) prior to any change to the interior structure (examples include and not limited to remove, move or modify walls, stairs, or plumbing lines or electrical lines) and any construction that comes in contact with the interior common wall.

It is strongly recommended that all proposed changes for a single residence be submitted as a single comprehensive package so that all components can be reviewed simultaneously. Additional information regarding submittal/approval can be obtained at the Gainey Ranch Association Office.

The homeowner should review the MAC Construction Policies and the GRCA Construction and Contractor Rules prior to engaging a contractor. These policies are located on the GRCA architectural web page <https://gaineyranchca.com/wp-content/uploads/2019/07/Construction-Policies.pdf> and request the contractor to work with MAC architectural coordinator.

BACKYARD AMENITIES

The Golf Villas III golf course lots have lower walls with view fences to provide maximum visibility for owners. The close proximity of neighbors requires trade- offs and consideration to afford privacy and enjoyment of use simultaneously.

Therefore, in keeping with the original design concept for the Golf Villas III:

A. Pools and Spas

All pools and spas must be in the ground. No above ground pools, spas, or hot tubs are permitted.

- a. Water discharged from pools must be accomplished by a filter system that does not allow the water to leave the lot.
- b. In the event that the pool must be drained, arrangements should be made with the City of Scottsdale for drainage through the City of Scottsdale sewer system.
- c. No grade change, which adversely affects drainage, will be permitted.
- d. Pool mechanical equipment will be screened and will not be visible from the neighboring property.
- e. Pool decking shall not exceed 12" above the original delivered pad grade.
- f. All plans must meet City of Scottsdale design criteria and code requirements prior to approval by the Architectural Committee.

B. Shade Structures

Structures to provide shade must be adjacent to the house. No unattached permanent awnings, ramadas, or pergolas are permitted. Collapsible, movable umbrellas are permitted.

C. Recreational Equipment

Recreational equipment, when idle or in normal use, must not be visible from neighbor lots, the golf course or street. No basketball backboards, climbing walls, trampolines, jungle gyms, etc., are permitted.

D. Patio Furniture

Outside patio furniture and personal property should be maintained in good condition and not visibly torn, ripped or damaged in appearance. This includes but is not limited to furniture, umbrellas, rugs, heaters, appliances, and decorative items.

E. Landscaping

Rear landscaping should be always maintained in good condition. Fallen fruit, debris and dirt should not be allowed to accumulate, attracting rodents or insects.

EXTERIOR PAINT COLORS

All exterior paint colors will be applied using Dunn-Edwards brand Evershield and Aristoshield. All exterior painting will require a primer coat (EFF Stop) and a final coat of paint.

Scheme B

1. DE6143 Almond Latte - Stucco Main Body & Interior stucco of Party Wall facing their home & exterior stucco fence and columns in the front of the home.
2. DEC753 Almond - Stucco Fascia, Trim & Garage Doors
3. DE6130 Wooded Acre - Stucco Accents
4. DE6134 Dark Pewter (Semi-Gloss) - Gates & Wrought Iron Fencing

Scheme C

1. DEC715 Sandal - Stucco Main Body & Interior stucco of Party Wall facing their home & exterior stucco fence and columns in the front of the home.
2. DBC718 Mesa Tan - Stucco Fascia, Trim & Garage Doors
3. DE6128 Sand Dune - Stucco Accents
4. DE6314 Dark Pewter (Semi-Gloss)-Gates & Wrought Iron Fencing

Scheme D

1. DE6123 Trail Dust - Stucco Main Body & Interior stucco of Party Wall facing their home & exterior stucco fence and columns in the front of the home.
2. DE6068 Cobblestone Path - Stucco Fascia, Trim & Garage Doors
3. DE6128 Sand Dune - Stucco Accents
4. DE6314 Dark Pewter (Semi-Gloss) - Gates & Wrought Iron Fencing

Scheme E

1. DE6130 Wooded Acre - Stucco Main Body & Interior stucco of Party Wall facing their home & exterior stucco fence and column in the front of the home.
2. DE6129 Rustic Taupe - Stucco Fascia, Trim & Garage Doors
3. DE6143 Almond Latte - Stucco Accents
4. DE6314 Dark Pewter (Semi- Gloss) - Gates & Wrought Tron Fencing

*****Clarifications**

Colors from the different Schemes B through E are not interchangeable.

When choosing the color scheme, the homeowner may want to begin with the base stucco for the main body of the entire house. Then select the color for the garage door. Then look at the

color options for the stucco fascia, and trim stucco accents. The decision to paint these areas (stucco fascia, and trim stucco accents) with a color within the selected scheme is optional. Should a color not be selected those areas will remain the color for the stucco main body.

The homeowner is responsible for repairing and painting their interior side of the stucco Party Wall facing their home. The homeowner will discuss the choice of color on the top of the Party Wall between their home and their neighbor's home to reach agreement on the color before submitting the Architectural Approval forms.

Examples of front exterior painting that face the street.



The homeowner is responsible to paint the exterior stucco wall and columns in the front of their home facing the street to same color as the Stucco Main Body. Units 11 and 12 will not be required to paint the exterior stucco walls facing the street. The Golf Villas III Association is responsible for painting this exterior facing wall. Units 11 and 12 will only be required to paint the columns and the top of the stucco fence.

The homeowner of Unit 1 will not be responsible for the painting of the exterior stucco wall facing the southside of the property. Unit 1 will only be responsible for the interior painting and top of this stucco wall consistent with the Stucco Main Body color selected for Unit 1.

Homeowners with a stucco wall facing the golf course will paint the interior facing side of the wall the Stucco Main Body. The top of the stucco wall facing the golf course will be painted the same color as the Stucco Main Body of the unit.

STUCCO FINISH

All homeowners, when retexturing the entire exterior stucco on the unit's Main Body will use the new standard – fine SAND finish. All homeowners when repairing a portion of the exterior stucco on the unit's Main Body will have the option to use the (a) existing – DASH finish or redo the entire Main Body in the new standard – fine SAND.

The new standard will only be applied to the exterior walls of the unit's Main Body and columns supporting patio covers. The stucco on the Party Walls between units, the front walls and columns and the perimeter walls will be textured with the existing “dash” finish.

SIDE YARDS AND ENTRY WALKWAYS

All homeowners requesting modifications to the walkways will need to supply a sample of the material and complete an Architectural Committee Application that should include the color, size, design and location of the proposed changes.

The following materials have been approved by the Golf Villas III Board of Directors for covering or replacing concrete walkways and entry areas. Any other product will be approved on a case-by-case basis.

- A. TILE
- B. FLAGSTONE
- C. PAVERS

DRIVEWAY

A homeowner requesting modifications to the driveway will need to supply an example of the material and complete an Architectural Committee Application to include plans showing the color, size, design and location of the proposed changes.

The color needs to be consistent with the other driveways in the community. The size and design need to accommodate two cars parked side-by-side on the driveway.

SUN CONTROL DEVICES

All sun control devices require Gainey Ranch Master Architectural Committee (MAC) approval prior to any construction or installation.

A. AWNINGS are approved on an individual basis. Awnings over arched windows must be curved to match; awnings over square or rectangular windows must be square or rectangular, respectively. Valances if used must be straight (not scalloped) and edge binding must match the awning color. Approved Fabric: Approved Color: Approved Frame:

Sunbrella
#4616Mocha
Bronze finished metal

- a. **FIXED** awnings are constructed of fabric stretched and wrapped over an anodized metal frame, which is permanently fixed to the exterior wall. No framework may be exposed.
- b. **RETRACTABLE FLUSH MOUNTED** awnings are to be track-mounted flush against the building within 1/2" of the window frame. All operative hardware will be enclosed in a protective box, which matches the color of the building exterior. No conduit or junction boxes may be exposed on the building exterior.
- c. **RETRACTABLE EXTENDED** awnings must have a finished look when folded. All operative hardware will be enclosed in a protective box, which matches the color of the building exterior. No conduit or junction boxes may be exposed on the building exterior.

B. SUNSCREENS are reviewed on an individual basis.

- a. **FIXED SCREENS** including frame and hardware must be constructed out of bronze finished anodized metal to match the window frame. The approved screen color is bronze.
- b. **RETRACTABLE SCREENS** must be bronze in color. Retractable sunscreens will be track mounted in the same manner as retractable awnings and all hardware will be concealed in a protective box matching the color/finish of the building exterior. No conduit or junction boxes may be exposed on the building exterior.

C. RETRACTABLE ROLLING SHUTTERS must be constructed of metal and be track mounted. Other panel materials must be specifically approved. The retractable panels and all hardware must be painted to match the building exterior. No conduit or junction boxes may be exposed on the building exterior.

D. FREE STANDING SHADE STRUCTURES

- a. PATIOS & TRELLISES are reviewed on an individual basis for location, size and design. Generally, trellis supports will be 16" x 16" masonry columns, stuccoed and painted to match the building exterior (Universal #6- DC2, Chico). Any tile used will match the roof tile. Any wood members will be a minimum of 4" x 6" and stained to match the building exterior. Location of these structures may not negatively impact neighboring views.
- b. UMBRELLAS etc. must be kept in good condition. Fabric may not display graphics of any kind and highly contrasting colors are not permitted.

E. GLASS TREATMENT

- a. STAINED/COLORED GLASS will be reviewed on an individual basis for color, design and location.
- b. TINTED GLASS will not be allowed beyond that which is provided by the builder.

EXTERIOR LIGHTING

All exterior lighting and support devices require Gainey Ranch Master Architectural Committee (MAC) approval prior to any construction or installation.

A. LANDSCAPE LIGHTING

- a. All landscape lighting is to be indirect. All light sources are to be concealed and directed away from neighboring views.
- b. Architectural lighting of all pool areas, patios or other areas must be reviewed and approved by the Architectural Committee. Light levels must be directed away from neighboring parcels and adjacent golf course, and approval, if granted, is on a specific use and time basis.
- c. Outdoor security lighting is defined as a light that is activated by motion in the area covered by the beam and only stays on for a brief prescribed amount of time.
- d. Security lighting must be reviewed and approved by the Architectural Committee prior to installation.
- e. Fixtures must have a light shield and light levels must be directed away from neighboring properties.
- f. The fixtures must be mounted on the wall of the residence or ground mounted. Roof mounted lights will not be approved.
- g. Only one standard fixture that is compatible with the existing lighting and architectural details has been approved for Golf Villas III (Exhibit A). Maximum wattage per bulb shall be 150. Only 60 watts incandescent, or LED 9 watt/800 lumens/2700k soft white light bulbs may be used.
- h. The use of bright white (higher than the equivalent of 60 watts incandescent or LED 9 watt/800 lumens/2700K soft white light bulbs), colored decorative, bug deterrent, and other non-conforming light bulb are not allowed anytime.

B. EXTERIOR LIGHTS – GRCA MAINTENANCE

- a. GRCA Maintenance has responsibility for the front garage lights to include the photo electric call, ground lighting in the circular drive area, palm trees, and common grounds that include entrance signage and mailbox.

C. EXTERIOR LIGHT FIXTURE

with Opal Glass.

SEE Exhibit A for example. <https://www.hubbardtonforge.com/products/305893> Copyright© 2021 Hubbardton Forge. All Rights Reserved. 800-826-4766
| <https://www.hubbardtonforge.com>

Exhibit A

Banded Outdoor Sconce- Hubbardton Forge

rf HUBBARDTON FORGE.

PRODUCT SPECIFICATIONS



FINISH
Coastal Burnished Steel - 78

GLASS
Opal Glass (GG)

LAMPING
Incandescent

GLASS
Opal Glass (GG)

LAMPING
Incandescent
LED

OPTIONS

FINISH

- Coastal Black - 10
- Coastal Natural Iron - 20
- Coastal Gold - 70
- Coastal Mahogany - 73
- Coastal Bronze - 75
- Coastal Dark Smoke - 77
- Coastal Burnished Steel - 78

SPECIFICATIONS

Banded Outdoor Sconce

Base Item #: 305893
Configured Item #: 305893-1027
305893-SKT-78-GG0034

Outdoor sconces with glass options: Banded aluminum

Handcrafted to order by skilled artisans in Vermont, USA
Lifetime Limited Warranty when installed in residential setting
Features our robust Coastal Outdoor finish specifically

formulated to resist some of the harshest environmental conditions.

Dimensions

Exhibit A (CONT)

Incandescent Lamping

Socket: Medium

Bulb: A-19, 1DOW Max

Number of Bulbs: 1 (not included)IES Files Available: N

Height	15.80"
Width	7.00"
Projection	5.20"
Product Weight	3.80 lbs.
Backplate	7.00" x 15.80"
Vertical Mounting Height	7.90"
Packed Weight	6.00 lbs.
Shipping (DIM) Weight	15.00 lbs.

Location Rating

Outdoor Wet

Safety Rating

UL, CUL listed

TRASH CONTAINERS

- A. **TRASH CONTAINERS** - All trash, including recycling containers shall be stored within garages or an enclosed area not visible from the street at all times, except to make the same available for collection and then only for the shortest time necessary to affect such collection. Trash containers can be placed on the street the night before City of Scottsdale trash collection. The containers should be removed from the street after trash collection in the morning.
- B. **EXTERNAL STORAGE OF TRASH CONTAINERS** - All trash, including recycling containers can be relocated to an external storage area with proper screening to ensure the trash and recycling containers cannot be seen from the street or neighbor's property to include views from the second story windows. The wall for the external storage area will be constructed of like-kind materials to the surrounding area so as to blend into the location. The approval of Golf Villas III Board of Directors and the GRCA Architectural Committee (MAC) are required for any external storage of trash containers.

ROOF MATERIALS

- A. The flat roof area shall maintain the existing flat concrete and will be covered in white coating.
- B. Roof material for pitched roofs will be an approved flat colored concrete tile using one of the approved Gainey Ranch colors and consistent with other roof tiles in the Golf Villas III community.

The approved roof tile is #5645, Sunrise Blend of Terracotta Brown.

- C. Roof mounted solar panels and equipment must match the roof color. Panels must appear to be an integral part of the roof plane. Solar units must not break the roof plane. Solar units must not break the roof ridgeline, must not be visible from public view and must be screened from neighboring properties in a manner approved by the Architectural Committee. Roof-mounted hot water storage systems must not be visible from public or private view. Tracker-type systems will be allowed only when not visible from adjacent properties.

D.

GUTTERS, DOWNSPOUTS AND DRAINAGE

Gutters and downspouts for Golf Villas III must be unobtrusive and individually designed for each unit using the standard approved details. The downspouts must be located on the sides or secondary elevation, preferably not on the front elevation. They will also be located at concave corners wherever possible. The downspout must extend vertically, or in an approved manner and terminate in a manner so as not to cause erosion or cause water to become a nuisance to the existing or neighboring properties. Downspout extension to move water away from the foundation should be considered.

- A. All gutters and downspouts installed are considered as an add-on installation and will be reviewed and approved on an individual basis.
- B. A complete elevation plan must be submitted showing the location of the gutter and downspout on each individual residence and will be reviewed on an individual basis.
- C. All installations must use the standard gutter and downspout details, colors, materials and finishes. Corrugated downspout metal may be used as an alternative downspout provided all other standards are accommodated. All support brackets must be blind mounted. Homeowners are responsible for overseeing the installation to confirm that this standard conforms.
- D. The color of the gutter and/or downspout will be determined by matching the surface to which it is mounted. Gutters and downspouts will have a primer and rust-inhibiting paint of a semi-gloss or flat finish. The gutter and downspout will be the same color as the stucco house color.
- E. Gutters and downspouts must be kept in a clean, neat, properly painted condition and in good repair at all times.
- F. Drainage from lots, including all landscape overflows, pool or spa backwashing and any other nuisance drainage, shall be discharged into existing systems (City of Scottsdale and The Golf Club) by a manner approved in writing by the MAC. Side and front drainage which drains to the front curb will be done to preclude the discharge that causes any soil or gravel erosion. The preferred front yard drainage system is (a) a catchment basin below the downspout and (b) underground solid corrugated drain pipe line to the front curb with a (c) plastic round drain grate. This drainage system is maintained by the homeowner. Rear yard drainage systems from the unit which drain to the golf course, must be approved in advance by the Golf Club and the MAC. Owner shall be responsible for any damage to or increased maintenance cost incurred by the damaged properties, including floods, erosion and siltation and nuisance flows, caused by uncontrolled runoff, etc. from the lots.
- G. Lots have been pre-engineered for proper drainage. It is the responsibility of the homeowner to maintain the drainage as designed.

EXTERNAL AND COMMUNAL WALLS

With the exception of approved pots on the two pillars on either side of the front gates, nothing shall be placed on top surfaces of exterior walls, including the common walls (party walls) between the residences.

No statues, sculptures, artificial plants or other decorative items may be placed at the front of or adjacent to garage doors or in any of the front yard landscaping or common walls between the homes, unless submitted and approved by the Golf Villas III Community Board and the MAC on a case-by-case basis.

ARTIFICIAL PLANTS AND TURF

- A. ARTIFICIAL PLANTS** - Artificial plants, with the exception of artificial grass, shall not be permitted to be used as a design element facing or visible by common or rear golf course areas.

The use of artificial plants shall be limited to the interior of individual courtyards and private backyards. Artificial plants shall be kept at a height to not be seen from neighboring houses at ground level or visible from the street.

- B. ARTIFICIAL TURF** - Artificial turf is approved for front, side and backyards on a case-by-case basis. A drainage plan along with the architectural application is required prior to installation. Refer to the MAC's Artificial Turf Guidelines for additional requirements.

FRONT YARD LANDSCAPE RULES

Homeowners in The Golf Villas III community will be asked to be responsive to certain rules for front yard landscape. (Front yards are defined as all areas of the lot that are not enclosed by a fence or wall.) In order to establish and sustain a consistent theme of landscape throughout the community, some general rules have been compiled, including the GRCA Approved Master Plant List (<https://gaineyranchca.com/about-grca/architectural/>) to assure an environment worthy of the architecture and quality construction desired by the Golf Villas III community. Proposed landscape plans, materials and changes made to existing landscaping must be reviewed and approved in writing by both The Golf Villas III Board and the Master Association Architectural Committee (MAC) prior to installation.

- A. All front yard and common area landscape material (not to include sidewalk, driveway and other hardscape materials) in Golf Villas III community will be maintained by GRCA Maintenance. Maintaining is defined as: lawn mowing and edging, seeding, chemical/fertilizer application, aerification, irrigation of and irrigation repair, shrubs and tree trimming, plant replacement (Nov-Mar time period), minor landscaping lighting repairs. GRCA Maintenance is responsible for general debris clean-up of limbs and leaves on the front yards and street area on a weekly basis.
- B. When plantings and/or lawn outlives its lifespan or the homeowner wants to refresh or upgrade the plantings, it is the homeowner responsibility to determine the relandscape plans with guidance from GRCA Maintenance. MAC has established a list of approved plants. All lawns are to be Midiron hybrid Bermuda. When selecting plants consider size of plant and placement to allow for natural growth requiring less trimming. The Golf Villas III Board has set a budget for annual plant replacement of dead plants that have been approved to be replaced by the Golf Villas III Board. Approval of the Golf Villas III Board must be received prior to install. Should the owner prefer a larger plant replacement then the one proposed and budgeted for the homeowner will pay the difference.
- C. Homeowners will be responsible for maintenance of their individual unit areas enclosed by a fence or wall from the front court and side areas and rear yard.
- D. Where space allows, a graceful transition of landscapes from lot to lot will be enforced by specifying common lawn areas on adjacent lots.
- E. Planting density will be subject to individual lot conditions. However, it is desirable to have minimum plant coverage of 75% on all landscaped areas between the sidewalk and the front plane of the house in all areas where there is no lawn. In this area, it is required that the landscape be approximately evenly split between ground covers and shrubs.
- F. All lawn headers in front yards shall be concrete stained to match driveways.
- G. GRCA Maintenance shall approve all the low voltage lighting for continuity and cost effectiveness.
- H. The approved gravel in the front yard and common area is Madison Gold – 3/4 inch. The perimeter road gravel area is Santa Fe Brown – 1 inch and larger (mesh-mash) which is used throughout Gainey Ranch. Approval is required and is at the homeowners' expense in refreshing front yard gravel areas.

- I. All new irrigation systems and controls will be comparable to those already installed within The Golf Villas III community, and if any homeowner would like to update the front yard irrigation system, it must be approved by The Golf Villas III Board of Directors and the Master Architectural Committee prior to install. The front yard irrigation system is a separate system to provide water to each Golf Villas III community front yard and common area. This system is managed by GRCA Maintenance.
- J. Annual beds in front yards are not allowed unless the homeowner installs and properly maintains the plant material. If existing annual beds are not properly maintained by the homeowner, the Association will install other appropriate landscape materials at the homeowner's expense.
- K. Landscape contractors installing the landscape shall be responsible for providing "as-Built" drawings to both the homeowner and MAC. These drawings shall include locations of the following: (a) All controllers, (b) Water meter, sleeving (locations and sizes) (c) Mainline and valves, (d) Low voltage lighting cable.
- L. Since the Gainey Ranch Community Association (GRCA) maintains the front yard landscaping, homeowners contemplating tree removal should contact the Gainey Ranch Landscape Director at the Gainey Ranch Maintenance facility. Please make reference to MAC Appendix- Tree Removal Policy
 - a. Upon discussing the situation and options with the GRCA Landscape Director, an application to remove the tree should be filled out whenever tree removal is still desired.
 - b. The financial responsibility to remove and required to possibly replace the tree shall be as follows:
 - 1. Golf Villas III Home Owners Association whenever the tree is removed within the MAC Appendix – Tree Removal Policy.
 - 2. The Golf Villas III homeowner shall be financially responsible whenever the tree is removed for any reason than stipulated in the MAC Appendix – Tree removal Policy.
 - c. Tree Replacement. Every effort should be made to place a tree in a gravel area and limit the shade on the grass area. The list of suggested medium and small trees for the front yard are:
 - 1. Mastic Pistache
 - 2. Southern Live Oak
 - 3. Purple Leaf Plum
- M. A homeowner or contractor may only perform the planting or trimming of trees and plants within their property line. A neighbor's tree limb or plants extending over into a homeowner's property line (front yard, common - party wall along the side walk area and back yard) can be trimmed back after the homeowner has discussed with the neighbor what trimming will be done.
- N. A homeowner may not trim any trees, plants, shrubs or ground cover in the common areas. A homeowner's concerns on any trimming in a common area should be presented to the Golf Villas III Board for actions by GRCA Maintenance.

PARKING

The streets within Golf Villas III community are narrower than the typical streets within the City of Scottsdale and all parking on the street needs to take this fact into consideration. When parking a vehicle consideration should be to first park in the garage, then the individual driveway and then on the street in front of the home.

Do not park on the street where a vehicle is parked directly on the opposite side of the street. This may block large vehicles (City of Scottsdale trash collection, GRCA maintenance crews, Arbor Care, emergency services– fire or EMT, or Contractors) from access to the street.

This approach is hereby further defined as follows:

- A. Operable vehicles of guests and invitees shall be allowed to temporarily park first on the driveway and then also on the street (vehicle covers are not allowed for use outside of the garage) until mid-night.
- B. No overnight parking on the street shall be allowed. Any exception however, must be approved by Gainey Ranch Security upon registration of vehicle with Gainey Ranch Security.
- C. Contractor vehicles (max four and trailer counts as a vehicle) will park either in the driveway of the home being serviced, or in front of the home. No vehicle with advertising, or a vehicle weighting over 1 ton is permitted to park in the driveway overnight. Provide a copy of the GRCA Construction and Contractor Rules to the contractor prior to starting any project.
- D. Any vehicle that is parked on the street overnight which has not been registered with Gainey Ranch Security will be tagged. After the vehicle has been tagged by Security two (2) times then the homeowner will be called regarding the violation and once the vehicle has been tagged three (3) times in a one-month time period, then the homeowner of the unit will begin receiving fines.
- E. When not in use, all golf carts, motorcycles and motorbikes must be stored in the garage.
- F. Enforcement will be by the Gainey Ranch Community Association (GRCA) in accordance with the Master Association Rule, “Vehicle Parking Restrictions.”

EXTERNAL SECURITY SYSTEM

Homeowners in The Golf Villas III community may prefer to enhance the level of security with the installation of an external security system. An external security system is defined as an external mounted motion detection for lights and cameras. All external security systems require a submission of an application and approval by Golf Villas III Board and GRCA MAC.

The application being submitted must show pictures or drawing as to the location of these units, planned light beam on and camera views of the area. The light beams should point down and not impact a neighbor's area or other community areas. The view captured by the camera should be restricted to the homeowner's property while respecting the privacy of neighbors. Refer to MAC - Design Guidelines and Standards.