

# Golf Villas III at Gainey Ranch

## STANDARDS AND RULES

UPDATED December, 18, 2023

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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 is responsible to submit an application to the Mater 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 is to review the MAC Construction Policies and the GRCA Construction and Contractor Rules along with the Golf Villas III HOA Standards and Rules prior to engaging a contractor. The homeowner is to provide copies of these policies and rules to the 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.

An owner who leases their unit is required to provide their tenants with information regarding the Golf Villas III HOA CC&Rs and Standards & Rules. Unit Owners are responsible for rule violations committed by their tenants.

# BACKYARD AMENITIES

The Golf Villas III golf course lots have lower walls with view fences to provide maximum visibility for owners. The 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. If 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 always be 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 (on stucco) and Aristoshield (on metal). 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 the 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 for painting 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 the 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 south side 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 dwelling will use the new standard – fine SAND finish. All homeowners when repairing a portion of the exterior stucco on the unit's dwelling will have the option to use the (a) existing – DASH finish or redo the entire Main Body in the new standard – fine SAND.

When the new standard – fine SAND finish is selected, the finish may only be applied to the exterior walls of the unit's dwelling, common wall extending from the dwelling along with the columns supporting patio covers, and enclosed front patios walls. The stucco on the Party Walls between units, the front walls, and the front gate columns along with 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.

**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.

**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.

**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.

**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.

**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**

**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. The location of these structures may not negatively impact neighboring views.

**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**

**STAINED/COLORED GLASS** will be reviewed on an individual basis for color, design, and location.

**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). The 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 bulbs 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**

Hubbardton Forge Banded Outdoor Sconce Item# 305893-1087 Smart String: 305893-SKT-14-GG0034, in Oil Rubbed Bronze 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

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**FINISH**  
Oil Rubbed Bronze - 14

**GLASS**  
Opal Glass (GG)

**LAMPING**  
Incandescent

**GLASS**  
Opal Glass (GG)

**LAMPING**  
Incandescent  
LED

### OPTIONS

#### FINISH

Coastal Black - 80  
White - 02  
Natural Iron - 20  
Coastal Mahogany - 73  
Coastal Bronze - 75  
Coastal Dark Smoke - 77  
Coastal Burnished Steel - 78

### SPECIFICATIONS

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**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 always stored within garages or an enclosed area not visible from the street, 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 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.
- C. TRASH/RECYCLE CONTAINERS AND COLLECTION** - Trash containers shall be kept within the garages or external storage area except when the containers are being emptied by waste disposal authorities. Containers may go out no earlier than 5 pm the day before pickup and must be brought back in by the end of the day pickup. Make sure containers are out by 5 am on the day of pickup.

## 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 drainpipe line to the front curb with a (c) round plastic 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. The owner shall be responsible for any damage to, or increased maintenance costs 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**

Except for approved pots on the two pillars on either side of the front gates, nothing shall be placed on the 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, except for 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 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 the size of the 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 installation. Should the owner prefer a larger plant replacement than 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 refer 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 Homeowners 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
    - 4. Mulga
    - 5. Oleander
- 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 sidewalk 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 within our community on the street needs to take this fact into consideration. When parking a vehicle, the decision should be to first park in the garage, then the individual unit driveway and then on the street in front of the unit.

Garages in the Golf Villas III community were built for parking two cars and storage.

When parking on the street try not to 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. Overnight parking after 12:00 pm (midnight) on the street is not permitted. Overnight parking is from 10:00 pm to 7:00 am.

Overnight parking on the driveway is not permitted without approval. Residents may temporarily (max 3 days) park their operational vehicle overnight on the driveway by registering with Gainey Ranch Security and obtaining a Gainey Ranch Security parking pass for that time period. All overnight parking on the driveway by a residence beyond the temporary period must be approved by the Golf Villas III HOA Board and obtain a Gainey Ranch Security parking pass for that time period.

Any vehicle parked on the driveway cannot block the sidewalk.

Note: A parking pass can be obtained from the Gainey Ranch Security West Gate that is available 24/7 at (480) 948-9378 and displayed in the vehicle. Provide make of vehicle, year, license number/state, color, vehicle owner name. The parking pass should be displayed so as to be visible from the rear-view mirror or on the dashboard area.

Guests and invitees may park their vehicles in the unit garage space permitting or temporarily park overnight (max 3 days) on the driveway by registering with Gainey Ranch Security and obtaining a Gainey Ranch Security parking pass for that time period. All overnight parking on the driveway by a guest or invitee beyond the temporary period (max 3 days) must be approved by the Golf Villas III HOA Board and obtain a Gainey Ranch Security parking pass for that period.

No guest or invitee motor vehicle classed by manufacturer rating as exceeding 3/4-ton (1,500 lbs. dry weight), mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, boat, boat trailer, or other similar equipment or vehicle may be parked, maintained, constructed, reconstructed, or repaired on any Lot or Parcel or on any street visible from neighboring property.

A resident planning an event and expecting a large number of guests and invitees should instruct those attending to first park in the cul-de-sac area of the community, when possible.

Service Contractor vehicles (max four and trailer counts as a vehicle) may park either in the driveway of the home being serviced, or in front of the home. No overnight parking (from 6:00 pm to 7:00 am) is allowed on unit driveways by contractors. Extenuating circumstances for a longer time period may be provided by the GRCA Security staff and approved by Golf Villas III HOA Board. No vehicle with advertising, or a vehicle weighing over one ton is permitted to park

in the driveway overnight. Owners being serviced are to provide a copy of the GRCA Construction and Contractor Rules to the contractor prior to starting any project.

No motor vehicle classed by manufacturer rating exceeding 3/4-ton (1,500 lbs), mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, boat, boat trailer, or other similar equipment or vehicle may be parked or maintained on any driveway or on any street be visible from a neighboring property, the Master Common Areas or the streets; provided, however, the provisions of this Subsection shall not apply to pickup trucks of less than 3/4-ton capacity with camper shells not exceeding seven (7) feet in height measured from ground level or to mini-motor homes not exceeding seven (7) feet in height and eighteen (18) feet in length which are used on a regular basis for basic transportation. These vehicles will comply with the approvals to park in the driveway, on the street or overnight requirements within this section.

## **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 the 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 type, size, and 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 and respecting the privacy of neighbors. The color of the system needs to match the scheme color of the unit dwelling Refer to MAC - Design Guidelines and Standards.

## **EXTERMINATOR AND PEST CONTROL SERVICES**

The units within Golf Villas III community are designated as single-family units. Homeowners in The Golf Villas III community are therefore responsible for all exterminator and pest control services for their dwelling and entire plot area. This area includes the front yard to the street, courtyard, side yard and back yard, and up to and including the footings of the Party Walls and perimeter walls.