

**ASSOCIATION  
RESOLUTIONS  
AND AMENDMENTS**

## RESOLUTION

WHEREAS, Section 17 (Use and Occupancy Restrictions) of the DECLARATION OF HORIZONTAL PROPERTY REGIME AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) FOR SCOTTSDALE SHADOWS VII provides in part:

"No owner shall keep or maintain anything or shall suffer any condition to exist on his Unit or cause any other condition on the Property which...materially impairs or interferes with the use and enjoyment by the Owners of their Units and the Common Elements. Subject to the foregoing, commonly accepted household pets may be kept in a Unit, but no such pets shall be bred or allowed loose or unsupervised on any part of the Property. Walking of pets shall be prohibited except at such times and on such portions of the Property as the Board may permit by its rules and regulations, and all such pets shall be leashed."

Section 17 of the Declarations also provides that the Regime may modify or waive these provisions or otherwise restrict and regulate the use and occupancy of the Property and the Units by reasonable rules and regulations of general application adopted by the Board of Directors from time to time; and

WHEREAS, the Board of Directors is empowered to correct any violation of the provisions contained in Section 17 of the CC&R's at the expense of the homeowner and may levy fines upon the homeowner of up to \$50 per day for each such violation during the continuance thereof, and such fines shall be added to and constitute a lien upon the unit of the violator; and

WHEREAS, the Board of Directors is empowered to adopt rules and regulations for the management of the Regime which shall apply to and govern the occupation of the various Units and of the Common Elements by the owners, tenants, guests, and all other persons; and

WHEREAS, the Board of Directors of Recreational Center, Inc. (RCI) has designated an area in the northeast corner of Scottsdale Shadows as a sanitation area commonly referred to as a "dog run" for owners of pets that require such an area for disposal of their pets' excrement; and

WHEREAS, some residents of Regime VII object to pets traversing the grounds and other Common Elements of the Regime unless carried by their owners or other responsible adult; and

WHEREAS, the Board believes that for the health, safety, welfare, and comfort of the residents of Regime VII, a rule expressing the policy pertaining to pets should be adopted and disseminated,

NOW, THEREFORE, IT IS RESOLVED, by the Board of Directors of Scottsdale Shadows Regime VII in regular meeting assembled this 15th day of November, 1991, that the following rule is hereby adopted and established to be effective on December 15, 1991 as policy pertaining to governing pets in Regime VII:

The maintenance, keeping, boarding and/or raising of animals, reptiles, or birds of any kind, regardless of number, is prohibited within any apartment unit or upon the Common Elements of the Regime except that the keeping of one small, orderly domestic dog, cat or caged bird is permitted, subject to the Rules and Regulations adopted by the Board of Directors, provided its weight does not exceed approximately twenty (20) pounds, and provided that such pets are not kept or maintained for commercial purposes or for breeding; and provided, further, that any such pet causing or creating a nuisance or unreasonable disturbance or noise may be permanently removed from the Regime Property upon three days written notice from the Board of Directors. Pets shall not be allowed to walk or run (even on a leash) in the hallways, stairways, or other Common Elements of the Regime. Pets shall be taken to a sanitary area designated by the RCI Board of Directors in the northeast corner of the Scottsdale Shadows property. Dogs and cats must be accompanied by a responsible person and carried as long as they are on the property of Regime VII. Owners of pets are responsible for maintaining proper sanitation in regard to their pets and must immediately remove and properly dispose of any droppings or excrement from pets except in the sanitary area designated for that purpose.

Any resident who keeps or maintains a pet in an apartment unit shall be deemed to have indemnified and agreed to hold the Unit owners free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Regime. All pets shall be registered with Recreational Center, Inc. and shall be vaccinated and/or inoculated as required by law. The Board of Directors may establish reasonable fees for registration of pets not to exceed the additional costs incurred by the homeowners resulting from the presence of such pets.

No pets shall be housed or maintained anywhere on the premises of Regime VII except in an individual apartment unit. Any dog or cat found in a building or on the grounds of Regime VII which is not accompanied by its owner or caretaker and is not registered with RCI shall be deemed to be a stray animal and will be subject to immediate confiscation and/or impoundment without advance notice to anyone.

This policy regarding pets does not apply to Seeing Eye dogs, properly licensed under the law, and possessed and maintained by a resident certified as being legally blind and requiring a Seeing Eye dog to move about, and dogs properly licensed, possessed and maintained by persons who are impaired of hearing.

FURTHER RESOLVED, that the Regime Secretary is authorized and directed to post a true and correct copy of this resolution on the Bulletin Boards in Buildings 32 and 33 of Scottsdale Shadows.

To: RCI Board President, RCI Property Manager, Registration and Records Manager  
Cc: Community Services Supervisor Steve Cook  
Cc: Regime Presidents

March 8, 2007

Subject: Minutes of Executive Meeting  
Standing Regime VII Resolution

The meeting was called to order by President Ron McCarthy at 6:05 P. M. on March 8, 2007 at the RCI Garden Room, for the purpose of enacting a Standing Regime VII Resolution. The following Members of the Regime VII Board were in attendance: Marilyn Dorn, Libby Friedman, Max Greenberg and Ron McCarthy. A Quorum was established.

**STANDING REGIME VII RESOLUTION:**

Scottsdale Shadows RCI is instructed to DENY entrance to the Scottsdale Shadows Complex for any person or persons intending to rent/lease and move into a Regime VII Apartment, until they meet the following conditions:

- 1. A copy of the lease [minimum rental/lease term required is six (6) months, based on only one (1) rental per Unit per Regime VII fiscal year], is provided RCI with a non-refundable \$50.00 check for processing the paperwork.
- 2. A \$300.00 check is provided to RCI on a refundable basis if there is no damage to the Regime's Common Elements associated with their move-in activities, as verified by RCI personnel, via inspections before and after the move-in.
- 3. Five (5) day minimum prior notice to RCI is required before the move-in.
- 4. Unit owners/occupants must meet Regime VII CC&R "Use and Occupancy" restrictions. The Units are not to be used for transient or hotel purposes. Units cannot be sub-let, in part or whole. Units are for single family occupancy only.

A violation of this Resolution, any provision of the Regime VII Articles of Incorporation and/or the Bylaws of the Association, shall cause a default of the rental/lease and restriction from access to Regime VII.

**NOTE: Definition of single family: A. Related individuals of a family as Mother, Father, Children, Grandparents; B. One or Two adults with or without children.**

**NOT CONSIDERED AS FAMILY: ANY THREE OR MORE ADULTS, NOT BLOOD AND FAMILY RELATED.**

The Regime VII Board passed the above Standing Resolution by a unanimous vote.  
Meeting adjourned at 6:45 PM.

Ron McCarthy, President Regime VII

*Council of Co-Owners  
Scottsdale Shadows, Regime VII*

Friday 07-22-2011 2.00PM

Subject: Ongoing problems in Regime VII.

The meeting was called by President Libby Friedman. Members also present were Betty Moston, Max Greenberg, Marilyn Dorn and Anna Bak.

The part to replace the worn door operator has arrived and will be installed on August 2nd. at 6.00 AM in Bldg.32. Notices will be posted that no elevator service will be available for the duration of the repair.

Susan Goldman Bldg.33 Unit 308 requested permission to install missing Sunscreens on her Balcony and was approved by the board.

Three letters from Maxwell & Morgan were read including the fee schedule letter dated 07-15-2011 regarding the collection process.

Lawfirm Maxwell & Morgan had sent collection letters dated 07-18-2011 to the following Unit Owners:

Bldg.32 Unit 312 Virginia D. Penzo past due amount \$1,669.58  
Bldg.32 Unit 102 Richard Faerber past due amount \$2,342.12  
Bldg.32 Unit 110 Simlicia Samvincente past due amount \$2,017.51  
Bldg 33 Unit 105 Sharlene Konenko past due amount \$11,138.45

The letter for staggered terms for Directors was tabled for the October Homeowners meeting.

Sherry from the RCI Accounting office was dismissed.

Leasing fee will increase from \$50.00 to \$100.00 to be equal with all other Regimes.

Libby will get legal advice regarding restricting facilities use on Homeowners or Renters who are past due in Maintenance.

Letter from Regime VI dated July 10th, 2011 informed Regime VII that they have no money to chip in for Garage repairs in Building 32 facing Building 31.

Meeting adjourned at 4.00PM

Respectfully

Anna Bak

RESOLUTION OF THE BOARD OF DIRECTORS  
SCOTTSDALE SHADOWS VII

The Board of Directors of Scottsdale Shadows VII as indicated by the undersigned constituting unanimous consent of the members of the Board of Directors for the Association, hereby make the following resolution in writing:

Whereas, the Board of Directors proposes to implement Rules regarding Rental Lease Agreements between Landlord and Tenant.

Whereas, the Board of Directors voted unanimously on October 10, 2013 to abide by the Association's Rules.

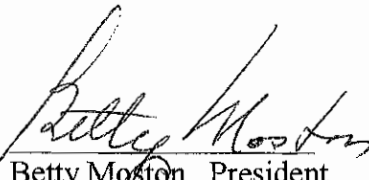
Therefore, be it resolved that the Association's Board of Directors hereby approves and authorizes the following:

Owners shall provide to the Association a Rental Lease Agreement stating lease term, beginning and expiration date. A lease fee of \$100 is required for all new Rental Lease Agreements.

All Rental Lease Agreements shall either be renewed at the end of the expiration date or the contract between the Landlord and Tenant shall cease after the expiration date. No Tenant may continue to reside in Scottsdale Shadows VII on a month to month basis.

There is no lease fee required for the renewal of the Rental Lease Agreement but if the lease agreement is not renewed within 30 days after the expiration date, the Owner will be charged a late renewal lease fee of \$100 per month for every month not renewed.

The minimal number of months for which a Rental Lease Agreement may be written is four (4) months.

  
Betty Moston, President  
Scottsdale Shadows VII, Inc.

October 10, 2013

ASSOCIATION

BY-LAWS

SCOTTSDALE SHADOWS VII, INC.

AMENDED BY- LAWS