

Scottsdale Shadows
Regime VI

RENOVATION POLICY AND FORM

CITY OF SCOTTSDALE
BUILDING DEPARTMENT

The City of Scottsdale Building Department requires permits for any work outside painting, flooring, countertop or cabinet improvements. All work outside these items which include but are not limited to ceiling fans, modifying interior walls, plumbing fixtures, electrical fixtures, etc. must have a building permit included with the owner's request to complete renovations.

RULES & REGULATIONS

Section 2, Part 4. Repairs

A condominium unit Owner shall maintain and keep in good order and repair his own Unit(s) in accordance with the Condominium Documents. In the event notice is received by an Owner from a Regime or RCI regarding repairs, the repairs must be completed within thirty (30) days following receipt of notice thereof, unless a different period is provided in the notice. Upon failure to complete the repairs within the time prescribed, the Regime may make the repairs at the expense of the Owner, in addition to any and all other rights and remedies available, including monetary and other Sanctions. Repairs shall be done by qualified contractors or handymen, and Owner shall remain liable to the Regime for any damages that may be incurred by the Common elements as a result of such repairs. Owner shall notify the RCI Registration and Records Office of any such repairs to be made and shall complete any form that may be required by said office prior to the commencement of any such repair(s). In addition, an appropriate Contractor Registration Form must be completed in connection with all repairs, modifications, additions or the like, and where required by the Regime appropriate documents completed for the issuance of a permit together with any deposit that may also be required.

Addendum – 1

Padding of the Building Elevator - Gatehouse must be notified at least 24 hours prior to move-in, move-out or deliveries of large items.

Deliveries -- Monday through Saturday 8:00am to 6:00pm. (No Sundays or Holidays)

Contractors -- Monday through Saturday, work can be performed 8:00am to 6:00pm (No Sundays or Holidays). Contractors must register with the Registration & Records Office.

ASSOCIATION CC & R's

Section 13 – Alterations, Additions or Improvements - ...Any Owner may make non-structural alterations, additions or improvements the interior of his Unit (but excluding for purposes of the authority herein granted any patio or balcony) without the prior written approval of the Board, but such Owner shall

be responsible for any damage to other Units, the Common Elements, or the Property which may result from such alteration, addition or improvement.

Section 17 – Use and Occupancy Restrictions - ... Each Owner shall install and maintain at all times at his expense carpeting and/or other sound conditioned floor covering, in each case of grades and qualities from time to time approved by the Board of Directors, on all floors in his Unit, except in the kitchens, bathroom and laundry areas.

ADDITIONAL INFORMATION

STRUCTURAL vs. NON-STRUCTURAL – definition – any load bearing wall is a structural member. All other items are non-structural. Therefore, most interior walls within each condominium unit are non-structural walls. If you have any doubts, please contact the building administrator.

FLOORING

Tile – ceramic tile, porcelain, travertine, etc. may be installed in kitchens, bathrooms and utility rooms only. Units purchased with any of these items in all other locations may be required to install carpeting (runners or area rugs) or other soundproofing material if adjoining residents complain about noise.

Solid Hardwood flooring - may not be installed. This type of flooring cannot be installed on pre-cast concrete slabs and/or concrete floors.

Laminate or Hardwood Flooring - Acoustical underlayment is required meeting or exceeding the following specifications: 1) must be tested per ASTM Test Method E 2179-01 – Standard Test Method for Laboratory Measurement of the Effectiveness of Floor Coverings in Reducing Impact Sound Transmission Through Concrete Floors; Laminate and Engineered Wood – IIC: 70, STC: 73, minimum; Vinyl Plank – IIC: 73, STC: 68, minimum.

KITCHENS

Kitchen space may not be larger than 15'x15' unless approved in writing by building administrator.

ACCEPTANCE BY OWNER

Print name

Signature

Unit address

Telephone Number

Email address

PROJECT AND CONTRACTOR REGISTRATION FORM

Owner and Contractor understand and agree that liability for damage to RCI or Regime Property (Common Areas/Common Elements) caused by a contractor, owner or their respective agents shall be the sole and joint responsibility of the Owner and Contractor. An Owner doing work in their unit is considered a Contractor.

BUILDING: _____ UNIT: _____ ASSOCIATION: REGIME VI

OWNER NAME: _____

OWNER PHONE: _____

CONTRACTOR NAME: _____

CONTRACTOR ADDRESS: _____

CONTRACTOR PHONE: _____

PROJECT MANAGER: _____

PROJECT MANAGER PHONE: _____

START DATE: _____ ANTICIPATED COMPLETION DATE: _____

NATURE OF WORK: _____

APPROVED

BY: _____ DATE: _____

This form must be submitted to RCI office at least five (5) business days prior to work beginning from approval process to be completed.

Change Orders : All change orders during construction wherein material and/or contractor are revised must be submitted to the Building Administrator prior to work proceeding.

Material list, specifications, etc. A material list, specifications and contractor information must be submitted at time of approval request. Receipts for material must be submitted upon completion of work before the deposit may be released.

Water shut off: 48 hour notice and \$30 payable to RCI. Water shut off for Regime VI is Tuesdays and Thursdays. There will be no water shut off on Saturdays, Sundays or legal holidays except for an emergency.

Contractors Hours: Monday through Friday 8:00am to 6:00pm. Saturday work may be permitted with a special request to and approval by the building administrator. No work is permitted on Sundays or legal holidays.

Permits: Permits are required with deposits prior to the approval of work to be done in advance. City of Scottsdale Building Department permits are required to be included with this request when applicable.

Insurance: Insurance information is required for all contractors working within Regime VI. Please include a copy of insurance policy information for all contractors working on your project.

Fines: Please note fines may be issued for any Owner not conforming to these requirements. Fines may be withheld from your deposit or as dictated by the Regimes Fine policy.

OFFICE CHECKLIST

_____ Form completed and signed by owner

_____ Contractor information attached – include insurance forms

_____ City of Scottsdale Building Permits – include copies for all permits as required

_____ Proper deposit received

**RCI and Regime VI
7800 East Camelback Road, Scottsdale, AZ 85251
Phone: 480-994-0433, Fax: 480-423-9180**

LIST OF CONTRACTORS

Contractor #1

Contractor Name

Contractor Address

Contractor Telephone – include cell phone number

Contractor duties to be performed:

Contractor #2

Contractor Name

Contractor Address

Contractor Telephone – include cell phone number

Contractor duties to be performed:

Please provide a separate page for additional contractors.

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Regime VI

PROJECT COMPLETION FORM

This form must be completed and submitted upon completion of your project. Your deposit will be withheld if this form is not completed and submitted upon completion of your project. Your deposit will be returned once the building administrator has reviewed and approved.

BUILDING: _____ UNIT: _____ ASSOCIATION: REGIME VI

OWNER NAME: _____

OWNER PHONE: _____

CONTRACTOR NAME: _____

CONTRACTOR ADDRESS: _____

CONTRACTOR PHONE: _____

PROJECT MANAGER: _____

PROJECT MANAGER PHONE: _____

ACTUAL COMPLETION DATE: _____

ACTUAL WORK COMPLETED: _____

OFFICE CHECKLIST

- _____ Form completed and signed by owner
- _____ Receipts for material, as required
- _____ City of Scottsdale Building Permits – inspector approval, as required

APPROVED
BY: _____ DATE: _____