

New Owners Information

*The 6 month requirement taken at escrow is not a prepayment for maintenance fees!

*HOA payments are due on the 1st of the month and late after the 15th.

*All documents for new owners / tenants must be on file with the Administration Office before moving in obtaining a Bar Code or ID badge.

***Bar Codes:** Bring your vehicle registration, driver's license and \$10.00 to the registration office.

*Keys for the pool come from the previous owner or you can purchase one for \$5 at the office. Mailbox keys come from the previous owner or the Post Office.

***All Moves:** A refundable move in / move out deposit of \$200 is required for all Regimes. A nonrefundable move in/move out fee of \$100 is required for all Regimes, with the exception of Regime IV.

Hours of moves: Mon.- Sat. 8am to 7pm. No moves on Sundays or Holidays. Regime IV only allows moves on last Saturday of each month.

*If you are going to rent; there is a \$25 lease fee payable to RCI. The Lease Registration form and the move in fees are required in the office prior to moving in.

*It is suggested you leave a spare key to your unit @ the guard gate in case of an emergency.

*It is recommended that each Owner / Tenant have a Homeowners Insurance Policy for their unit.

***All Contractors** are to sign in the Administration office prior to beginning work. Regimes II, IV, V & VI require deposits and all Regimes require approval of work to be done.

Hours: M-Fri. 8am to 6pm. No work can be done on Saturdays, Sundays or Holidays. Regimes I, III & VII do allow work on Sat.

New Tenant Information

*You need to get a key for the pool from the owner or pay \$5 for a new one.

*Keys for your mailbox come from the owner.

*Pick up an ID badge for each family member at the Administration Office.

*Get a bar code put on your car at the R&R Office. A copy of your Registration, DL and \$10 is required.

*A refundable deposit of \$200 is required for all Regimes to move in/out.

*All Regimes require a \$100 non-refundable fee to move in/out.

*Hours of moves: Mon.-Sat. 8am to 7pm. No moves on Sun. or Holidays. Regime IV only allows Sat. moves the last Sat. of the month.

*A Lease processing fee for each lease, (\$25 to RCI) along with a copy of the Lease Registration Form is required at the RCI office prior to moving in.

*Pick up a copy of the Rules and Regulations for RCI and Scottsdale Shadows.

*All Tenants must have approval by landlords for any contractor work to be done within the unit.

Scottsdale Shadows Owners-Tenant Information

****Association 1 (Building 21) 7820 E. Camelback Rd.***

*May only rent after owning for 1 year. Minimum period of rental is four (4) months in a 365 day period. \$25 lease fee

*\$200 refundable Move In/out Deposit (subject to charge for damages)

*\$100 move In/out fee

*Birds & Cats permitted – **NO DOGS**

*Washers and dryers not allowed in units

****Association II (Buildings 22/23) 7910 & 7920 E. Camelback Rd.***

*Minimum period of rental is three (3) months. \$25 lease fee

*\$200 refundable move-in/out deposit (subject to charge for damages)

*\$100 move-in/out fee

***NO DOGS-One cat allowed**

*Washers and dryers not allowed in units

****Association III (Buildings 24/25) 7830 & 7930 E. Camelback Rd.***

*May only rent after owning for 1 year. Minimum period of rental is four (4) months in a 365 day period. \$25 lease fee

*\$200 refundable move-in/out deposit (subject to charge for damages)

*\$100 move-in/out fee

* **NO DOGS – Cat or Bird allowed**

*Washers and dryers not allowed in units

****Association IV (Buildings 26/27) 7940 & 7960 E. Camelback Rd.***

*May only rent after owning for 1 year.

*Minimum rental (4) months in a 365 day period. \$25 lease fee

*\$200 refundable move-in/out deposit (subject to charge for damages)

***Cats, domestic birds or a dog of 20lbs. or less are allowed.**

*Washers and dryers not allowed in units

****Association V (Buildings 28/29) 7950 & 7970 E. Camelback Rd.***

*Minimum rental (4) months. \$25 lease fee

*\$200 refundable move-in/out deposit (subject to charge for damages)

*\$100 nonrefundable move in/move out fee

***NO PETS**

*Washers and dryers allowed in units

****Association VI (Buildings 30/31) 7870 & 7860 E. Camelback Rd.***

*Minimum period of rental four (4) months. \$25 lease fee

*\$200 refundable move-in/out Deposit (subject to charge for damages)

*\$100 non-refundable move-in/out Fee

*Washers and dryers allowed in units

****Association VII (Buildings 32/33) 7850 & 7840 E. Camelback Rd.***

*Minimum period of rental (4) months in a 365 day period. \$25 lease fee

*\$200 refundable move-in/out deposit (subject to charge for damages)

*\$100 nonrefundable move-in/out Fee

***1** small domestic pet (dogs 20# or less)

*Washers and dryers allowed in units

****Move in/outs are allowed Monday through Saturday, 8 AM – 7 PM, Strictly enforced.**

Exceptions: Association I requires approval for Saturday moves. Association IV NO moves on Saturdays, except for the last Sat. of the month. Association II NO moves on Sat. NO MOVES or DELIVERIES on Sundays or Holidays.

Associations I-VII require contractor approval prior to work being done. Associations II, IV, V, VI & VII require deposits for work being done. Association III requires a \$100 nonrefundable renovation fee. Contractor hours 8am to 6pm. Except Association VII Sat. 8-

6. Associations I, II, IV, V, no work on Saturdays. All Associations, no work on Holidays or Sundays.