

SCOTTSDALE SHADOWS IV, INC.

Realtor/Broker Information

In addition to the FAQ information provided by RCI, the following represents rules and policies specific to Association IV (Buildings 26 & 27). This is a summary of several key policies, but is not all-inclusive. For the complete rules, please refer to the CC&Rs (https://scottsdale Shadows.org/a4_public/).

MAY I RENT MY UNIT?

Yes, however the following rules are strictly enforced:

- **A unit owner must be the record owner of a unit for a minimum of 365 days before leasing his/her unit.**
- **A unit owner may only lease his or her unit one time during each 365-day period.**
- **All leases shall be for a minimum of 120 consecutive days.**
- **SHORT-TERM/VRBO RENTALS ARE A DIRECT VIOLATION OF THE ASSOCIATION CC&RS AND WILL BE STRICTLY ENFORCED.**

All renters must have a Lease Registration Form on file. All lease agreements must be approved by the Association IV Board. Once a copy of an approved Lease Registration Form is on file and appropriate fees have been paid, move-in will be allowed. If a lease falls outside of the policies, no move-in will be allowed, RCI will not provide ID, Bar Code or other community privileges, and Association IV will not activate building access fobs.

ARE PETS ALLOWED?

Pet dogs are permitted, but no larger than 20 pounds. No pets may be a nuisance, which includes but is not limited to barking.

Pets shall not be allowed to walk or run (even on a leash) in the hallways, stairways, or other Common Elements of the buildings. Pets shall be taken to a sanitary area designated by the RCI Board of Directors. Dogs and cats must be accompanied by a responsible person. 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.

ARE THERE WASHERS AND DRYERS IN THE UNITS?

Some units in Scottsdale Shadows IV have washers and dryers in their condos. However, when the condos were built, the individual units were not designed for washers and dryers. The plumbing is not sized for adequate draining. Laundry waste produces soap scum build up and slow drains. That kind of back-up poses a potential risk of flooding, which requires intensive flushing of the drain lines. In addition, there is no way to properly vent a clothes dryer to the outside, and venting one internally into your condo poses health and safety risks to you and your neighbors.

The risk of flooding in our Association buildings is substantial, due to the aging plumbing. Water leaks could cause significant damage to your own unit, as well as adjoining units next to you or below, and are extremely costly.

The Association Board has a responsibility to ensure the safety of all units. The Scottsdale Shadows IV, Inc. Board does not approve of washers and dryers in individual condo units.

Community washers and dryers are conveniently located on the 2nd and 5th floors of both buildings for all residents' use. The laundry rooms are designed to handle laundry waste.

WHAT ABOUT STORAGE OPTIONS?

All garage storage lockers in buildings 26 and 27 are part of the Common Elements, and therefore belong to the Association. They are not deeded to individual condominium owners, and are not transferred to Buyer. It may not be included or promised to a Buyer as part of the unit. Owner Occupants are eligible for an approximate 10x10 garage locker space on request if available. Rental Units and Renters are not eligible for use of garage locker space.

Each unit owner in Scottsdale Shadows IV has access to a private storage locker for their personal use. When a unit is sold, the assigned hall locker must be emptied and cleaned. Personal padlocks must be either removed, or given to the new owner along with the key or combination. All hall lockers are used at the owner's risk. Scottsdale Shadows IV is not responsible for lost or stolen items.

DO OWNERS GET PARKING SPOTS?

Parking spaces located within the underground garage are privately owned and deeded to the individual unit owners. Additional parking for residents and guests is available at street level.

HOW DO I ACCESS THE BUILDING?

Sellers are responsible for providing unit keys, as well as building access fobs.

The keyless door entry system installed in Association IV Buildings (26 & 27) utilizes portable fobs and remote-control panels to unlatch the doors and allow entry. The entry system has two components:

- Hand-held fobs or keyfobs for residents' entry into their building at all exterior doors
- Resident directories at lobby and garage entrances allow remote access for visitors

All fobs are activated through a system database that limits entry into the buildings. This system ensures security for our residents by limiting access only to registered fob/keyfob holders, or remote entry by owners through door entry directories.

Owners listing their unit for sale are responsible for providing their real estate agent with condo keys and a building fob or keyfob. Fobs should be transferred to new owners on sale of condo. Additional fobs are available for purchase.

CAN I REMODEL OR MAKE IMPROVEMENTS TO MY UNIT?

Yes, but all work must be pre-authorized by the Association IV Board. Register all construction/remodeling work with the RCI office, along with damage deposit, to obtain a valid construction permit.

Construction hours are from 8am to 6pm Monday through Friday only. After hours, weekend and holiday construction is prohibited.

WHAT IS REQUIRED FOR A MOVE-IN?

If you have closed title, you may not move in until you provide a copy of the deed to the RCI Registration and Records Department, together with any fees pertaining to moves. Renters may not move in until an approved Lease Registration Form is on file, along with applicable fees.

Moves may occur between the hours of 8am to 6pm Monday through Friday only. No moves are allowed on Saturdays, Sundays, or holidays, except moves are allowed on the last Saturday of the month.

If you have any further questions, please contact the Association Board at reg4pres@scottsdale Shadows.com.