

**Scottsdale Shadows Association V, Inc.****Rules and Regulations****Revised: December 13, 2022**

**These Rules and Regulations are authorized by the Declaration of Covenants, Conditions and Restrictions (CC&R) Dated the 14<sup>th</sup> day of May, 2021.**

| <b>Item</b> | <b>Rule</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Fee and Fine</b>                                                  |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 1           | All Scottsdale Shadows Rules and Regulations Dated July 1, 2019 and later revisions are included in these Association V Rules and Regulations. The Association V Rules supersede any of the RCI Rules that pertain to the operation of Association V.                                                                                                                                                                                                                                                                                                        | <b>As stated</b>                                                     |
| 2           | Per Article XVII of Declaration of CC&Rs Unit Rental: Ownership for at least 365 consecutive days or one (1) continuous year, whichever is greater, before leasing a unit.                                                                                                                                                                                                                                                                                                                                                                                   | <b>\$2000 per month for non-compliance</b>                           |
|             | Rental Period: Minimum rental period is ninety (90) continuous days or three (3) continuous months whichever is greater.                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>\$500/month for non-compliance</b>                                |
| 3           | Moving-in or moving-out fees.<br>Cost to repair any damage to Common Property will be subtracted from the refundable fee. Any additional cost to the Association for cleaning or repair of common property will be billed to the person(s) moving.<br>Notify RCI at least five (5) working days before moving-in or moving-out                                                                                                                                                                                                                               | <b>Non-refundable fee of \$100</b><br><b>Refundable fee of \$200</b> |
|             | No moving allowed on Sunday.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>\$250 for non-compliance</b>                                      |
| 4           | <b>Animals</b><br>No Pets are allowed except for those allowed by law and the Declarations of CC&R Dated May 14, 2021.<br>Allowed dogs must have a Maricopa County dog license. Dogs must be registered with RCI. Both dogs and cats must have proof of current rabies shot from a licensed veterinarian.<br>No visiting animals are allowed, except those covered by Federal or State Law as Service or Comfort animals and their owner must be present with such an animal. This requirement includes overnight visit by an owner of such allowed animals. | <b>\$30/day for non-compliance</b>                                   |
|             | Dog walking is not permitted on the deck of the underground garage roof or on any Association-V property. RCI provides defined areas for dog walking as shown on the <a href="http://ScottsdaleShadows.org">ScottsdaleShadows.org</a> website.                                                                                                                                                                                                                                                                                                               | <b>\$50 per incident and assessed costs of cleanup.</b>              |
| 5           | Per Declaration of CC&R Paragraph 13.4. The cost of repairing or cleaning any Common Property damage caused by an owner, any person working for the owner, visiting, or residing in the owner's unit, and by any animal visiting or residing in the owner's unit shall be assessed to the unit owner.                                                                                                                                                                                                                                                        | <b>Cost of repair or cleaning assessed to owner.</b>                 |

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| 6  | <p><b>Remodeling:</b> All structural remodeling must be approved by The Board and have the Contractor Forms completed before commencing any work. Structural plumbing or electrical work must be done by a licensed, bonded, and insured contractor with that information included on the RCI contractor form.</p> <p>Note: Structural remodeling includes installation of any flooring, including carpet and as required by Rule Number 8.</p> <p>Note: The approved contractor forms shall be affixed on the exterior of the unit entrance door.</p>                                                                                                                                                    | <b>\$100 per day for non-compliance</b>                                                                                                                                |
| 7  | Hall and elevator-lobby carpet must have protection installed during remodeling or any delivery requiring use of a hand truck, dolly, or cart.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>\$30/day for non-compliance</b>                                                                                                                                     |
| 8  | Installation of non-carpet flooring must meet the current contractor registration form titled "Association V Requirements and Certification of Transmitted Sound Level Reduction for Flooring Installation Other Than Carpet" document and with Board approval.                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>\$500 fine for non-compliance. Noise complaints may require removal.</b>                                                                                            |
| 9  | <p>All Contractor work requires a deposit that is refunded after inspection showing no damage to Common Property:</p> <p>There are two different deposit amounts: Two weeks or less and more than two weeks up to thirty days.</p> <p>Approval of work lasting longer than two (2) weeks is for a maximum of thirty (30) days. Renewal of approval is in increments of a maximum of thirty (30) days, only. Each thirty (30) day increment renewal requires a new contractor form to be completed. <b>No additional deposit is required for renewal.</b></p> <p>Repair cost of any damage to Common Property will be paid from the deposit and any additional cost <u>assessed</u> to the unit owner.</p> | <p><b>Refundable deposit schedule:</b></p> <p><b>\$250 for work requiring two (2) weeks or less</b></p> <p><b>\$500 for more than two weeks and up to 30 days.</b></p> |
|    | No Contractor work is allowed on Saturday or Sunday.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>\$100 for non-compliance</b>                                                                                                                                        |
| 10 | <p><b>The elevator</b> must be padded for delivery involving the use of a hand truck or dolly or for contractor work, including flooring installation of any kind. The Gate (Community Services) is to be notified 24 hours before use.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>\$25</b>                                                                                                                                                            |
|    | Holding of the elevator by blocking closing of the door is prohibited. Any damage or shutdown of the elevator due to blocking of the door will result in a fine and assessment for cost of repair or reset of the elevator.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>\$50 per incident and assessment for repair or reset.</b>                                                                                                           |

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| 11 | No contractor deliveries are allowed through the First Floor Lobby.<br>The Unit Owner is responsible for the fine when the First Floor Lobby is used for any delivery authorized by that owner or for movement of materials by a contractor working for that owner.                                                                                                                                      | <b>\$50 per occurrence</b>                                      |
| 12 | No cut-through of the garage is allowed by other than Association V residents.                                                                                                                                                                                                                                                                                                                           | <b>\$50</b>                                                     |
| 13 | No storage outside of owner's locker in the storage or washing-machine rooms or Common Property areas.                                                                                                                                                                                                                                                                                                   | <b>\$50 fine and removal and disposal of items</b>              |
| 14 | <b>Balcony</b><br>The balcony or patio colors must be the same as the outside of the building. The paint specification is:<br><br>Dunn-Edwards Cliffs View:      Base:L<br>DEC720 Evsh10-2                      Y Notation /48      08-43.125<br>Eversheild Exterior Flat              04-8Y20.0625      13-30.625                                                                                       | <b>\$25/day</b>                                                 |
|    | <u>Per Declaration of CC&amp;R Paragraph 18:</u> No object, which in the <b><u>sole opinion of the Board of Directors</u></b> is unsightly or objectionable, shall be placed, hung, or permitted on any patio or balcony.                                                                                                                                                                                | <b>\$25/day and assessment for Association cost of cleanup.</b> |
|    | Nothing may be hung over the balcony or patio railing or attached to the balcony or patio railing. Any damage to common property or limited common property is the responsibility of Unit Owner.                                                                                                                                                                                                         | <b>\$10/Day and assessment for cost of repair.</b>              |
|    | Only electric grills are allowed on the balcony or patio per Scottsdale City Ordinance. No grill with fire or charcoal is allowed.                                                                                                                                                                                                                                                                       | <b>\$50/day and cost of removal.</b>                            |
|    | Antennas may not extend outside of the balcony or patio boundary.                                                                                                                                                                                                                                                                                                                                        | <b>\$10/day</b>                                                 |
| 15 | <b>Replacement and Balcony Windows, Balcony and Patio Door, Balcony and Patio Shades:</b><br>As of the publication of these Rules: As viewed from outside the building; replacement window frames and balcony or patio window frames, balcony or patio door frames and balcony or patio shades must be similar to the color of the building. That color being Dunn-Edwards Cliffs View, DEC720 Evsh10-2. | <b>\$10/day and correction of color.</b>                        |
| 16 | <b>Signs:</b><br>No political signs larger than nine (9) square feet may be displayed that can be viewed from outside the building. Such signs may be displayed only from seventy-one (71) days before the day of an election and no later than three (3) days after an election day. The allowed political sign may not be mounted on the outside of the balcony or patio blaster or fence.             | <b>\$25/day and cost of removal</b>                             |

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|    | <p>No flags or banners may be displayed from the balcony or overhanging the balcony.</p> <p>No sign may be placed in any window visible from outside the building.</p> <p>Per Declaration of CC&amp;R Article XVII 17.14: No signs may be affixed to the exterior of a unit entrance door, except one notifying emergency personnel of the existence of animals or infirmed people. Such a sign may be no larger than three (3) inches square and shall be placed on the bottom left or right corner of the door. Such a sign shall be removed when there is no longer the situation to which it pertains.</p>                                                                                                                                                                                                                                                                                                                                 |                                                                                          |
|    | <p>The temporary contractor forms shall be affixed on the exterior of the unit entrance door and removed upon completion of the work.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                          |
| 17 | <p><b>Cable or other wiring</b> may not be attached to the outside of the building or installed so as to be seen from any Common Property.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>\$10/day</b><br/><b>Removal and assessment of that cost and of any repairs</b></p> |
| 18 | <p><b>Holiday Decorations and Lights:</b></p> <p>Per Declaration of CC&amp;R Paragraph 17.15</p> <p>“Except as initially installed by Declarant or previously installed by the Association as of the date this Declaration is recorded [14 May, 2021] <b>no spotlight, floodlight or high intensity lighting shall be placed or utilized upon any building structure, balcony or patio which in any manner will allow light to directed or reflected on the Property or Common Elements, or any part thereof, or any other unit.</b>”</p> <p>All lighted holiday decorations installed on any balcony or patio must be removed within ten (10) days after the holiday.</p> <p>The exception is for the holiday period starting with Thanksgiving and ending with New Year’s Day: Lighted decorations may be installed ten (10) days prior to Thanksgiving Day and must be removed within the period of ten (10) days after New Year’s Day.</p> | <p><b>\$10/day</b></p>                                                                   |
| 19 | <p>No reflective material that may be seen from outside the building is allowed on any window, balcony or patio door.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>\$25/day</b></p>                                                                   |
| 20 | <p><b>Unit Entry Door:</b></p> <p>As of the publication of these Rules: Per Declaration of CC&amp;R Article XV 15.2: Replacement or painting of a unit entry door must be approved by The Board. Any replacement door must have a minimum 20-minute fire rating and match the style of the majority of the doors in the building.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><b>\$25/Day and correction of the door color, style, and fire rating.</b></p>         |

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The undersigned, constituting a majority of the members of the Board of Directors of Scottsdale Shadows Association V, Inc. ("Association"), an Arizona non-profit corporation, hereby take the following action at a duly held Board of Directors meeting on this 24th day of February, 2022. Resolved, that pursuant to A.R.S. §33-1242(11) and pursuant to its rule-making authority as set forth in the Amended and Restated CC&Rs, the Board of Directors hereby approves the Fine Fee Rules, which shall become effective immediately.

The Board hereby certifies that the fines set forth above will be only assessed after providing the offending Owner with notice and opportunity to be heard.

The Board has determined that the fine amounts are appropriate based on the nature of the violations. In determining the appropriateness of each fine, the Board has taken into account (at a minimum), the impact that the violation may have on the community as a whole, including but not necessarily limited to, property values and aesthetics; the impact that the violation may have on individual members of the community, including but not necessarily limited to, a negative impact on the quiet enjoyment of their property and/or the common areas; and whether the fine amount is sufficient to increase the likelihood of compliance and reduce the likelihood of recidivism.

Print Name: Stuart Schwalb Signature: *Stuart Schwalb*

Print Name: Betty Sayers Signature: *B. Sayers*

Print Name: Phillip Lee Patrone Signature: *Phillip Lee Patrone*

Print Name: John S. Green Signature: *John Green*

Print Name: Margaret R. Vogan Signature: *Margaret R. Vogan*

Simulated signatures are for security. Actual signature document may be inspected upon request to the RCI office during RCI working hours.