

**AMENDMENTS  
AND  
RESOLUTIONS**

## RESOLUTION

WHEREAS, Seedon 17 (Use and Occupancy Restrictions) of the DECLARATION OF HORIZONTAL PROPERTY AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SCOTTSDALE SHADOWS V (commonly known as CC&Rs but referred to herein as the Declaration), provides in part

'No owner shall keep or maintain any thing or shall suffer any condition to exist on his Unit or cause any other condition on the Property, which materially impairs any easement or right of any other owner or otherwise 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'; and

WHEREAS, Section 17 of the Declaration provides that the Regime may modify or waive the restrictions contained in Section 17, or otherwise restrict and regulate the use and occupancy of the Regime property and the units by reasonable rules and regulations of general application adopted by the Board of Directors; and

WHEREAS, the Board of Directors believes that for the health, safety, welfare and comfort of the residents of Regime the existing policy should be modified and revised;

NOW, THEREFORE, IT IS RESOLVED, by the Board of Directors of Scottsdale Shadows, V Inc. that pursuant to the foregoing, and in order to comply with the views and preferences of the unit owners and other residents of the Regime, the use and occupancy restrictions contained in Section 17 of the Declaration are hereby modified to prohibit the keeping of pets including dogs, cats or other animals, and reptiles or birds of any kind, in any unit of Regime V or on the common elements of the Regime, except for those pets kept in units at the time of the adoption of this resolution, namely, July 17, 1996, and except for "Seeing Eye" dogs properly licensed according to law and possessed and maintained by Regime residents certified as being legally blind and requiring a "Seeing Eye" dog to move about, and except for dogs properly licensed, possessed and maintained by persons who are impaired of hearing and requiring a "Seeing Eye" dog to move about.

With respect to those pets kept in Regime Units prior to July 17, 1996, (the date of the adoption of this resolution), the requirements and restrictions set forth in the resolution adopted by the Regime Board of Directors on March 23, 1994, shall continue to apply including but not limited to the following:

1. Pets shall be leashed, accompanied by and under the control of a responsible person while on the grounds of Regime V. or on the common areas of Scottsdale Shadows Recreational Center, Inc.
2. Pets shall not be permitted to walk or run in the hallways, stairways, elevators and lobbies of the Regime buildings. They shall be carried by their owners or other responsible person when in and on the hallways, stairways, elevators and lobbies of the Regime buildings.

3. Owners of pets are responsible for maintaining proper sanitation in regard to their pets and shall immediately remove and properly dispose of any droppings or excrement from their pets.
4. The policy with respect to those pets kept in Regime units prior to July 17, 1996, i.e. those that are "grandfathered", shall be strictly adhered to. A violation thereof shall subject the owner and/or tenant of a unit where a pet is kept to a fine or other appropriate sanction as determined by the Regime Board of Directors.

FURTHER RESOLVED, that if a pet is kept in a unit of Regime V. prior to the adoption of this resolution, to-wit, July 17, 1996, or if a pet is "grandfathered" in Regime V' on July 17, 1996, and if any interest in the unit in which the pet is kept is transferred to another person prior to or after July 17, 1996, by sale, gift, lease or other means of conveyance, then and in that event, the transferee of the unit in which the pet is kept shall not be entitled to keep and maintain said pet in the unit which is sold or otherwise conveyed or in any other unit of Regime V', and the pet shall be removed from the premises and from the common elements of Regime V- at the time that any interest in said unit is transferred, provided, however, that in the case of "grandfathered" pets, the owner(s) and/or occupant(s) of a unit in which a pet is kept shall have the right to keep said pet in that particular unit for so long as they, or either of them, continue to occupy the unit.

IT IS FINALLY RESOLVED, that all owners and other residents of units in Regime V be notified of this change in policy pertaining to pets by:

- 1.. Posting a true copy of this resolution on the Bulletin Board of each Regime building.
2. Including a true copy of said resolution in the next mailing to the unit owners and other residents of Regime W.

Dated July 17, 1996

Board of Directors  
Scottsdale Shadows V' Inc.