

SCOTTSDALE SHADOWS V, INC.
BOARD OF DIRECTORS RESOLUTION REGARDING PAINT COLOR
REQUIREMENTS FOR LIMITED COMMON PROPERTY

Adopted on March 30, 2023

RECITALS

Sections A through J describe the elements of Law and Association-V Documents enabling and governing this Resolution.

- A. Scottsdale Shadows V, Inc. (the “Association”) is governed by the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Scottsdale Shadows V, Inc., Dated May 14, 2021, (“Declaration”), the Amended Bylaws of Scottsdale Shadows V, Inc. dated October 9, 2022, and applicable Arizona law.
- B. All Units within the Association are governed by the Declaration, Bylaws and Rules.
- C. Article XI of the Bylaws grants the Board of Directors (the “Board”) the power to adopt and amend rules and regulations covering the operation and use of all property in the Association, including the Units.
- D. Article X Section 10 (h) of the Declaration provides:
- Pursuant to A.R.S. §33-1255(C), any costs, including the deductible for the maintenance, repair or replacement of a Limited Common Element as defined in Section 1.6 of the Declarations shall be assessed to the Unit to which the Limited Common Element is assigned. (An example would be the unit entrance door, as the outside surface is part of the common property hallway.)
- Further, any Common Expense, including a deductible, for a Common Expense benefitting fewer than all of the Units shall be assessed exclusively against the Unit benefitted.
- E. Under Article XIII Section 13 of the Declaration, each Owner shall, at the Owner’s sole cost, be responsible for the maintenance of, repair of, and any replacements within the Owner’s Unit.
- F. Article 1, Section 1.20 of the Declaration, defines the boundaries of the Units as the interior unfinished surfaces of the perimeter floor and ceiling, perimeter walls, windows, and doors of the Unit, including any extension of the elevation of the floor or ceiling. In addition, the Units extend to include any adjoining patio or balcony, of any extension of the vertical interior surfaces thereof.
- G. A.R.S. § 33-1212(1) provides that when the perimeter walls, floors, or ceilings are designated as the Unit boundaries, all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring, and any other materials constituting any part of the finished

surfaces are a part of the Unit. This statute applies except as otherwise provided by the Declaration, and here, the Declaration does not otherwise provide.

- H. A.R.S. § 33-1212(2) provides that any chute, flue, duct, wire, conduit, bearing wall, bearing column or other fixture that serves only one Unit and that lies partially within and partially outside the designated boundaries of the Unit, shall be a Limited Common Element allocated to the Unit served. Article 1 Section 1.6 of the Declaration further provides that Limited Common elements include Balcony Railings, Patio Railings and, Patio and Balcony Balusters, the walls on either side and rear of the Balcony or Patio.
- I. Article XVIII Section 18 of the Declaration states: Architectural Control: No building, fence, wall, antenna, tower, awning, sign or other structure of any kind or character shall be commenced, erected or maintained upon the Property; nor shall any exterior addition, change or alteration be made thereto or therein, including without limitation to any exterior wall or balcony, whether or not part of any Unit, which is visible from the exterior of the Building, and no additions to, changes in or alterations of landscaping, grade or drainage shall be made, until plans and specifications showing the nature, kind, color, shape, height, materials, location and other material attributes of the same shall have been submitted to the Association and approved by the Association in writing as to harmony of external design and location in relation to surrounding structures and topography. The Association has the option, but not the obligation, to create resolutions, rules and regulations governing the above.
- J. Article XV Sections 15 of the Declaration states: Decorating: Notwithstanding Article XIV of this Declaration, each Owner, at their own expense, shall furnish and be responsible for all of the decorating within their own Unit (but any furnishing or decorating of any patio or balcony shall be subject to the provisions of this Declaration) from time to time, including painting, wallpapering, washing, cleaning, paneling, floor coverings, draperies, window shades, curtains, lamps and other furniture and interior decorating. Notwithstanding any other provision hereof to the contrary, no Owner may install reflective or mirror window coverings or coatings. Each Owner shall be entitled to the exclusive use of the interior surfaces of the perimeter walls, floors and ceilings and the surfaces within their Unit, and each Owner shall have the right to decorate such surfaces from time to time as they may see fit at their sole expense. However, each Owner shall maintain such surfaces in good condition.

15.1 No modification to the patio or balcony, including painting of the walls, modification of the railing, installation of shades, screens, partial or complete glass enclosure, may be made without the written consent of the Board.

15.2 Any modification to the color of any Limited Common Property, including the balcony and/or patio walls, windows and balcony shades shall be compatible with the overall color of the outside of the building(s).

15.3 The Board may create requirements limiting the type or color of any installation or decoration to a Unit Patio, Balcony, Window(s) or Patio Door(s) that may be seen from outside the Building, but any such requirement(s) shall meet that of section 15.2.

NOW, THEREFORE, the Board does hereby adopt this Resolution Regarding Paint Color Requirements for Limited Common Property.

RESOLUTION
REGARDING PAINT COLOR REQUIREMENTS FOR LIMITED COMMON
PROPERTY

A. Balcony Paint Color:

1. The walls and baluster of the balcony or patio shall be the same color as that of the outside surface of the building. That color shall be:

Dunn-Edwards Cliff View Base:L
DEC720 Evsh 10-2 Y Notation /48 08-43.125
Eversheild Exterior Flat 04-8Y20.0625 13-30.

B. Unit Entry Door:

1. The outside surface of the unit entry door shall match in décor that of the majority of the unit entry doors in the building. The door trim and moldings shall match that of the unit entry doors of the building and that of the entry doors on which the unit is located.
2. The color of the outside of the unit entry door shall match that of the majority of those in the building or may be painted the **Sherwin-Williams PPU26-01 Satin Gray** with the following formula.

Sherwin-Williams Pro Industrial Alkyd Urethane Low Sheen B53T022854

Color Formula

CCE*COLORANT	OZ	32	64
W1-White	-	49	1
B1-Black	6	57	1
Y3-Deep Gold	-	21	-

3. When the unit entry door is to be painted, rather than varnished, the door shall be primed with the **Sherwin-Williams Extreme Bond B51W1150 primer**.
4. The door shall have a minimum of a 20-minute fire rating.

A majority of the Board of Directors adopted the above Resolution at a duly noticed meeting of the Board of Directors held on March 20, 2023.

SCOTTSDALE SHADOWS V, INC.

By: B. L. Jagers
President Scottsdale Shadows V