



Scottsdale Shadows Association VI
 Schedule of Maximum Monetary Penalties
 Dated: December 13, 2022

Rule #	Reference	Rule/Violation	Penalty/Fine
Scottsdale Shadows Rules & Regulations dated July 1, 2019 and later revisions (R&Rs), and Scottsdale Shadows Association VI, Inc. CC&Rs date June 22, 1984, are included and referenced in this Association VI Schedule of Maximum Monetary Penalties			
Rental Policy Violations:			
1	R&Rs Sec 2:2	•Rental without filing notice of lease	\$15 per violation
	CC&Rs 19.1	•Rental less than minimum 120 days •Short-term rentals (less than 120 days, VRBO, Air BnB etc.)	\$2500/day
Business Activity in Violation of CC&Rs			
2	CC&Rs 19.8	•Use of unit for business activity visible or detectable beyond unit •Traffic to and from unit •Door-to-Door Solicitation	\$30/ day for first Notice \$60/day for Second Notice \$90/day for Third and subsequent Notices
Pet Policy Violations:			
3 (a)	R&Rs Sec 1:9	•Dog not registered with RCI & vaccinated per RCI rules	Non-registered = \$100 per pet per day
3	CC&Rs 19.11 to 19.14	•No pets except those allowed per Association VI CC&Rs •Nuisance (i.e. barking, running or defecating in common areas) •Hazard or threat to other residents	\$30/day for First Notice \$60/day for Second Notice \$90/day for Third and subsequent Notices
Renovations			
4	R&Rs Sec 2:8	All structural remodeling must be approved by the Board and have the Contractor Registration Form and Construction Affidavit of Compliance completed before commencing with any work. Approved Construction Permit must be posted on unit door before work begins. Contractor information must be included on the RCI Contractor Form.	\$250 for First Notice \$500 for Second Notice \$750 for Third and subsequent Notices All work must be suspended until compliant with rules
5	R&Rs Sec 2:7(c) CC&Rs 16.5 Assoc VI "Installation of New Flooring Policy"	Installation of non-carpet flooring must meet mandatory sound reduction standards per the Association VI CC&Rs, as defined in the "Installation of New Flooring" Policy. Any installation prior to Board approval will be subject to Board review and the Board has the right to require the flooring be returned to original condition at owner's expense.	\$250 fine for non-compliance (additional expense to owner to remove and reinstall according to Installation of New Flooring Policy)
6	R&Rs Sec 2:13	All Contractor work requires a deposit that is refunded after inspection showing no damage to Common Property, and compliance with all Association policies.	The deposit schedule is: •\$250 for work less than 30 days (refundable) •\$500 for work requiring more than 30 days up to 90 days (refundable) •Renewal of time after the initial 90 day is for 30 day increments only, with \$250 non-refundable fee



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7	R&Rs 2:8(B)	Repainting exterior: Balcony or patio colors must be the same as the Association colors for exterior of buildings, and approved by Board before commencing.	RCI: \$100 (or restore to original color)
8	R&Rs Sec 1:5; Sec 2:4, Sec 2:13	Contractor work is prohibited on Sunday, or holidays. Construction hours are limited to 8am-6pm.	\$100 for non-compliance
9	R&Rs Sec 1:5; Sec 2:4, Sec 2:13	Hall and elevator-lobby carpet must have protection installed during remodeling or any delivery requiring use of a hand truck or dolly.	\$25/day for non-compliance
10	R&Rs Sec 1:5; Sec 2:4, Sec 2:13	Elevator must be padded for delivery involving the use of a hand truck or dolly, or for contractor work. The Community Service Gate must be notified 24 hours in advance. No deliveries through the first floor lobbies.	\$25/day for non-compliance
		Move In/Move Out	
11	R&Rs Sec 1:5; Sec 2:4, Sec 2:13	Notify RCI at least five (5) days before moving-in or moving-out.	\$25 for non-compliance
12	R&Rs Sec 1:5; Sec 2:4, Sec 2:13	No moving allowed on Sundays	\$250 for non-compliance
13	R&Rs Sec 1:5; Sec 2:4, Sec 2:13	Moving In/Out without deposit	\$100
		Miscellaneous	
14	R&Rs Sec 2:3 & 2:5	No storage outside of owner's assigned locker in the storage or laundry rooms, garage, or other common property areas.	\$100 + removal and disposal of items
15	R&Rs Sec 2:6	Non-electric grills (charcoal or propane) are not allowed on the balcony or patios, per Scottsdale City Ordinance.	\$100 per Incident
16	CC&Rs 19.22	Antennas, satellite dishes (max one meter), wireless cable antenna may not extend outside of the balcony or patio boundary.	\$25/day until compliant + Removal and assessment of removal cost and any required repairs
17	R&Rs Sec 2:8(E)	Cable or other wiring may not be attached to the outside of the building or installed so as to be seen from any Common Property.	\$25/day until compliant + Removal and assessment of removal cost and any required repairs
18	R&Rs Sec 2:8(F)	No flags or banners may be displayed overhanging the balcony. No sign visible from Common Property may be attached to any window or door. (This does not include required temporary contractor permits.)	\$25 per day
19	R&Rs Sec 2:8(G) CC&Rs 19.21	No reflective material that may be seen from outside the building is allowed on any window or patio door.	\$25 per day
20	CC&Rs 6	Garage parking stalls ("Restricted Parking Spaces") are to be used exclusively for motorized vehicle parking. All vehicles stored within the Association VI garage must be properly registered (or valid withing the past six months). No inoperable vehicles, or those with broken windows, flat tires or other valid nuisance determined at the Board's discretion, may be stored in a garage stall. No shelving units or other lockers may be installed in parking stall area. No other items may be stored outside of garage storage lockers. No long-term unsightly, excessive or visible storage is allowed within parked vehicles.	\$25/day until compliant



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21	AZ Statute 36-601.01 Smoke Free AZ Act Additional verbiage re: marijuana and e-cigarettes per Board action 5-16-21	Per AZ Public Health Statutes: No smoking is permitted in enclosed spaces of common property buildings. Those spaces include hallways, lobbies, stairwells, laundry rooms, storage locker rooms, and elevators. Smoking is prohibited within 20 feet of building entrances. In addition, Association VI prohibits marijuana smoking or the use of electronic cigarettes in the common areas.	\$100 First Notice \$200 Second Notice \$300 Third Notice \$300 Continued Violation
HOA Fees and Assessments			
22	CC&R's 7.1	Delinquent HOA Fees	The HOA Monthly payment, together with interest at the rate of eighteen percent (18%) per annum, late fees, collection costs, and reasonable attorneys' fees and costs, shall constitute the personal obligation of the person who was the Owner of such Unit at the time such payment fell due.