

**SCOTTSDALE 2000**

**RULES AND REGULATIONS**  
**AS AMENDED FEBRUARY 18, 1993**

We can all improve the value of our property and make this complex a better place to live by observing the By-Laws and Restrictions of SCOTTSDALE 2000, Horizontal Property Regime signed by all of the Co-Owners at the time of the acquisition of their property. The following are essential extracts from them and bear emphasis because of matters that have been called to the attention of the Board of Directors or have been observed. Many of these matters have grown out of the habits most of us formed from living in single homes where our activities did not effect other than our families. In townhouse living our commissions or omissions readily effect others. We appeal to you to consider the welfare of the entire group.

**(1) CHANGES IN OWNERSHIP AND/OR OCCUPANCY**

In accordance with the terms of Item No. 9 of the Declaration of Restrictions for SCOTTSDALE 2000 (page 4) notification of any change in residence ownership or occupancy must be given to the Board of Directors. In contemplation of such sale, lease, or rental, owner must first obtain from the Secretary an **Application for Approval of Ownership or Lease Form**, and when the form is completed it should be returned to the Secretary for consideration by the Board of Directors who has the right of first refusal; that is, the Board may elect to purchase or lease a unit which is being offered for sale or lease in order that the original concept of the development may be maintained.

**(2) MAINTENANCE FEES**

The regularly assessed maintenance fees are due and payable on the first of each month and delinquent after the tenth. Checks should be made payable to SCOTTSDALE 2000, P.O. Box 1728, Scottsdale, AZ 85252. Continuing neglect will result in a fifteen (15%) percent penalty on the amount owed.

**(3) MAINTENANCE AND REPAIR OF UNITS**

In accordance with the Declaration of Restrictions for SCOTTSDALE 2000, (page 3, No. 5,6,7) each owner shall maintain and keep in repair his unit, including carport/garage, storage space, service yard and patio area. The Board of Directors is responsible for providing maintenance for all areas including fences and buildings outside of the patios. No owner may add to or take from his property, including painting, except by permission of the Board of Directors.

**(4) TRAFFIC - PARKING**

For the safety of all residents all vehicles should be driven slowly and with extreme care, especially as related to cars backing out of garages and carports. Our internal roads are fire lanes and not be used for parking vehicles. Co-Owners are encouraged to have their guests use the parking areas provided within the complex.

(5) **SWIMMING POOL AND RECREATION AREA**

- POSTED RULES -** Make yourself familiar with the posted rules at poolside.
- HOURS-** Normally the pool will be open at 10:00 A.M. daily. This affords the pool maintenance person to clean and treat the pool. This usually occurs on Monday and Friday. Access to the pool will be permitted if it does not interfere with cleaning operations.
- SUNTAN OILS AND LOTIONS-** Oils and lotions must not be used prior to entering the pool since such use presents a critical problem. Co-Owners are urged to assist in the observance of this rule.
- GLASSWARE-** No glassware of any kind is to be taken into the pool area.
- POOLSIDE FURNITURE-** Care should be exercised in the use of poolside furniture both in terms of safety and its economical use. After use, chaise lounges should be returned to the shaded area under the canopy.
- LOCK-UP-** Under all circumstances, in leaving the pool area, gates must be locked (if there are no others there). Our liability insurance is involved and negligence could lead to legal action.
- SHUFFLE-BOARD-** Make sure all equipment is returned to box provided.
- GUEST PRIVILEGES-** Guest will be permitted the use of the recreation area with the following restrictions:
- (a) Guests, other than house guests, must always be accompanied by a resident owner or tenant.
  - (b) Guests under the age of 12 must be accompanied by an owner, tenant or some other responsible adult.
  - (c) Teenage guests are not permitted in the recreation area after dark unless accompanied by an adult owner or tenant.
- Co-Owners will be held responsible for damage through carelessness or rowdiness to the poolside furniture or other property -this includes damage by guests also.

(6) **PETS**

Pets are not to be permitted in the common areas except on a leash. Under no circumstances will pets be permitted on the private property of other owners or tenants. Considerate dog and cat owners will keep their pets from despoiling the common and private areas of our complex. Please respect your neighbors in this connection. All pet owners are responsible for control of noise by their pets.

(7) **TRASH**

All trash must be placed inside the containers used by the City of Scottsdale trash collection. Large items must be broken down. No trash will be picked up by the trash collectors if left outside the container.

(8) **CONCEALMENT OF UNSIGHTLY EQUIPMENT**

In accordance with the Declaration of Restrictions, all equipment such as clothes lines, garbage cans, etc., must be removed or concealed from the view of neighboring parcels.

(9) **GROUNDS - COMMON AREAS**

The Board of Directors employs a gardener to care for the common areas. Co-Owners are not responsible for care outside their own patios and are not to plant, trim or fertilize shrubs or plant in the common areas without permission from the Board of Directors.

(10) **WASHING CARS**

If you must wash your car at home, use clear water only. Soaps and detergents cause further deterioration of our internal roads.

(11) **VACATIONS AND/OR EXTENDED PERIODS OF VACANCY**

If your unit is to be left unoccupied for any length of time, it is **mandatory** that the water supply going into your home be turned off. Water damage claims have caused our insurance rates to increase. There is a shut-off tap at the back or front of your unit. If you need help in this matter, contact a Board Member.

Also, it is recommended, for the protection of your unit during an absence, that the number and phone number of a responsible person to be contacted in the case of an emergency be forwarded to the Board of Directors.

(12) **CO-OWNERS COMPLAINTS, CRITICISM, GRIEVANCES AND SUGGESTIONS:**

All complaints, criticism and grievances must be submitted in writing, signed by the owner to the Board of Directors and should be accompanied by the owner's suggestion or recommendation for correction. When such items are received the sender will be notified of the next Board meeting and given an opportunity to be heard.

**NOTE:** We have tried to condense some of the rules governing our complex. We hope this will be helpful to you. Your compliance and cooperation will be appreciated.

The Board of Directors  
SCOTTSDALE 2000

ADDRESS:  
SCOTTSDALE 2000  
P. O. Box 1782  
Scottsdale, AZ 85252