

Scottsdale 2000: Rules and Regulations

As amended and approved by the Board of Directors on 7/17/2024

We can all improve the value of our property and make this complex a better place to live by observing the community documents of Scottsdale 2000. The following are essential extracts from them and bear emphasis because of the matters have been called to the attention of the Board of Directors or have been observed.

OWNER RESPONSIBILITIES

Maintenance and Repair of Units:

Each owner shall maintain and keep in good repair his/her unit; including roof, carport(s), garage(s), garage doors(s), storage space, service yard, doors, gates, gutters, drains, patio area and patio walls.

- a) **Roof:** All owners assume the responsibility to repair or replace their individual roofs in compliance with uniform standards of appearance and workmanship established by the Board.
 - a. Owners are to use their personal insurance for roof damage caused by storms
- b) **Openings:** Owners are responsible for ensuring all vents, holes, wall penetrations, etc. on the exterior of the unit are completely covered in order to prevent rodents from entering unit.
- c) **Patio Gates:** Owners are responsible for all patio gates repairs and replacements. All gate changes must be approved by the Board of Directors.
- d) **Patios and Balconies:** The only items that may be in view on an Owner's patio or balcony are exterior-grade furniture of neutral colors, as well as propane and gas grills. No other items may be stored in view in these areas without the prior written approval of the Board.
- e) **Doors:** Owners are responsible for doors to the unit. The Board of Directors must approve all door changes. *See approved paint colors for doors in association's records.
- f) **Utilities and Wires:** Owners shall ensure that any wiring, cables, or piping on the exterior portion of his/her unit shall be in good working condition.
 - a. Wires shall be grouped together in minimized vertical and horizontal runs, no diagonal runs shall be permitted. Wires must be mounted and kept taught or in a surface mounted conduit with minimized groupings and must be hidden as best as possible.
 - b. All cords and wires must be painted to match the exterior color and it is the responsibility of the owner to paint all cords and wires.
 - c. No loose wiring, including on the roof of a unit, is permitted. Unused pipes, wires and cables must be removed.
 - d. A maximum of one (1) satellite dish shall be permitted on the unit at a time. Unused dishes must be removed.
 - e. Radio antennas are not permitted.
- g) **Water Pressure Regulators:** Owners are responsible for installing and monitoring water pressure regulators to their individual unit.
- h) **Landscaping:** Owners are responsible for the landscaping, including plants and trees, within the perimeter of the owner's unit. Plants and trees must be trimmed and kept in an attractive condition.

COMMON ELEMENTS

- a) **Pool Rules:** Owners and guests must follow pool rules at all times while using amenity:
 - a. Pool Hours: 8:00am – 10:00pm
 - b. No glass allowed in the pool area
 - c. No trash allowed in the pool area
 - d. An adult must accompany persons under the age of 14.
 - e. Owners are responsible for their guests, tenants and the guests of the tenants.
 - f. The pool gate must remain locked.
 - g. No diving is allowed.
 - h. No loud parties are permitted in the pool area.
 - i. No Running or rough housing allowed in the pool area.
 - j. No pets allowed in the pool area.

- k. Tenants must be registered for pool use.
- b) **Garage Sales:** Garage sales are limited to two (2) per year
- c) **Pets:** Pet owners are responsible for picking up all waste dropped in the common areas and to control noise made by their pets. Pets may not be bred for commercial use.
- d) **Trash Containers:** All owners and their tenants are responsible proper disposal of trash; including but not limited to:
 - a. Break down all boxes before placing them in the bin
 - b. Bulk items are not allowed at any time, for any reason
 - c. Construction materials should not be placed in community bins
 - d. All items must placed completely in the bin; if full, wait until the trash is picked up to dispose
- e) **Nuisance:** No unit shall be permitted to exist anywhere on the premises in such a manner as to constitute as a nuisance or unreasonable annoyance to or as to endanger the health of other owners or units. All units shall be kept clean, picked up, and trimmed so as to present a neat slightly appearance
 - a. Loud parties shall not be permitted. Parties cannot exceed the boundaries of the condominium
 - b. Offensive odors or noxious conditions shall not be permitted
 - c. Homeowners assume full responsibility of their guests and/or tenants
 - d. An condition determined to be unsanitary, unsightly, offensive, detrimental to people or property shall be regarded as a nuisance and will not be permitted
 - e. External speakers, bells, horns, whistle, fireworks, revving of engines and motorcycles and similar devices are not allowed.
 - f. Any condition that decreases the property value
 - g. Any condition that disrupts the quiet enjoyment of the home
- f) **Parking and Vehicles:**
 - a. All vehicles should be driven slowly with extreme care, especially related to cars backing out of garages/carports.
 - b. All guests of owners and tenants must park in designated parking areas provided within the complex.
 - c. No vehicles may be parked in the associations internal roads.
 - d. No vehicle is permitted to be parked in any fire lane at any time.
 - e. No mobile home, camper, tent camper, travel trailer, bus, recreational vehicle, or boat can be parked in the common elements more than 48 hours.
 - f. Moving pods require an approval from the Board of Directors, if onsite for more than 48 hours
 - g. Automobiles, motorcycles, motorbikes, and any other type of vehicle shall not be serviced, repaired, constructed, reconstructed, or stored if inoperable in ant common element, including the parking area.
 - i. Exceptions: windshield replacements, tire changes or battery replacement
 - h. No inoperable vehicle of any kind can be parked on premises. All vehicles must be registered and have current license plates and tags. Inoperable vehicles must be repaired or removed within 48 hours
 - i. No parking space shall be used for storage or for any purpose other than parking a vehicle
 - j. Motorcycles are not permitted to be parked in any breezeway or sidewalk area.
 - k. Oil leaks are not permitted. Any motor vehicle with an oil leak
 - l. leak must be repaired immediately. The Board of director has the right to impose a fine to any homeowner who does not promptly repair oil leaks.
 - m. The Board retains the right to have any vehicle towed, at the owners expense, when it is violating the parking rules.
- g) **Signs:** No signs other than the following shall be allowed within the Association in accordance with the Condominium Act without written permission from the Association.
 - a. One (1) "For Sale" sign which may be no larger than an industry standard sign (not to exceed 18x24 inches) and a sign rider (not to exceed 6x24 inches) located on an owner's unit or in a common area within 20 feet of an owners unit.
 - b. One (1) "For Rent" sign which may be no larger than an industry standard sign (not to exceed 18x24 inches) and a sign rider (not to exceed 6x24 inches) located on an owner's unit or in a common area within 20 feet of an owners unit.

- c. One (1) "Open House" sign which may be no larger than an industry standard For Sale sign (not to exceed 18x24 inches) located on an owners unit or in a common area within 20 feet of an owners unit.

UNIT MODIFICATIONS

Owners shall not make structural modifications or alterations in his/her unit located in the Association without previously seeking permission of the Board. Requests are to be made, in writing, prior to any of the following:

- Changes or improvements to the exterior of his/her unit
- Installation of plants, umbrellas, structures, or such items that can be seen from above the unit walls
- Installation of new gates, doors, lights, awnings, gutters, or window security bars
- Painting any exterior portion of the unit a different color
- Installation of shingles
- Installation of garage doors, and
- Any additional changes to the exterior common area of the unit.

If an owner fails to perform maintenance, repairs and replacements which are his/her obligation, then, after written notice from the Board to perform such maintenance, repairs and/or replacements within a reasonable time limit as may be set by the Board. The Board may perform such maintenance and the cost shall be the personal obligation of the owner. These costs may be collected in the same manner as assessments.

RENTALS

Lease Terms and Tenant Information:

The owner must provide the Association with the name contact information of any adults occupying the unit, the time-period of the lease, including the beginning and ending dates of the tenancy, and a description and license plate numbers of the tenants' vehicles at least ten (10) days after the beginning of the lease.

Owner Responsibility to furnish HOA Governing Documents

The owner is responsible to make certain the tenant receives access to these documents and complies with the terms of this Rules and Regulations as well as the Declaration and other governing documents. If the tenant does not comply with the rules set forth, the association has the right to pursue all available legal remedies against the owner, including levying fines.