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GENERAL INFORMATION

MEETINGS OF THE BOARD MEMBERS

The Regular Meetings of the Board of Directors are currently held on the third Monday of every month, but are subject to change. Meetings will be posted in our monthly minutes letter and on the Associates website, please call the management office or check the website for exact times. All condo owners are encouraged to attend the Association's Board of Directors Meeting, to be kept informed of the Association's business. However, a newsletter will be sent after every meeting, stating the business that was discussed at the meeting.

The Annual Meeting of the Members is held in December of every year at 12:00 P.M. on the scheduled day after due notice is given in writing to the Homeowners. Only owners and/or their representatives are allowed to vote at these meetings, however, all residents are encouraged to attend.

CLUB SCOTTSDALE

Club Scottsdale's Board of Directors are controlled by the Covenants, Conditions, and Restrictions, Articles of Incorporation, Bylaws, State and City Laws and the Rules and Regulations that are adopted herein. All homeowners at Club Scottsdale pay a monthly association fee to Club Scottsdale through our designated Management Company. The current management company for Club Scottsdale is Vision Community Management. Checks for association fees need to be sent to:

**Club Scottsdale Condominium
Vision Community Management
16625 S. Desert Foothills Pkwy
Phoenix, AZ. 85048**

You should also include your Account Number and Lot Number with every payment. Payment books will be provided to all Homeowners, and the ability to pay on-line will be forthcoming.

Homeowners can contact Vision Community Management by calling:
Vision at 480-759-4945
Or by emailing: **clubscottsdale@wearevision.com**

WHO TO CALL

Typically, interior items are the responsibility of the unit owner. This includes doors, windows, and interior plumbing. The building exteriors and "Common Areas" are the responsibility of the Association. If in doubt, contact the Association or a Vision Community Management representative.

EMERGENCIES REQUIRING FIRE/POLICE ASSISTANCE

Dial911

WATER PROBLEMS

Leaks: Any leak that originates in the walls and floors of a Unit are the Homeowners responsibility, and the owner should contact the repairman of their choice.

As stated in Article 2 – 2.2.1 -Units:

Each of the units as separately shown, numbered and designated on the (Lot) Map is bounded by, contained within, and includes the interior finished surfaces of the parameter walls, floors, and ceilings of the Unit. For purposes of this Subarticle 2.2.1, the "floor" and "ceiling" separating one story of the Unit from another story shall constitute an interior partition which is part of the Unit as provided in A!R/S/ s33-1212(3).

Leaky faucets, shut-off valves, and running toilets are the owner's responsibility and the owner should contact a repairman to avoid damage that may extend past the Unit's own parameters. Owners who experience water damage to their units and neighboring units due to circumstances deemed to be their responsibility are liable for the costs of repairs and/or liability. Please be sure to perform the necessary periodic plumbing maintenance within your unit to avoid costly repairs.

Leaking condensation from your interior A/C is also a problem that can accumulate moisture and cause problems to your interior walls as well as common areas. Owners are responsible for the upkeep of their A/C units.

SEWER BACKUPS

Individual clogged toilets and sinks that are a result of toys, too much toilet paper, grease, and other misuse are the owner's responsibility, and must be repaired as soon as possible. The owner should contact a repairman.

ROOF LEAKS

Roof leaks come from roofs that need repair from years of sun and rain. Homeowners should contact the Association's management company immediately to avoid further damage to your Unit. After dark, it may not be feasible for a repairman to investigate the leak problem. Repairs will be made as quickly as possible by the Association, with the understanding that the Association does not do the repairs in house, and a vendor will need to be called for a scheduled repair time.

Because of the dangerous height and the ceramic tiles we have on our roofs, no one is allowed on the roofs, except a professional roofing contractor and/or his laborers.

No antennas or satellite dishes will be allowed on our roofs, due to the nature of the ceramic tiles, the possibility of someone getting hurt, and the insurance liability this imposes on the Association.

COMPLAINTS ABOUT OTHER RESIDENTS

Please call the Scottsdale police at **(480)-312-5000** to report vandalism, curfew problems, excessive noise, etc. Please contact the Association's management company during office hours to report complaints you made to the police, or if you have observed another resident whose actions are disruptive to other residents, or create a hazard to the property and others. Residents that are observed doing damage to the Club Scottsdale property will be billed for the subsequent repairs.

LOST KEYS

POOL: Call the Association's management company. The charge for a replacement key is \$25.00. Homeowners are charged for the keys as an incentive to be diligent with their key. We do not want to have extra keys floating around because of any liability we might face if children get a hold of them. We want to be sure that **ONLY** residents and their guest are using the pool.

All Homeowners are responsible for their guests and their conduct while on the property.

MAILBOX: The mailbox lock is the owner's responsibility. **If** you lose your key or damage your mailbox you can request that the mailman open the box for you to make necessary repairs. Mailboxes are to be properly maintained at all times.

UNIT: Lockouts are the Homeowner's responsibility. You will need to contact a locksmith if you get locked out of your unit.

HOMEOWNERS INSURANCE

The Association maintains limited insurance for liability and the "common areas". It is the responsibility of the owner to carry insurance for their personal property and the interior of their unit. The Board strongly suggests that you contact your insurance agent to be sure that you are adequately covered. It is the Board's policy that any expense not covered by the HOA policy is the individual owner's responsibility. The recommended policy for condominiums is called a HO-6 policy. The need for additional coverage is particularly necessary in the following situation:

PROBLEMS THAT RENDER THE UNIT TEMPORARILY UNINHABITABLE

The Association's coverage does not provide for temporary housing, and it is the owner's responsibility to cover themselves properly for all situations concerning their unit.

AIR CONDITIONERS/HEAT PUMPS

The Homeowner is responsible for their own heating and cooling. Contact a licensed and bonded heating and cooling specialist for service and repair. Window *NC* units are not allowed at Club Scottsdale. Any Homeowner that installs such a device will be fined, and be forced to remove it immediately.

ARCHITECTURAL CONTROL

The intent of restrictions placed on owners regarding the exterior of Club Scottsdale is to ensure a neat, uniform appearance. Please familiarize yourself with the CC&Rs concerning the architectural controls of the property. The following are the rules adopted by the Board and a portion of the restrictions listed in the CC&Rs that are violated most often.

ALTERATIONS, ADDITIONS AND IMPROVEMENTS

Alterations, additions, and improvements to the exterior of any unit must have prior written Board approval. Any work performed without prior approval may be removed and restored to the original condition at the expense of the owner.

PATIOS, TERRACES, STAIRS AND DOORS

Patios, terraces, and stairs must be kept clean and free of trash, storage items, and debris. Do not hang any bedding towels, or laundry outside. Only lawn furniture, plants, and bicycles are allowed to be kept on the patios and/or terrace balconies.

No charcoal grills, open fires, or unattended barbecues are allowed on patios, balconies, or common areas.

"308.3.1 Open-Flame cooking devices. Charcoal burners, portable barbecues and other open flame devices shall not be operated on combustible balconies or within 10 feet (3048mm) of combustible construction."

"308.3.1.1 Liquefied-petroleum-gas-fueled cooking devices. No person shall use individual fixed or portable LP-gas burners or barbecues on or under any attached covered patios, on balconies, covered walkways, stair or roof overhangs and shall not be located within 10 feet (3048 mm) of combustible construction."

Roll up shades may not be draped on the outside of a unit, and no latticework is allowed in patio areas.

Only the approved white steel security door may be installed at the unit's front door. Screen doors may not be installed.

Homeowners are responsible for tiered planting areas. All upper tier planters must be maintained in a neat appearance. No plants shall exceed six feet in height from upper tiers without written Board approval. Plants, in general, must have a neat appearance, or you will be asked to remove them.

WINDOW COVERINGS

Only the designated dark brown/charcoal screens or colors that have been approved by the Board may be installed on existing windows.

No individual window treatments, which are visible from the exterior of any building, are permitted at Club Scottsdale. The exception will be Christmas decorations. These decorations are discussed later in the R&Rs.

Window air conditioner units are not allowed.

SIGNS

Only one "For Sale/Rent" sign is allowed per unit. These signs are not to exceed 3 feet by 3 feet and should be placed in a unit window. No other sign shall be permitted without prior written consent of the Board.

RULES AND REGULATIONS

The following are the rules and regulations of the Club Scottsdale Condominium association. The Board of Directors compiled this list to address the most common problems that arise at Club Scottsdale. In addition to these rules and regulations, all residents are subject to adhere to the CC&Rs from the Association when they purchased their unit.

THE BOARD WILL USE ITS DISCRETION TO DETERMINE THE FINE WHEN RULES AND REGULATIONS ARE VIOLATED.

BICYCLES, SKATEBOARDS, SKATES, ROLLERBLADES, & MOTORIZED VEIDCLES, BIKES, AND/OR SKOOTERS

Do not ride or skate on sidewalks. Do not play in the parking lot. Do not secure bicycles to trees, stairs, or fences. They may be stored on patios and balconies. All non-licensed vehicles or scooters are not permitted to be used anywhere on the Club Scottsdale property.

CIDLDREN

Children under 8 years of age may not play on the grounds without adult supervision. Parents of unattended children are responsible for damage to plants and property. The Board requests that residents report children they see that are continually allowed to play unsupervised.

NOISE

Any noise that detracts from other residents' enjoyment of their property is prohibited. Radios, stereos, and speakers may not be placed outside. Loud noise corning from condo units and/or residents that occur after 10:00 P.M. is prohibited by a Scottsdale City Ordinance.

OCCUPANCY RESTRICTIONS

The following are the maximum number of occupants allowed per unit.

1 bedroom/loft units 800-950 square feet - 2 people

2 bedroom 2 bath units 1000-1100 square feet – 4 people

PARKING LOTS

The parking lots will be monitored, and nonconforming vehicles will be towed at the owner's expense. An accurate up-to-date list of vehicles is necessary to prevent any vehicle from being towed inadvertently. It is the resident's responsibility to register their cars with the Association.

All residents have a one car per unit parking privilege for the parking areas at Club Scottsdale. One car per unit must be parked inside your garage. Garages are not to be used as storage facilities.

The Speed Limit is 5 miles per hour for the Club Scottsdale driveways. Please be alert for pedestrians and vehicles backing out of garages.

NO REPAIRING, WASHING, OR CHANGING FLUIDS OF VEHICLES ON THE PROPERTY

Not only does this take away from the appearance of the property, but is also very destructive to the asphalt, causing additional expense to all owners.

Light maintenance (changing a tire, changing a battery etc.) may be done inside your private garage, as long as it doesn't take more than one day to complete the job, and it doesn't create problems for your neighbors.

NO VEHICLE STORAGE ON THE PROPERTY

Vehicles will be towed after one week's notice. An owner that will be out of town for more than one week may get a waiver from the Association prior to leaving.

ADHERE TO CITY AND STATE LAWS

Vehicles without current registration, in disrepair (including flat tires), or those not moved for a week, will be towed after reasonable notice. Moving The vehicle to another space will not prevent the vehicle from being towed without further notice.

No motorcycle parking on or encroaching on walkways.

No trailers, boats, or recreational vehicles are allowed in the parking lot. The Board, if requested ahead of time may grant temporary parking for acceptable vehicles, for up to seven days, to visitors.

Vehicles that are parked in FIRE LANES will be removed immediately pursuant to Arizona State Emergency Vehicle Access Codes.

No commercial vehicles other than service people coming in and out of the property for repairs may be parked in the parking areas. Pick-ups stacked with construction materials or tools of the trade are considered commercial vehicles. These vehicles will be towed. Waivers for residents that are moving in or out may be obtained by contacting the Association.

PETS

No more than two pets are allowed per unit.

Cats should not be an annoyance to neighbors. Used cat litter must be placed in a plastic bag before disposing of it into the dumpster.

Dogs must be leashed when on the property. Dogs must be cleaned up after. No dog or animal defecation is allowed on the property. Pets are not allowed to use the patio areas as a bathroom. Owners must immediately remove the accidental defecations their pets leave in the common areas. NO Exceptions!

Pets may not be confined, housed, kept, or tethered for an extended amount of time (exceeding 2 hours) on patios, balconies, and terraces. Pets are not allowed in the pool area.

Owners may be required to get rid of a dog or pet that the Board deems to be a nuisance and/or danger to other residents. Examples of a dog or pet being a nuisance are excessive barking or noise making, roaming freely, and aggressiveness.

POOL AND SPA

There is NO lifeguard on duty. All persons swim in and use the pool at their own risk.

Children under the age of 14 years may use the pool area only when accompanied by an adult over 18 years of age.

Children under the age of 8 may not use the Jacuzzi at any time.

Gates to the pool area must remain closed and locked at all times pursuant to Arizona state law. A key is required for admittance to the pool area. Nonresidents are not allowed to use the pool and spa at any time. Only a guest of a homeowner may use the pool.

No glass containers, bottles, or other glass objects will be allowed in the pool area pursuant to Arizona State Law.

Drinking Alcohol in the pool area is not recommended. Persons under the influence of alcohol should not be in the pool area for their safety and the safety of others. Intoxicated people, and those acting in a disorderly manner, will be removed and banned from using the pool and spa.

Pets are not allowed in the pool area, pursuant to Arizona State Law.

Pool hours are 6:00 A.M. - midnight daily. Disturbing residents by the pool area after 10:00 P.M. will not be tolerated. The rules are posted in the immediate area and must be observed at all times. No loud music or noise at any time. No music in the pool area before 9:00 A.M. or after 10:00 P.M.

Only residents and their guests may use the pool. Only 2 guests per unit are allowed and the resident must accompany them.

Only bathing suits are allowed in the pool and spa. No diapered babies will be allowed in the water.

No cooking in a fire pit or barbeque.

No horseplay, running, pushing, or shoving.

Bikes, skates, roller blades, skateboards, etc. are not allowed in the pool area.

Violations of the pool and spa area rules can result in pool closure or a fine. The Association reserves the right to refuse use of the pool to anyone.

DUMPSTERS AND REFUSE

DO NOT leave trash on patios, balconies, common areas, or garages. Refuse removal is provided by the Association via large dumpsters located at the end of the main driveway. **Do not pile garbage or objects outside the dumpsters.**

Items that are too large should not be placed in the dumpsters. The City of Scottsdale charges Club Scottsdale for large item removal. **If you wish to dispose of large items, contact a refuse removal company or do it yourself.** Anyone caught dumping large items will receive a \$100.00 fine in addition to any other removal charges.

ENFORCEMENT POLICIES

ARTICLE 6.1.6 of the CC&Rs gives the Board the power to enforce the rules, regulations, bylaws, and legal documents for said community. The following enforcement policies will be followed.

FINES

Fines may be assessed to individual units as defined on the Enforcement Policy and the Fine Schedule set by the Board Of Directors. The assessment of any fine shall not be the sole and exclusive remedy of the Association pursuant to the Declaration, or as otherwise provided by law.

ENTRY BY ASSOCIATION

In accordance with Article 6.3 of the CC&Rs, after reasonable notice, unless an emergency exists, the Board may enter a unit to correct a violation/maintenance issue at the expense of the owner.

VOTING RIGHTS

Voting rights of owners that are delinquent in payment of their monthly assessments or imposed fines at the time of voting shall be automatically suspended from voting without notice.

VEHICLE TOWING

An independent towing company shall tow vehicles that are in violation of the Legal Documents and/or the Rules and Regulations. The owner of the vehicle must contact the towing company directly and pay the fee to recover the vehicle.

Please contact the Association to see if you qualify for a waiver under special circumstances, such as moving.

Warning notices will not be placed on vehicles prior too towing a vehicle for a violation. Please note: Only the Board of Directors or a representative assigned by the Board can authorize the towing company to remove a vehicle from the property.

HOLIDAY LIGHTS & DECORATIONS

The board has adopted a time period when Christmas Lights and decorations can be displayed during the year. Lights and decorations for the December holiday season may be installed starting the day after Thanksgiving and are required to be taken down no later than January 15th.

Other holiday decorations displayed during different times of the year may be put up 14 days prior to any holiday and shall be removed within 14 days after the holiday has passed.

Any decorations that are displayed must be in good taste and not be an annoyance to other homeowners.

ANTENNAS & SATELLITE DISHES

Because of the positioning of the property in location to the alliance of dishes to satellites, you cannot install dishes on the Club Scottsdale property.

The condition of the roof areas and the liabilities involved with people climbing onto the roofs makes it impossible for the Board to allow satellite dishes or antennas to be installed on the roofs at Club Scottsdale.