



Architectural Design Guidelines

Prepared for:

Venu at Grayhawk Condominium Association

Adopted:

Revised: 2/15/2022

Acknowledgements

Venu at Grayhawk Condominium Association, INC.,
An Arizona nonprofit corporation

**Herein after referred to as the Homeowner’s Association, Venu HOA and/ or HOA*

Venu at Grayhawk Condominiums

19777 N 76th St

Scottsdale, AZ 85255

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Purpose/ General Information

Purpose:

The purpose of the Venu at Grayhawk Architectural Design Guidelines is to develop and maintain that all alterations or improvements are aesthetically pleasing and harmonious with the surroundings that bring the charm and character to the Venu Community.

The Architectural Design Guidelines as set forth in this document specify procedures for the Architectural Design Review Committee and the Venu at Grayhawk Board of Directors' review and standards, including but not limited to, architectural design, landscaping, plant selection, color schemes, exterior finish & material, and signage, in an effort to guide homeowners on standards, procedures, review processes and provide information outlining various requirements.

4.3.1 "No Owner, Lessee or Occupant shall make any structural additions, alterations or improvements within a unit, unless prior to the commencement of each addition, alteration or improvement, the Owner, Lessee or Occupant receives the prior written approval of the Board of Directors" and 4.3.2 "No owner shall make any addition, alteration or improvement to the Common Elements without the prior written approval of the Board of Directors." The Architectural Design Guidelines may be amended from time to time by the Board of Directors. In the event of a conflict between the Architectural Design Guidelines and the HOA Bylaws, Covenants and/or Declaration of Restrictions, the HOA Bylaws, Covenants and/or the Declaration of Restrictions shall prevail.

Community Description:

The Venu at Grayhawk was built in 1999 and converted to a condominium association in 2004, as a 388-unit property with 13 different floor plans. The common area amenities include two (2) pools, two (2) spas, one (1) great room/ clubhouse, one (1) conference room, one (1) fitness room, one (1) tanning bed, one (1) private theater, one (1) Tot Lot as well as the use of the amenities at The Edge at Grayhawk in accordance to the Reciprocal Use Easement Agreement executed January 27, 2005.

Grounds:

A third party contractor on a weekly basis maintains the landscaping. There is a systematic tree-trimming schedule for each building. Walkways and roads are maintained and repaired by the HOA. The roads are private and not the responsibility of the City of Scottsdale. Trash and Recycling containers are located throughout the community.

Fire Protection:

Public fire hydrants are located on site and within 200 feet of the property. Driveways/parking lots adjacent to buildings provide emergency vehicle access and access is adequate. All buildings have a fire sprinkler system. Individual homeowners are responsible for providing their own fire extinguishers if desired. The fire sprinkler system located in buildings is a common element maintained by the Association. Owners must contact management to coordinate with Metro Fire Equipment any modifications to the fire sprinkler system inside the unit during renovations.

Sewer and Water Lines:

Water and Sewer are individually sub-metered by a third party company called Arizona Sub-Metering Solutions and its parent company Arizona Consolidated Services.

Telecommunication Services:

Telecommunication providers are present in the community. Homeowners should inquire with the local providers regarding service availability.

Antennas/ Satellite Dishes

CC&R 4.2 "No antenna, satellite television dish or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be installed, used or maintained on any portion of the Condominium whether attached to the Building or otherwise without the prior written approval of the Board of Directors...." Satellite Dishes network is only feasible on patio and/or balconies that are facing south. Must be placed on a pole with a stand and cannot be affixed to the building.

Holiday Lighting

Holiday decorations may be put up three (3) weeks before the holiday and remain up for two weeks after the holiday. Holiday decorations shall not be attached to the building in a manner that penetrates the exterior walls of the buildings, patio or balcony.

Lighting

The Architectural Committee must approve lighting, other than that put in by the builder or Declarant, prior to installation. The following outlines the standards for lighting:

- Lighting shall be shielded such that the light shines primarily on the Lot/Unit on which it is installed. Lights that create a glare, are pointed at other Lots/Units, or are Visible from Neighboring Property, the streets, or the Common Areas are prohibited.
- Colored bulbs and lenses are prohibited.

Patio/Balcony Areas

Solid warm neutral colors harmonious with and not in conflict with the color scheme of the exterior walls of the Buildings in which the unit is located for umbrellas, wood trellis/dividers for privacy on patios/balconies and patio furniture. Items must be closed or removed when not in use on the patio or balcony area. No linens, blankets, rugs, towels, swimsuits or similar articles may be hung from any patio or balcony.

Patio Ceiling Fan

Ceiling Fans are not allowed on balcony or patio ceilings due to how this may affect the proper operation of the fire sprinkler system.

Windows

Window Vendor:

K & J Windows
P: 602.942.0954

Requirements:

Almond color Frame (80) with a Brown Screen

Requirement for Windows and doors must be replaced like for like meaning a single hung window must be replaced with a single hung window.

Windows must be replaced in groupings or an entire side of the unit at a time. No window should be replaced one at a time.

Consistency in appearance is the goal.

All windows must be Simonton Daylight Max Tan vinyl frames with Craftsman stucco flange and Pro Solar Shade glass. No grids are permitted.

The only installation method permitted is a retro-fit installation. This method does not require cutting stucco and cannot create a leak behind the exterior wall.

The Simonton Daylight Max window has the smallest retro-fit frame available in our market and has one of the best warranties.



Window Coverings

Window covering materials, including, but not limited to, aluminum foil, reflective screens or glass, mirrors, sheets, blankets, towels, newspapers, cardboard, paper, or similar type items, cannot be installed or placed upon the outside or inside of any windows of any residence of other structure. The condition of the window coverings to be maintained by resident.

Within 90 days of occupancy, each lot owner must install permanent draperies or suitable window treatments on all windows visible from neighboring property.

Patio/Balcony Screens

Screen Mobile of Scottsdale

P: 480.922.8500 or

E: scottsdale@screenmobile.com

Approved vendor for window screens in Venu at Grayhawk is Screen Mobile.

Since 1974, Screen Mobile of Scottsdale has been here to serve you! We have installed many screens at the Venu at Grayhawk. We bring our unique mobile screen shop to you. This allows us to make custom window screens, custom sunscreens and door screens that are guaranteed to fit correctly and work well. We can even re-screen your existing windows and doors right there on the spot. Sunscreens for the Venu at Grayhawk consist of Adobe frames with brown fabric in either an 80% or 90% UV protection. Website: www.screenmobile.com/scottsdale-phoenix ROC: #152494.

Patio/Balcony Screens

Screen Mobile of Scottsdale

P: 480.922.8500 or

E: scottsdale@screenmobile.com

Approved vendor for exterior retractable shades in Venu at Grayhawk is Screen Mobile.

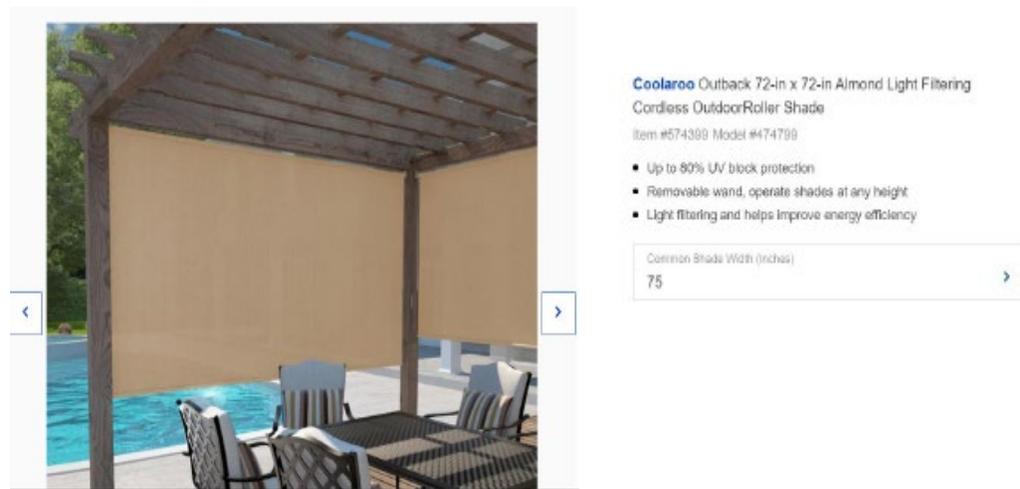
Exterior Retractable Shades



SCREENMOBILE WARRANTIES OUR PRODUCTS TO THE ORIGINAL PURCHASER FOR THE FOLLOWING PERIODS

	FRAME	FABRIC	ELECTRONICS
Retractable Shade	TEN (10) YRS if installed within 3 miles of salt water, warranty limited to one (1) year.	TEN (10) YRS for Phifer Suntex 90/95 fabrics. Other Fabrics: See Manufactures Warranty	FIVE (5) YRS
Retractable Awning	FIFTEEN (15) YRS if installed within 3 miles of salt water, warranty limited to one (1) year.	TEN (10) YRS	FIVE (5) YRS

An alternative option for patio/balcony shade screens is a product from Lowes that matches the exterior of the building.



Security Doors

Steel Advantage:

P: 602.710.2913

Sam.gambino@steeladvantageaz.com



Security, Fresh Air & Full Glass Included!



Doors Styles Approved:

Deco, Full View, and Curve View

Approved Colors:

Security Brown and Umber Brown on all buildings except noted below.

Security Brown Required on all of following buildings: 1, 11, 13, 14, 17, 18, 19, 20, 26, 27, 28, 30, 34, 35, 36,

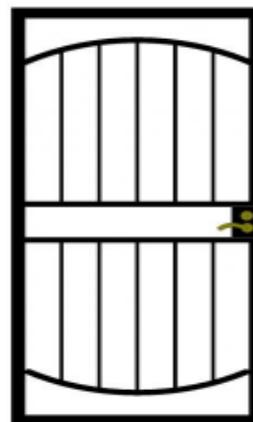
The Curved View door is the only option approved that has an alternative available at Home Depot. The equivalent style door found at Home Depot is called the "Unique Home Design"

Size: 32 in x 80in

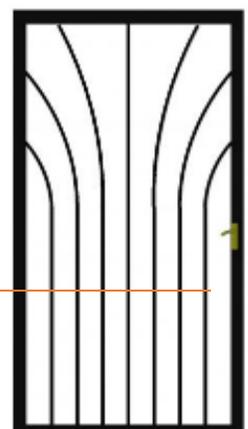
Color: brown



i.



Curve View



Deco 1

Flooring

Article 4, Section 4.18, no Owner, Lessee or Occupant of an Unit situated on the second or third floor of a Building shall install or allow to be installed any hard floor coverings (including, but not limited to, tile, marble, or wood) in any part of the Unit, except the kitchen, bathroom(s), laundry, and front door entry. Any hard floor coverings to be installed in the kitchen, bathroom(s), laundry, or front door entry of a Unit must use a sound control underlayment system which must include perimeter insulative material which will insure the impact noises will not be transmitted into the Unit below the floor either directly through the floor or by going around the floor and through the surrounding walls. In order to maintain the highest level of acoustical privacy possible, the Board of Directors may, from time to time, adopt rules and regulations to reduce levels of noise emission from Units ... All Owners, Lessees and Occupants shall take all reasonable precautions to lower noise transference between Units and to abide by the rules and regulations of the Association and any noise reduction ordinance of the City. Owners of second and third floor units (including single family home condos with no separate living Unit above or below it and/or with stairs providing access between first and second floors of the Unit are prohibited from installing hard floor coverings in certain portions of their units and must comply with board specifications.

Article 4, Section 4.3.4, the Board of Directors may condition the approval of any proposed additions, alterations or improvements to a Unit or the Common Elements in any manner.

Article 4, Section 4.3.5, proposed additions, alterations and improvements to a Unit or the Common Elements ...must be in compliance with any conditions imposed by the Association with respect to the design, structural integrity, sound attenuation, waterproofing, construction details, lien protection or otherwise.

Resolution adopted on 4/3/18 reflects the information below.

The second and third floor condominiums installing laminate or wood flooring are required to use proper underlayment for soundproofing as specified below:

IIC-STC minimum 70 decibel reduced
IIC-Impact Isolation Class
STC- Sound Transmission Class

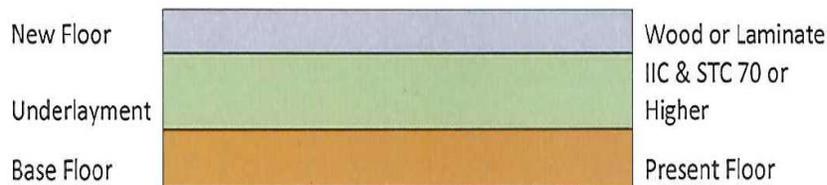


The following have underlayment with IIC and STC 70 and above: (recommends IIC & STC minimum 70 decibel reduced).

- a) Lex Floor Acoustic Sound: STC rating 73, IIC rating 71
- b) Quick-step Real Sound Unisound Underlayment: STC rating 70, IIC rating 73
- c) Quick-Step Real Sound Advanced Underlayment: STC rating 74, IIC rating 72
- d) Floor Muffler Ultra Seal Underlayment: SC Rating 73, IIC rating 74
- e) Floor Muffler Lifetime quiet: STC rating 74 IIC rating 73

Figure 1: Installation of Underlayment

Figure 1 shows how to install the sound proofing underlayment and laminate in the 2nd and 3rd floors



Additional Guidelines and Tips

1. For underlayment (for using Wood or Laminate), the Association prefers Lex Floor Acoustic Sound Underlayment with an IIC & STC rating of 70 or greater. While the Association is far more likely to approve an application that proposes the installation of Lex Floor Underlayment, the Association will also consider non Lex Floor Underlayment with an IIC & STC rating of 70 or greater. Regardless of the type of underlayment that may be proposed for installation, the Association retains absolute discretion to approve or disapprove an application to install an alternative flooring surface.
2. In addition to other requirements please be advised that the Association will condition and approval upon the following requirements: I)an authorized representative of the association must be permitted to inspect the unit once the underlayment is installed; and II) the unit owner submitting the application must present proof of purchase to demonstrate that the approved product was installed, prior to installation of the Alternative Flooring Surface.

Front Doors and Garages Doors

Front Door Replacement Vendor:

K & J Windows 602.942.0954

tony@kjwindows.com



Front Doors, Patio Doors and Garage Doors:

Homeowners responsible for the maintenance of the front doors, patio doors, and garage doors. Association is responsible for the trim around the front door and garage door on the building.

Door and Garage Paint Colors:

Color Scheme for Buildings 1,11, 13, 14, 17, 18, 19, 20, 26, 27, 28, 30, 34, 35, 36, 42 and Great Room. Garage Doors and Front Doors, Dunn-Edwards DET624 Sorrel Felt.

Color Scheme for Buildings 2,3, 4, 5, 6,12, 15, 16, 21, 22, 23, 29, 31, 37, 39, 40 and 41. Garage Doors and Front Door, Dunn-Edwards DE6208 Tuscan Mosaic.

Color Scheme for Buildings 7,8,9, 10,24,25,32,33, 38. Garage Doors and Front Doors, Dunn-Edwards DE6208 Tuscan Mosaic.

Exterior Security Camera



The Ring Door Bell and Exterior Security Camera

18 U.S. Code CHAPTER 119—WIRE AND ELECTRONIC COMMUNICATIONS INTERCEPTION AND INTERCEPTION OF ORAL COMMUNICATIONS 2510-2523

Exterior security cameras and similar video surveillance devices may be installed subject to specific approval of the Design Review Committee and subject to the following criteria:

1. Security cameras may not be mounted higher than the Unit or ten feet (10') above the adjacent finished grade, whichever is the smaller dimension.
2. No more than three (3) exterior security cameras or devices are allowed on any part of the Common Elements, unless otherwise approved by the Design Review Committee.
3. Security cameras, including any brackets and accessories must be painted to match the color of the building.
4. All wires and cables, if any, must be concealed from view.
5. Security cameras may not be mounted on trees or vegetation in the front of the Unit.

6. Security cameras must be directed to view immediately in front of the Unit upon which they are installed only. The security camera's view may not extend past the common property, neighbor Units, or any other portions of the community.
7. Security cameras must comply with any applicable laws or ordinances in regards to privacy of neighbors.
8. Owner will be required to assume all maintenance, liability, repairs, and cure any damage caused to the Common Elements or Limited Common Elements or associated with the installation of the cameras.

Application Procedure

Residents who wish to make changes, alterations, or additions to their condominium must receive written approval from the Venu Board of Directors prior to the commencement of work, unless it is specifically identified as not requiring submittal for approval within the Architectural Design Guidelines. Each application will be reviewed on a case-by-case basis.

All buildings, structures and other improvements erected within the Venu at Grayhawk Condominium Community, and the use and appearance of all land within the Venu, shall comply with all applicable city zoning and code requirements as well as the CC&R's and Architectural Design Guidelines.

SUBMITTAL

The following must be submitted to the HOA to commence the application procedure:

1. Request for Architectural Approval Form- A hard copy of this form may be obtained at the Concierge desk or you may Log into the Homeowner portal on our website at: www.visioncommunitymanagement.com under "Community Documents".
2. Specifications- A detailed description of materials to be used, color samples, and dimensions must be submitted.
3. Photograph- If submittal is for an existing structure or improvement, a photograph of the structure or improvement must accompany the submittal application.
4. Contractor Information- License and contact information (if applicable).

Mail or deliver all the above to the Community Management office onsite or to our corporate office at: 16625 S Desert Foothills Pkwy, Phoenix, AZ 85048. You may also email TheVenu@WeAreVision.com or Venuconcierge@wearevision.com.

REVIEW- APPROVAL OR DENIAL

Once the Homeowners' Association receives all the items listed in the "Submittal" section from a homeowner, the Board of Directors shall have ninety (90) day period includes both the time for the Architectural Committee to review the plans and make a recommendation to the Board of Directors and the time for the Board of Directors to approve or deny the plans.

APPROVAL EXPIRATION

Construction must commence within one-hundred eighty (180) days of the date the Board of Directors' approval of the application or the approval shall be deemed withdrawn and plans must be resubmitted in accordance with the rules.

CONSTRUCTION PERIOD

Once started, construction shall be pursued diligently in order to prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the Board of Directors' discretion), such construction shall be completed within nine (9) months from the date of the Board of Directors' written approval.

Construction Rules are included in the Rules and Regulations adopted January 19, 2021.

All Contractors must sign in at the Venu Great Room to obtain a Vendor Vehicle Parking Pass during Office Hours.

APPEAL

Any appeal of the Board of Director's decision must be submitted to the Homeowner's Association in writing within thirty (30) days of the mailing date of the committee decision. Appeals should be delivered to the Community Management office (confirm contact information and address prior to sending).

Interior Structural Modifications

Homeowners are required to complete and return architectural application with plans and specifications to Venu at Grayhawk to forward to an architect for review. The homeowner will be responsible for any fees associated with the review.

Venu at Grayhawk

FLOORING AGREEMENT

NOW THEREFORE, based on the foregoing and the parties intending to be legally bound, agree as follows:

The undersigned Owner understands and agrees that his, her or their request for a hard floor covering variance is contingent upon the execution of this agreement and agree(s) as follows:

- (a) The following applies to condos on second and third floors, including a single family home condo (with no one above or below it): All laminate or wood flooring (which include stairs going from first to second floor) will comply with the board specifications, including proper underlayment for soundproofing (such complaint flooring being "Alternative Flooring");
- (b) If the Association receives any complaints about or relating to the noise level coming from owners unit, based in part or due to the installation of Alternative Flooring and the owner successfully installed Alternative Flooring according to what the Venu Board specified for same per (a) above, the Association will not require the Owner of the unit to remove the said floor for noncompliance or for noise;
- (c) If the Association is subjected to a lawsuit or other claim as a result of the installation of Alternative Flooring by Owner, Owner agrees to indemnify and hold the Association harmless from any and all damages or expenses, including the payment of its reasonable attorneys' fees and costs; and
- (d) Owner shall provide/disclose this letter to any subsequent purchaser of Owner's Unit.

If you (the Owner(s)) agree to the foregoing conditions, please sign below and include this letter with your application for a variance to install a hard floor covering or alternative floor surface.

Record Owner(s):

Property Description:

Print Name – Owner/Entity _____

Unit No. _____

Signature of Owner (On behalf of Entity if applicable) _____

Date Signed _____

If you own your Lot in the name of a trust, partnership, corporation or other entity, you must indicate the name of the entity on the first line and the capacity in which you are signing on behalf of such entity on the second line, e.g. XYZ Trust, by Jane Doe, Its Trustee. If more than one person owns the Lot, both/all owners must sign this agreement.

VENU AT GRAYHAWK CONDOMINIUM ASSOCIATION APPLICATION FOR DESIGN REVIEW

All applications for exterior changes to your residence must be submitted to the Venu at Grayhawk Condominium Association's Architectural Design Review Committee/Board of Directors. The Association's Covenants, Conditions and Restrictions (CC&Rs) require that a homeowner obtain the prior written approval for any structural change, alteration or addition to property within the community.

Please note that approved applications must be completed in a timely manner. A project completion date is required on the Application. If additional time is required for you to finish your project, an extension request is listed on the second page of these forms. **EACH REQUEST REQUIRES ITS OWN APPLICATION.**

To comply with the CC&Rs, please submit this application with all the required attachments to:

Venu at Grayhawk Condominium Association
c/o Vision Community Management
16625 S Desert Foothills Pkwy • Phoenix, AZ 85048
Phone: (480) 759-4945 • Fax: (480) 759-8683
Email: TheVenu@WeAreVision.com • Website: www.wearevision.com

If you have not received any form of communication from the Committee or the Association after (30) days, please call the Community Manager for an update.

Homeowner's Name: _____

Homeowner's Mailing Address: _____

City: _____ State: _____ Zip: _____ Lot or Unit #: _____

Phone: _____ Email: _____

The undersigned hereby submits its Application for Design Review to the Architectural Committee or the Board of Directors of Venu at Grayhawk Condominium Association for review and approval of the following item(s):

___ Installation of flooring: _____

___ Addition of: _____ to/on the patio/balcony

___ Structural change to the unit: _____

___ Other (please specify): _____

**VENU AT GRAYHAWK CONDOMINIUM ASSOCIATION
APPLICATION FOR DESIGN REVIEW
PAGE TWO**

Attached please find plans and/or specifications of the above marked items for application, which includes (if appropriate):

- Dimensions (height, width, length) Sample of color(s) to be used
- Drawings Plant type and location
- Samples or descriptions of materials to be used Type of material
- Photographs or sample elevations for a visual picture of the proposed project
- Person doing installation/work: _____

Licensed contractor: Yes No

Expected completion date: _____

Please notify me at _____ if you have any questions. I understand that should the application not be complete in order to determine approval or disapproval, the Architectural Committee or Board will disapprove the Application and return it to me with a statement for the disapproval. The owner agrees to comply with all applicable City, County, and State laws and to obtain all necessary permits. This application and the drawing will be retained for the Association's records.

COMPLETION DATE EXTENSIONS are available if required. If this application is requesting an extension what is that date: _____

Homeowner's Signature _____ Date: _____

FOR ASSOCIATION USE ONLY

Venu at Grayhawk Condominium Association Architectural Committee or Board of Directors

- Approves the above application
- Approves the above application with the following conditions: _____

Disapproves the above application for the following reason(s): _____

Signature: _____ Date: _____

Date Received	Mailed to Committee	Received from Committee	Mailed to Homeowner
---------------	---------------------	-------------------------	---------------------