

# ***BROKERS & AGENTS MUST READ***

## ***SCOTTSDALE SHADOWS***

### **RULES FOR OWNERS & RESIDENTS**

There are other Rules and Regulations of Both RCI and Regimes I thru VII that can be found in the Rules & Regulations of Scottsdale Shadows – these represent MOVE-IN/MOVE-OUT Fees and Rules

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#### ***SPEED AROUND PROPERTY 15 MPH/NO CUTTING THROUGH GARAGES***

- **IMPOUND FEE** (6 x monthly maintenance) NOT A PREPAYMENT OF MAINTENANCE FEES. It remains with the Regime, and is returned or credited in accordance with the Rules and Regulations, when you sell your Unit.
- **POOL KEY** Obtain from owner (also opens all of the fence gates)
- **MAILBOX KEY** obtain previous owner or have the lock changed and pay for a new one by contacting the Post Office.
- **PAYMENT BOOKS** for Monthly Maintenance Fee, obtain from owner or Administration Office
- **LATE FEES** for maintenance payments apply after the 15<sup>th</sup> of the month
- **ID BADGE** for each resident family member at the Registration & Records Office.
- **BAR CODE** for your car at the Registration & Records Office. (Registration, Insurance Info and copy of License required). [\$7.00 per bar code, after receiving 1<sup>st</sup> Code].
- **EMERGENCY INFORMATION SHEET** Fill out and deliver to the Registration & Records Office.
- **PHONE DIRECTORY** obtain from Registration & Records Department
- **SPARE SET OF KEYS** We recommend you maintain a set at the Guard Shack.
- **MOVE-IN/MOVE-OUT DEPOSIT \$200.00 REFUNDABLE** (pays for any damage). To be deducted from the deposit-any deficiency to be paid by Owner.
- **ADDITIONAL FEES-** See reverse side of this form
- **MOVING-IN/OUT** Mon. thru Fri. 8:00 AM-7:00 PM). Saturdays OK, except I,II,III must obtain Regime prior approval.
- **ALL DOCUMENTS** must be on file with the Administration or Registration and Records Department before Move-In or Issuance of Bar Codes & ID Badges
- **PADDING OF THE BUILDING ELEVATOR** Gatehouse must be notified at least 24 hours prior to a move-in or move-out.
- **DELIVERIES** Mon-Sat. 8:00 AM – 7:00 PM (No Sundays or Holidays)
- **REMODEL OR WORK TO BE PERFORMED IN UNIT:** Must fill out Contractor Registration form and submit to Registration & Records Office prior to commencement of work. (For detailed Regime requirements call Registration & Records Department)
- **CONTRACTORS** Mon. – Sat. work can be performed 8:00 AM – 7:00 PM (No Sundays or Holidays) Contractors must register with the Registration & Records Office
- **VANS/RV'S/TRUCKS/TRAILERS** may NOT be left on property over night.
- **FOR RENTALS AND OTHER INFORMATION-SEE OTHER SIDE OF THIS SHEET**
- **REGIME II, IV & VI CONTRACTOR/REMODEL FEES** (see Reverse Side)
- **REGISTERING YOUR OCCUPANCY:** All persons residing in Scottsdale Shadows must register their occupancy with the RCI Registration & Records Office.
- All pets must be registered with the Registration & Records department
- No amenities may be used by any person under the age of 16 unless accompanied by an adult, except for the Gyms where you must be 18 years or older unless with an adult.

**BROKER/AGENT SHOWING HOURS**  
**8:00 AM – 7:00 PM MON. THRU SUN.**

**SCOTTSDALE SHADOWS OWNERS-TENANTS-RESIDENTS**

There are additional RCI and Regime Rules and Regulations  
Obtain A Copy From The Registration & Records Department

- **REGIME I (Building 21)-7820 E. Camelback Rd.**
  - May Only Rent after owning for 1 year Rent only Once/Year
  - Minimum period of Rental four (4) months
  - \$100.00 Move In/Out Fee
  - \$200.00 refundable move-in/out fee (subject to reduction for damage)
  - \$50.00 lease processing fee
  - Birds & Cats permitted – NO DOGS
- **REGIME II (Buildings 22/23)-7910 & 7920 E. Camelback Rd.**
  - Minimum period of rental three (3) months
  - May only rent once per calendar year
  - \$200.00 refundable move-in/out fee (subject to reduction for damage-no refund if damage sustained)
  - \$100.00 lease processing fee
  - \$75.00 move-in/out fee
  - No Pets
  - Any Remodel requires DEPOSIT & PERMIT (see Records & Regis. Dept)
- **REGIME III (Buildings 24/25) -7830 & 7930 E. Camelback Rd**
  - Minimum period of rental four (4) Months (May rent only once per calendar year)
  - \$200.00 refundable move-in/out fee (subject to reduction for damage)
  - \$50.00 lease processing fee
  - \$100.00 move-in/out fee
  - No Pets
- **REGIME IV (Buildings 26/27)-7940 & 7960 E. Camelback Rd.**
  - Minimum period of rental four (4) months
  - \$200.00 refundable move-in/out fee (subject to reduction for damage)
  - \$100.00 lease processing fee (Lease extensions \$50.00)
  - No Pets except cats and birds
- **REGIME V (Buildings 28/29)- 7950 & 7920 E. Camelback Rd.**
  - Minimum period of rental three (3) months
  - \$200.00 refundable move-in/out fee (subject to reduction for damage)
  - \$50.00 lease processing fee
  - No Pets
- **REGIME VI (Buildings 30/31)-7870 & 7860 E. Camelback Rd.**
  - Minimum period of rental four (4) months
  - \$100.00 non-refundable move-in/move-out fee
  - \$200.00 refundable move-in/out fee (subject to reduction for damage)
  - \$50.00 -lease processing fee
  - Any Remodel requires DEPOSIT & PERMIT (see Records & Regis. Dept)
  - Pets Allowed
- **REGIME VII (Buildings 32/33)-7850 & 7840 E. Camelback Rd.**
  - Minimum period of rental four (4) months/Rent Once Per Fiscal Yr.
  - \$100.00 non- refundable move-in/out fee
  - \$200.00 refundable move/out fee (subject to reduction for damage)
  - Non refundable \$50.00 lease processing fee
  - 1 small domestic pet allowed

**NOTE**  
MOVE-IN OR OUT  
ON A SATURDAY  
OK FOR REGIMES  
III-VII  
OTHERWISE  
MUST BE  
APPROVED BY  
THE REGIME  
BOARD,  
PRESIDENT OR  
ADMINISTRATOR  
AS THE CASE  
MAY BE  
Applies to Regimes I,  
II

CALL THE  
REGISTRATION &  
RECORDS  
DEPARTMENT  
FOR REGIME  
SPECIFIC  
INFORMATION  
PERTAINING TO  
IMPROVEMENT,  
PARTIAL OR  
FULL  
REMODELING OF  
YOUR UNIT

**FOR MOVE-IN/OUT INFORMATION SEE OTHER SIDE, AND NO MOVE-IN WILL BE PERMITTED UNTIL ALL FEES ARE PAID AND A VALID EXECUTED DEED OR LEASE IS FILED WITH THE ADMINISTRATION OR REGISTRATION & RECORDS OFFICE**