

Colony Monterey Unit Six and Six-1 Renovation Guidelines

Colony Monterey Unit Six and Six-1 has strict policies regarding occupant age and property use restrictions that all property owners have agreed to abide by. The policies are stated in the Amended and Restated Declaration of Restrictions for Colony Monterey Unit Six and Six-1 (CC&R).

Property Use

- Per declaration, Article VIII, section 8.1, at least one occupant of each Lot must be 55 years of age or older and no one under the age of 18 may reside in the home.
- Per Article II-Use Restrictions, section 2.11, there is no leasing

In addition, the HOA neighborhood guidelines along with the City of Scottsdale noise ordinances are designed to assure mitigation of any potentially disruptive construction during the renovation process.

When renovating the property owner understands and abides by the following requirements:

- The owner will work with the ACC contact to provide renovations plans and assure compliance with the ACC and City of Scottsdale Historic Preservation guidelines as outlined in the declarations, article II-use restrictions, section 2.12 Architectural control.
- Limit tear down, construction, demolition (i.e. noisy construction) as outlined below per the City of Scottsdale's noise ordinance specific to Construction (section 117). The full ordinance can be found at www.scottsdaleaz.gov/codes

117.1.1 Summer hours. April 1st through October 31st; no work shall begin before 6:00am or continue after 7:00pm Monday through Friday; or before 7:00am or continue after 7:00pm on Saturday

117.1.2 Winter hours. November 1st through March 31st; no work shall begin before 7:00am or continue after 5:00pm Monday through Friday; or before 8:00am or continue after 5:00pm on Saturday

117.1.3 Sunday Hours. No Sunday work is allowed unless the applicant demonstrates, in writing to the building official, justifiable cause for the work.

- Coordinate any roof repairs, painting, etc. with immediate neighbors and receive their permission in writing to access their property before beginning any repairs and submit to the ACC contact person.
- Agree to address any complaints from neighbors and work with ACC contact to resolve when necessary
- The owner will advise the Architectural Compliance Committee (ACC) contact of Colony Monterey Unit 6 of the status of the property when requested.

The undersigned further acknowledges that they have read, understand, and agree to abide by the CC&R Document as well as the Construction Guidelines.

Property Owner(s)

Date

ACC Chairperson

Date