

Gainey Ranch Renters Guide



480.948.6260



Jay Martinez, PLLC, CDPE
Principal/Designated Broker
Certified Distressed Property Expert™
Jay@LuxeRealEstateGroup.com

www.LuxeRealEstateGroup.com
www.LuxeCaliforniaRealEstate.com



Thank you so much for inquiring about our beautiful community. Gainey Ranch is one of the premiere golf communities in Arizona and it is ideally located in central Scottsdale—close to so many wonderful amenities, yet removed from the hustle of the city.

One of the unique characteristics of Gainey Ranch is that it is a very “walkable” community. Residents can walk, jog or bike along palm tree lined streets to any number of nearby amenities: Hyatt Gainey Resort and the highly awarded Spa Avania; Gainey Village Health Club; The Shops at Gainey which include a number of eateries and boutiques; Daniel C. Gainey Estate Club which offers a gym, pool, spa and tennis facilities; Rotary Park...and much more.

There are housing options to suit most any budget—from affordable condominiums to lavish estates. The attached packet contains a community map and general information about Gainey Ranch. If you have questions about any of the communities, do not hesitate to call. I specialize in Gainey Ranch, Gainey Village and Paradise Valley Farms. For a detailed offering of properties or comprehensive sales history, please contact me at Jay@LuxeRealEstateGroup.com or by phone at 480.948.6260. You can also view listings on my website at www.LuxeRealEstateGroup.com.

Warmest Regards,

Jay Martinez



LEASING PACKET

Dear Homeowner / Realtor / Leasing Agent:

In an effort to protect and maintain property values and the lifestyle enjoyed at Gainey Ranch, the Community Association has adopted Leasing Rules that apply to all homeowners leasing property.

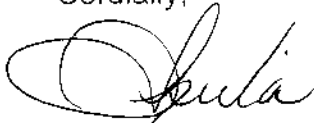
When a Gainey Ranch residence is leased, each homeowner, or their leasing agent, is **required** to issue the lessee a Leasing Packet. Leasing Packets can be obtained at the West Security Plaza. Please notify your leasing agent of this procedure or, when leasing without an agent, pick up a Leasing Packet at the West Gate. The Gainey Ranch Community Association has prepared this packet to acquaint renters with our community, to make their stay more enjoyable and to reduce their unintentional violation of our restrictions. **Note: Homeowners are responsible for their tenant's non-compliance with any Gainey Ranch regulations.**

The Leasing Packet includes a map of Gainey Ranch, pedestrian path information, gate access instructions, cable television information, Estate Club information, residential security system data and a summary of the restrictions.

Please return a copy of the completed Leasing Packet Receipt to the West Security or fax to Administrator, GRCA at (480) 951-0923 before the lessee arrives at Gainey Ranch. The security officer at the West Gate will issue the lessee an identification pass which will authorize access through the inside lanes of both the West and East Security Plazas. Passes are dated according to the terms of the lease. You may wish to issue the lessee one or more of the owner's encoded gate cards, especially if the lease is in a satellite community protected by unmanned entry gates. The owner or agent must retrieve any card(s) used by a lessee when the lessee leaves. Please also remember to notify either the officer at the West Security Plaza or GRCA Administrator if the terms of the lease change or if the lease is extended.

Please call the Gainey Ranch Community Association Administration Office at (480) 951-0321, Monday through Friday, 8:00 a.m. - 11:30 a.m. or 1:30 p.m. - 4:00 p.m. if you have any questions about this matter.

Cordially,



Sheila Von Goettel
Executive Assistant

Welcome to Gainey Ranch!

Enclosed is information to acquaint you with Gainey Ranch designed to make your stay more enjoyable. The Leasing Packet includes a single page Visitors' Guide, a map of Gainey Ranch, pedestrian path information, gate access instructions, Estate Club information and residential security system data.

A brief summary of the most overlooked rules is included. These restrictions apply to all Gainey Ranch residents and visitors and are strictly enforced. Please take a moment to review them.

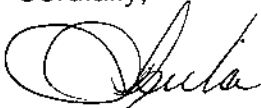
Please verify that a completed Leasing Packet Receipt form has been returned either to the West Security Plaza, or faxed to Administrator, GRCA, at (480) 951-0923 to ensure your registration and authorized access to Gainey Ranch through the entry gates.

The owner or agent may give you white access cards, which will open the security gates. If you lose a card, please notify the GRCA Administration office immediately at (480) 951-0321. Also, let us know if your lease is extended for an additional period.

Please call your leasing agent or the homeowner with any questions or requests. Near the back of this packet is a list of telephone numbers that may be helpful.

We appreciate your cooperation in observing the regulations and hope you have a pleasant stay at Gainey Ranch.

Cordially,

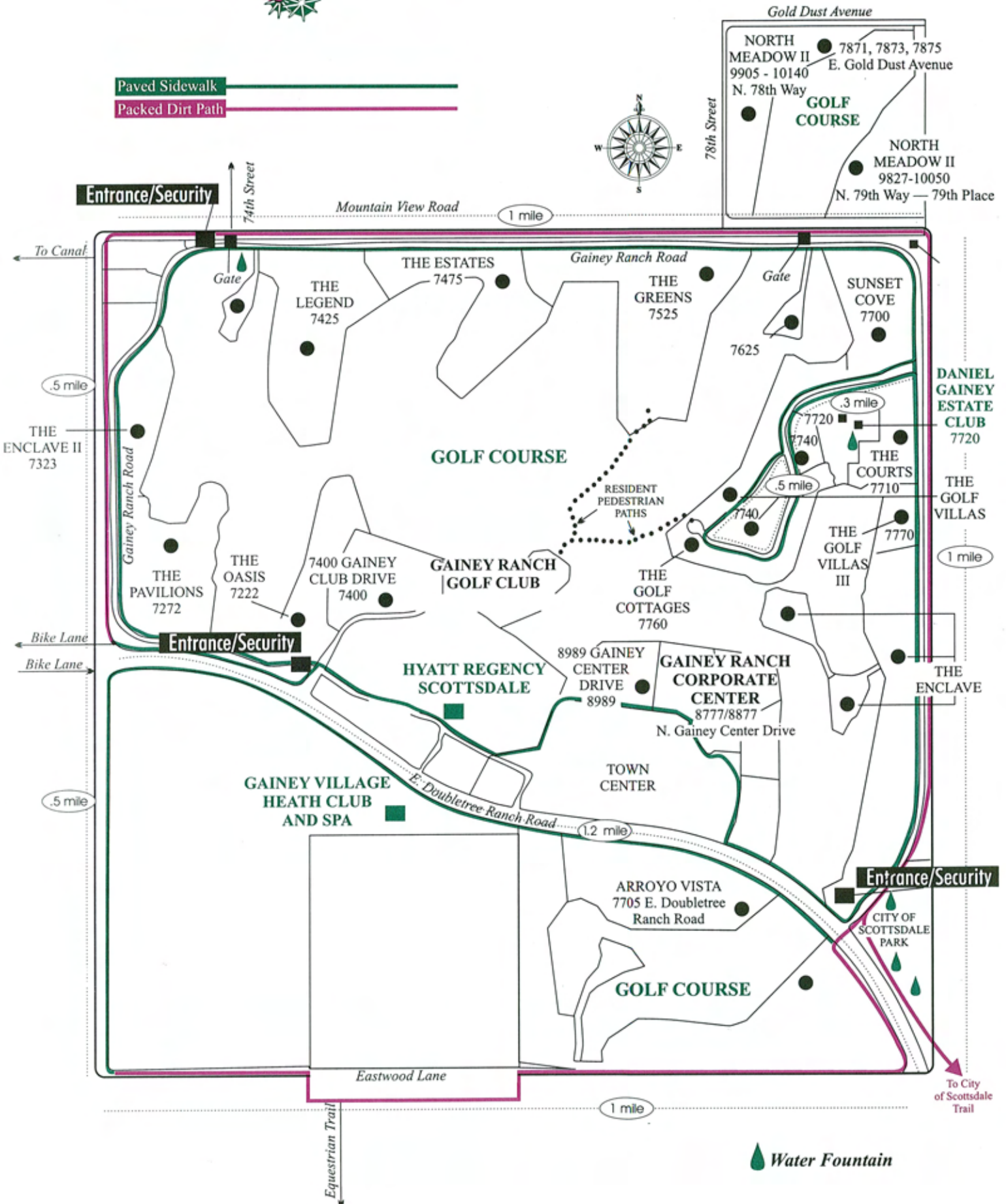


Sheila Von Goettel
Executive Assistant

Gainey Ranch.

Paved Sidewalk 

Packed Dirt Path 



VISITORS' GUIDE

Daniel C. Gainey Estate Club (Tennis, Pool, Spa, Fitness Room, Social)	951-2879	Open daily
Administration Office	951-0321	
Maintenance Facility	948-0030	
Gainey Ranch Security		
West Plaza	948-(WEST) 9378	
East Plaza	948-(EAST) 3278	
North Plaza	951-3460 (Construction and Service entrance, not equipped for guest entry)	
Security Captain-Ed Gallo	596-0125	

NOTE: Please call the appropriate security plaza to authorize access for your guests.

Pets:

The number of pets allowed varies by subdivision. Dogs must be on a leash when not in the pet owner's yard and should not cause a nuisance to other residents. If a pet causes a mess or damages another's property, it must be immediately cleaned up or repaired by the pet owner. Pet stations (waste container, bags, scoops) are located in several locations along Gainey Ranch Road. Pets are not allowed on the golf course.

Trash/Recycling:

1. Trash containers (dark color), place curbside Sunday evenings, emptied on Mondays only.
2. Recycling containers (mauve), place curbside Wednesday evenings, emptied on Thursday only.
3. Containers should be returned to a concealed area on the same day that they are emptied. Containers should not be visible from the street or from neighboring property when being stored.
Note: The City of Scottsdale will empty containers on all holidays except Christmas Day.

Parking on Gainey Ranch streets is prohibited at all times except for temporary guest parking. Additionally, overnight parking on driveways is not allowed at the following condominium subdivisions:
7400 Gainey Club Drive, 8989 Gainey Center Drive, and The Oasis

If your circumstances create a violation of the Gainey Ranch parking ordinance, please call Security to obtain an exception, if possible.

Garage doors must remain closed at all times except when placing or removing vehicles or personal belongings.

Signs: Please obey the posted speed limit and other signs on Gainey Ranch Road.

Walking or jogging on the Ranch: Please use the sidewalks and jogging paths, do not walk or jog in the road or on the golf course except for the designated pathways. (Refer to the pathways map for additional details.)

Pool keys (where applicable) should be obtained from your leasing agent or the owner of the property. Please observe all posted pool rules.

We hope you have a safe and very enjoyable visit to Gainey Ranch and that you will return for subsequent visits.

MAINTENANCE AND REPAIRS

GRCA Maintenance Office
Phone: (480) 948-0030

If you are uncertain about who is responsible for repairing or maintaining anything around your residence, please call the Maintenance Office. The office is open Monday through Friday, 7:30 am. to 4:30 pm. If the repair is an association responsibility, GRCA Maintenance will complete a work order and make the appropriate repair or replacement.

RESIDENTIAL SECURITY

Home Alarm System:

A P I Security
Phone: (480) 998-3428

Each residence at Gainey Ranch contains an alarm system for protection against intrusion, fire and for police and medical services. Please ask the homeowner or leasing agent to explain how the system works. Monitoring and maintenance of the system is a Gainey Ranch Community Association responsibility. A P I Security has been contracted for monitoring service. For repairs, either call API at the number listed above or the GRCA office at 480-951-0321. If the alarm system is accidentally set off, call the West Security Plaza immediately at 480-948-9378. The City of Scottsdale may charge a fee for any false alarm responses. That charge may be as high as \$200.00 per call.

24-Hour Security Patrol:

West Security Plaza
Phone: (480) 948-9378 WEST

Within the community, a roving patrol operates daily around the clock, further enhancing security and safety. Patrol vehicles contain rescue and first-aid equipment. Security personnel will assist in handling medical, fire and security emergencies until such time as the appropriate medical or municipal service arrives on the scene.

NOTE: Scottsdale participates in the **911** emergency program.

CABLE TELEVISION

Cox Communications
Phone: (602) 694-0736

Basic cable service for one television is provided to all residents in Gainey Ranch by Cox Communications and is included in the owner's monthly assessment. Additional services and premium channels are available upon request, and such cost shall be billed directly to the resident by Cox. Call Cox Communications' representative, Denise Hoffman, at the number above for any additional services, including maintenance.

REFUSE COLLECTION

City of Scottsdale, Solid Waste Division
Phone: (480) 312-5600

Trash containers (black or dark green color) will be emptied every Monday. Recycling containers (mauve color) will be emptied every Thursday. The City of Scottsdale will empty containers on all holidays except Christmas Day. To allow for mechanical pick up, your trash container must be placed on the sidewalk with the front of the container facing the street. Trash containers must be stored out of neighboring view after collection and should not be left standing on the sidewalk for a long period of time, either before or after collection.

For your convenience, the City also provides a one-time, no charge, pick up of storage and packing boxes. Please contact the Solid Waste Department to find out when pickup will be done. Boxes must be empty but need not be collapsed in order to be collected.

NOTE: If you're not sure what is considered "*recyclable*," please call the Solid Waste Department at the above number.

DANIEL C. GAINNEY ESTATE CLUB

Phone: (480) 951-2879

Once the original Gainey family estate residence, the Daniel C. Gainey Estate Club preserves the ambiance of a private home while now serving as the community's tennis, fitness and social center. This outstanding facility is owned and operated by the GRCA and is supported primarily by the monthly assessments paid by all residential owners. Although the Daniel C. Gainey Estate Club was created exclusively for use by Gainey Ranch residents and property owners, a limited number of annual memberships have been sold to non-residents. Lessees of a Gainey Ranch residence are also welcome to use the Estate Club.

The casually elegant Club features seven regulation, outdoor, lighted tennis courts, a pro shop, locker rooms with day-use lockers, saunas, a snack bar, as well as a fully equipped Fitness Center. A full calendar of tennis activities is offered for members of all ages and abilities and Club professionals are on hand for individual and group instruction. A modest fee is charged to Gainey Ranch residents for use of the tennis courts or the Fitness Center. For details, please call the Club at 480-951-2879.

Two lounge areas complete with fireplaces, piano, comfortable seating, television and a free book exchange are also available. A heated swimming pool, spa and sundecks (with adjacent dressing rooms, lockers and showers) are also provided at the Estate Club. Elaborate landscaping, several patios and walkways provide an enjoyable, relaxing atmosphere. A well-maintained activity lawn is available as an additional recreational bonus.

Bottles and other glass containers are prohibited in all pool areas. Children must be toilet trained to use any pool/spa facility. Please observe posted safety rules at all pools.

NOTE: If the pool in the community where you lease requires a key for access, please request a key from the homeowner or leasing agent.

PEDESTRIAN PATHS, BICYCLE PATHS AND EQUESTRIAN TRAILS

The master developer of Gainey Ranch created a network of paths and trails around and within Gainey Ranch to accommodate walking, jogging, bicycling and horseback riding. These paths and trails tie into the City of Scottsdale's master planned trail and pathway system. A map of the Gainey Ranch pedestrian paths is enclosed herewith.

Sidewalks and Bicycle Paths

Sidewalks for pedestrian use are adjacent to Gainey Ranch Road within the gated community and connect to the bicycle paths along Doubletree Ranch Road and other streets outside the perimeter walls. Please use the pathways and sidewalks when on foot. Drivers unfamiliar with Gainey Ranch may be searching for addresses or landmarks and fail to see any pedestrian on the road. Please refer to the enclosed pedestrian path map.

GAINEY RANCH GOLF CLUB

Phone: (480) 951-0022

At the center of Gainey Ranch is the **private** 27-hole, championship golf course which features three distinct nine-hole courses. The Dunes is reminiscent of Scottish courses with unique sand formations, while the Arroyo, the longest and most open course, is enhanced by the use of native flowering plants and boulders. The Lakes Course, with its high tees, offers spectacular views of Camelback Mountain and the surrounding desert, contrasting with the lush greenery and cascading lakes.

The magnificent clubhouse, with view-oriented lounge and dining rooms, offers members private dining accommodations, banquet facilities, lounge, saunas and lockers along with special membership privileges. *Terraces*, the elegant restaurant, serves breakfast, lunch and dinner in a superb setting overlooking the golf course and the McDowell Mountains. Lunch and refreshments are also served outside on the patio for the golfer's convenience. **You must be a member of the Golf Club to dine at the Terraces restaurant.**

The Outlook, a professionally staffed resort shop, offers fashions for any occasion as well as a complete line of golf equipment and accessories.

Group and individual golf instruction are available. Please contact the Golf Club for information on membership and activities. **Gainey Ranch property owners or residents are not automatic members and only members and their guests may play golf.**

HYATT REGENCY SCOTTSDALE

Phone: (480) 444-1234

Hyatt Regency Scottsdale at Gainey Ranch is a luxurious destination resort with 493 guests rooms, situated on 27 acres adjacent to the Gainey Ranch Golf Club. The wings of the main resort building are four-story, stepping down to the lake, golf course,

TELEPHONE NUMBERS

Emergency (Police, Fire, Medical)	911
A P I Alarm, Inc.....	(480) 998-3428
(Residential Security Alarms)	
Daniel C. Gainey Estate Club.....	(480) 951-2879
Director of Tennis.....	(480) 951-2879
Gainey Ranch Golf Club.....	(480) 951-0022
Gainey Ranch Security Plazas	
East Plaza.....	(480) 948-EAST (3278)
West Plaza.....	(480) 948-WEST (9378)
North Plaza (Construction and Service only).....	(480) 951-3460
Golf Starter.....	(480) 483-2582
GRCA Administrative Office.....	(480) 951-0321
GRCA Maintenance Office.....	(480) 948-0030
Hyatt Regency Scottsdale.....	(480) 444-1234
Schools	
Chaparral High.....	(480) 443-7000
Cochise Elementary.....	(480) 443-7830
Cocopah Middle School.....	(480) 443-7800
Scottsdale HealthCare – Shea Campus	
Emergency Department.....	(480) 860-3810
Main Hospital Number.....	(480) 860-3000
Scottsdale Police Department.....	(480) 312-5000
Scottsdale Public Library	
Mustang Branch.....	(480) 312-6061
Scottsdale Sanitation.....	(480) 312-5600
(Garbage/Trash Collection)	
Cox Communications.....	(602) 694-0736
(Customer Service)	
The Outlook Resort Boutique at the Golf Club.....	(480) 951-0022
United States Post Office	
Hopi Station.....	(800) 275-8777

and casitas. Located along the lakefront, these seven, one and two story casitas, like fine private residences, are enriched with beautifully appointed furnishings and include private patios, sundecks, living room/dining area, fireplaces and wet bars. Casitas are available in one, two, three or four bedroom styles.

In addition, the resort offers a variety of meeting and conference facilities, suites and the *Regency Club*, a private wing with gracious VIP service. For dining, enjoy the casual elegance of *Golden Swan*, featuring award-winning regional American cuisine with a distinctively Southwestern influence. Dine indoors or out amidst lush gardens and a lagoon graced with black swans. For one of the Valley's most popular and innovative Sunday brunches, *Golden Swan* is known for its delightful Chef's Brunch, inviting guests into the kitchen for a "backstage" view and fun interaction with the chefs. *Squash Blossom* offers a delicious taste of the Southwest for breakfast, lunch and dinner. Its relaxed and casual Sunday brunch is a favorite! Bringing a touch of Venice to the desert is *Ristorante Sandolo*, complete with singing servers and a complimentary *Sandolo* boat ride along the lake. In the center of it all, the *Lobby Bar* combines spectacular views of the McDowell Mountains with warm desert breezes and the passionate music of classical guitarist, Esteban.

Recreational amenities include eight tennis courts (four lighted), the Regency Spa, a 2.5 Acre "water playground" with ten pools, a white sand beach and a three-story waterslide tucked inside a clock tower. The Regency Spa is open daily from 6:00 a.m. to 8:00 p.m.. For further spa information, please call 991-3388, ext. 5602.

COVENANTS, CONDITIONS & RESTRICTIONS (CC&Rs)

To protect and maintain the property values and lifestyles enjoyed by residents, the Covenants, Conditions and Restrictions are strictly enforced. Visitors are subject to the same rules and regulations as property owners. Your anticipated cooperation, concern and consideration of the Gainey Ranch rules and regulations is appreciated.

Any resident or visitor who does not comply with the provisions of the CC&Rs will be notified about the violation. Continued non-compliance will result in appropriate action being taken by the Gainey Ranch Community Association to resolve the problem.

A summary of the most frequently overlooked restrictions follows:

Animals:

The number of allowed pets is limited in some satellite communities.

Pets must not be allowed to become a nuisance. Dogs must be kept on a leash when not in the owner's yard. If a pet damages another's property, it is the responsibility of the pet owner to repair or replace the damaged property.

Owners must clean up after their pets. Several dog stations, equipped with scoops and bags, are strategically located along Gainey Ranch Road. **Pets are not allowed on the golf course.**

Speeding:

Speed limits on Gainey Ranch are posted and speed is checked by radar. Drivers observed speeding by Gainey Ranch Security will be stopped and warned. For each speeding or reckless driving incident, a written report will be filed with the GRCA for follow-up according to the Gainey Ranch Driving regulations.

Maintenance of Premises:

Residents are not permitted to allow any condition to exist that induces, breeds or harbors infectious plant diseases or insects. Yards shall be kept neatly trimmed and free of trash, weeds and other unsightly material. Residents must also not permit debris or unsightly objects to accumulate upon the property. This includes, but is not limited to, storage of pool rafts or towels on patios or balconies within view from neighboring properties.

Garage Doors:

Garage doors must be closed at all times except when opened to permit placement or removal of vehicles or personal property. Open garage doors are invitations to steal.

Trash Containers:

Trash containers must be stored out of view from neighboring property and shall only remain on the sidewalk briefly before and after collection. Trash (black container) is collected on Mondays, recyclables (mauve container) on Thursdays.

Parking:

Motor homes, trucks exceeding $\frac{3}{4}$ ton, campers, inoperable vehicles, trailers, boats and similar vehicles may not be parked on streets or lots in view from neighboring property. These vehicles must be stored outside of Gainey Ranch or in the garage if adequate space is available. Vehicles may not be repaired or painted in residential areas, except for emergency repairs.

Overnight parking on Gainey Ranch streets is not allowed and daytime parking on streets is discouraged because the streets are narrow and visibility is limited.

Parking in some residential areas may be further restricted. Please check with the homeowner or leasing agent regarding parking restrictions in the neighborhood where you lease.

Miscellaneous:

The Satellite Association where you lease may have adopted additional restrictions specific to the area. Please ask the homeowner or leasing agent for a copy of any specific neighborhood rules or restrictions.

NOTE: Omission of any restriction from this summary does not, in any way, invalidate its effect.

RESIDENTIAL LEASING RULES

1. Without exception, no Gainey Ranch residence shall be leased for less than thirty (30) days. However, the minimum lease requirements, in terms of time, may exceed 30 days in certain Gainey Ranch Satellite Associations. Individual Satellite Association documents should be consulted to determine the minimum lease period.
2. Prior to taking occupancy, all lessees shall receive and sign a copy of the attached Exhibit A Leasing Packet to Gainey Ranch Receipt form. The homeowner or his/her agent shall deliver the Receipt form to the Gainey Ranch West Security Plaza prior to the date of occupancy in order to insure the lessee's is being granted access to Gainey Ranch.
3. All membership use rights to common area property (i.e. Daniel C. Gainey Estate Club) shall automatically be delegated to the lessee for the term of the lease.
4. Each residence is restricted to use as a single-family residence.

Gainey Ranch Community Association
480 - 951 - 0321
480 - 951 - 0923 (Fax)

LEASING INFORMATION AND PACKET RECEIPT

Owner's Name _____

Owner's Telephone Number _____
(Where owner can be reached)

Address of Residence Leased _____

Tenant's Name(s) (Print) _____

Tenant Contact Phone Number _____

Agent's Name _____

Company _____

Agent's Phone Number _____

Tenant's Signature _____

Receipt of Leasing Packet and intent to comply with the provisions is hereby acknowledged.

Owner's Signature _____

Term of Lease: From _____ **to** _____

Please forward immediately to the GRCA Administration office. May be faxed.
May be turned in to West Security Plaza

Must be received before access will be granted.