



Polynesian Paradise Condominiums, Inc.

6721 E. McDowell Road

Unit #300

Scottsdale, AZ. 85257

Office Phone: (480) 970-0937: ~~Fax (480) 421-9772~~

E-mail: *Polynesian.Paradise@yahoo.com*

PET REGISTRATION FORM

Unit # _____

Owner's name _____

Date of Registration _____

Service Animal _____ Yes _____ No _____

Animal _____

Number _____

Pet name _____

Pet breed _____

Age _____

Weight _____

Color _____

The above information is submitted in accordance with Article VI, Section 4a, of our BY-Laws, which was adopted by the Council of Homeowners on February 7, 1988 ?

Name

Date

POLYNESIAN PARADISE CONDO INC.
6721 E. McDOWELL ROAD #300
SCOTTSDALE, AZ 85257
PHONE 480-970-0937 – FAX 480-421-9772
E-mail: Polynesian.paradise@yahoo.com

NON-OWNER OCCUPANT FORM

TO BE FILLED OUT BY LESSEE:

NAME _____

CURRENT ADDRESS: _____
STREET

CITY STATE ZIP CODE

CURRENT PHONE (HOME) (WORK) (MOBILE)

RENTAL UNIT # _____ PARKING SPACE _____

HOW MANY PEOPLE WILL BE STAYING IN UNIT _____

NAMES _____

HOW MANY CARS BELONG TO LESSEE _____

MAKE MODEL YEAR COLOR LIC. #

ONLY ONE PARKING SPACE PER UNIT

DO YOU HAVE A PET? IF SO A PET REGISTRATION IS NEEDED

I HAVE RECEIVED AND READ THE RULES AND REGULATIONS OF
POLYNESIAN PARADISE.

SIGNATURE DATE

No Owner, Occupant or Lessee Shall:

- a. Post any advertisements or posters of any kinds in or on the Condominium, except as authorized by the Board of Directors, and except that each owner shall be allowed to post on the unit owner's property a "for sale" sign not exceeding eighteen by twenty-four inches, and a sign rider, which shall not exceed six by twenty-four inches when the unit is for sale,
- b. Permit any loud disturbances, blaring noises, etc. which will interfere with the rights, comforts for conveniences of other occupants or jeopardize the protection, security, safety, well being, etc. of any occupant.
- c. Roller skate, skateboard, bicycle ride or use of scooter in the Condominium.
- d. Permit any kind of garments, rugs, etc. to be hung from the window or from any other facades of the Condominium, or use sheets, blankets, tin foil, etc. as window covering but may use solar coverings as authorized by the Board of Directors.
- e. Plant trees in patio planters.
- f. Throw garbage or trash outside the disposal installations provided for such purpose in the service areas.
- g. Permit any trash, refuse or personal items to litter or obstruct the common passageways of the condominium.
- h. Install wiring for electrical, telephone installations, etc. outside of unit. No machines, secondary air conditioning units, etc. shall be on or protruding through the walls, windows, roof, etc. of exterior of the Condominium. Unless governed by 47 C.F.R. § 1,400 (Over-the-Air reception Devices Rule), as amended, repealed, or recodified, no antenna or other device for the transmission or reception of television, internet or radio signals or any other form of electromagnetic radiation or any associated equipment shall be erected, used or maintained outdoors on any unit or common elements, whether attached to a building or structure or otherwise, so as to be visible from neighboring property or the street, unless approved in writing by the Board. Any device governed by 47 C.F.R. § 1,400 (Over-the-Air reception Devices Rule), as amended, repealed or recodified shall comply with the applicable antenna installation rules of the Association and shall be mounted, to the extent reasonably possible, so as to not be visible from neighboring property or the street.
- i. Have their dog or cat unleashed at any time. If animal "dirties" on the grounds, the owner will be responsible to clean up immediately.
- j. Install carpeting that extends more than four feet (4') beyond their individual exterior wall or entry area. No carpeting will be allowed on walkways dividing the lawn.

In all cases where all words herein are in the singular case and the context and construction so require, said words shall be deemed to have been used in the plural; in all cases where all words herein in the plural case and the context and construction so require, said words shall be deemed to have been used in the singular.

In all cases where words are used in the masculine gender herein, they shall be deemed to include also the feminine and neuter gender.

K. OWNERS MUST Pay A \$25.00 FEE FOR ALL NEW LEASES WHETHER LONG TERM OR SHORT TERM. RENTER RENEWALS IF CONTINUED will NOT be subject to this FEE.

L. ALL TRASH MUST be put IN RECEPTACLES, NO LARGE FURNISH ITEMS permitted.

Clubhouse Rules

1. The Clubhouse is for the exclusive use of residents of Polynesian Paradise for Community or private parties. Community projects bear first priority.
2. Residents for any social function may reserve the Clubhouse, when it is not in use for scheduled Community events.
3. Use of the Clubhouse for any money making project, by a resident or hosted by a resident, will be subjected to remuneration with approval of the Board of Directors except for the benefit of the members of the community. A fee of \$35.00 is the fee for defraying costs incurred.
4. Any ^{OWNER} resident reserving the Clubhouse requires a ^{35.00} \$75.00 cash clean up/damage deposit. If the Clubhouse is left in good condition, a refund of \$40.00 will be returned to the owner, and ~~\$35.00 will be retained by the Association to be put toward defraying the cost of the electricity, heating or air conditioning and kitchen facilities (gas and refrigeration).~~ ^{35.00} If significant damage occurs to the Clubhouse, the owner who reserved the clubhouse is subject to additional charges as deemed appropriate by the Board of Directors.
5. The Clubhouse will not be reserved by anyone on Holidays, thus allowing it to be open to the use of all residents.
6. Under no circumstances shall any of the furnishings be removed from the Clubhouse without the Board of Directors approval.
7. Your clothes and hair must be dry, and you must wear street shoes to enter the clubhouse, as to prevent anyone from slipping on a wet floor.
8. Residents will make reservations with the Board Member in charge of the Clubhouse and will be given a copy of these Rules at the time the reservation is made, and will sign a statement in ratification of these Rules.
9. The pool and pool area are not included in the rental of the Clubhouse.
10. The Board of Directors must have written permission from the unit owner before its tenant can rent the Clubhouse, and the owner will be held personally responsible.

4A. ANY RENTER (RESIDENT) RESERVING THE CLUBHOUSE REQUIRES A \$75.00 DEPOSIT. IF THE CLUBHOUSE IS LEFT IN GOOD CONDITION, A REFUND OF \$35.00 WILL BE RETURNED TO THE RESIDENT. IF DAMAGE OCCURS TO THE CLUBHOUSE THE OWNER WILL BE HELD LIABLE FOR THE COST INCURRED.