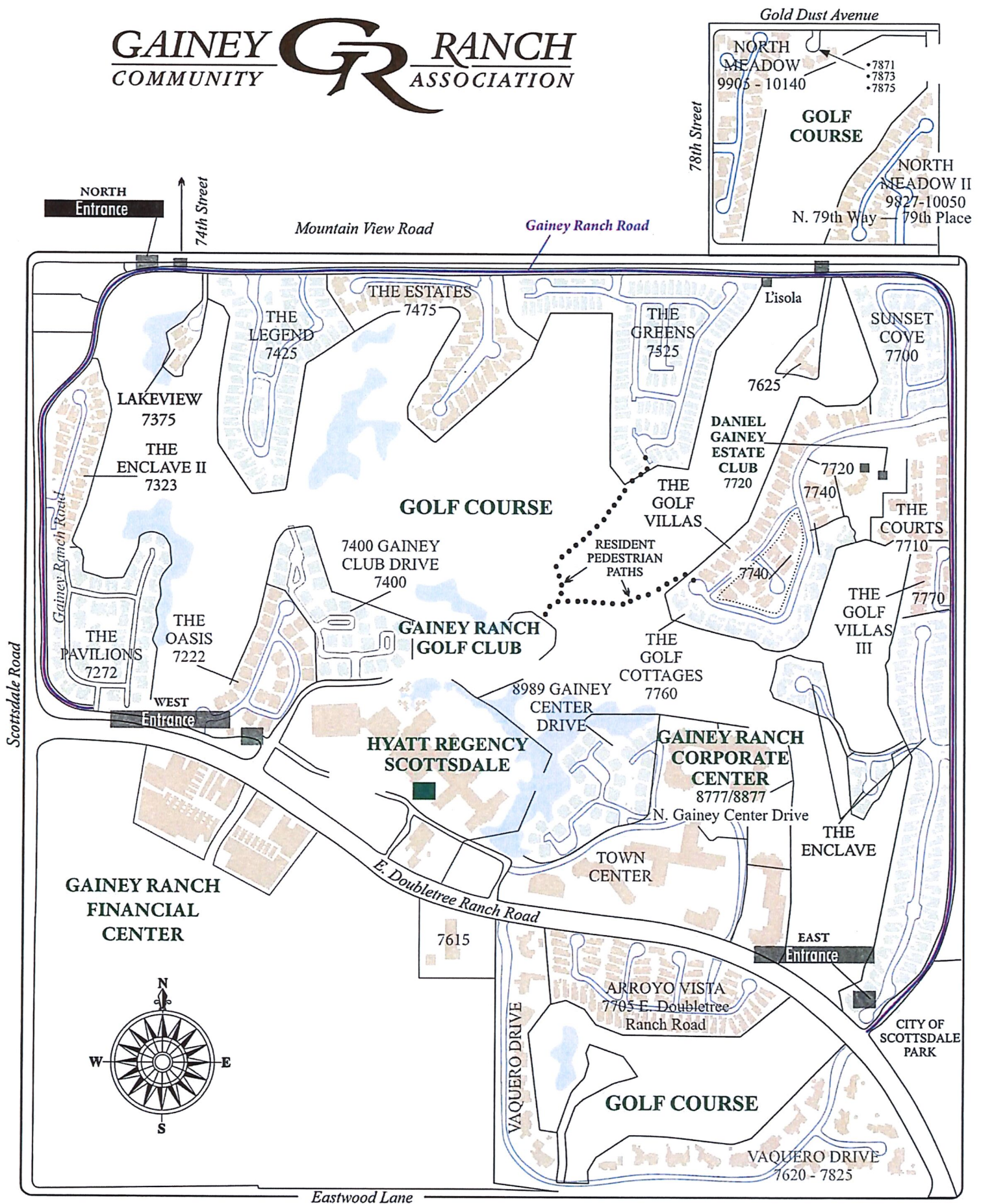


GAINEY
COMMUNITY

GR

RANCH
ASSOCIATION





HISTORY OF GAINNEY RANCH

Gainey Ranch was once a historic 640-acre Arabian horse ranch owned by Daniel C. Gainey. In 1980, Markland Properties, Inc. purchased 560 acres of this breathtaking ranch.

This private and secure 560-acre community offers serenity and beauty in the miles of lushly landscaped paths for walking, jogging and bicycling. In addition, golf, shopping and dining at the Gainey Ranch Golf Club are available by private membership. (See Golf Club Information)

Daniel C. Gainey Estate Club

Every resident enjoys the privileges of membership at the private Daniel C. Gainey Estate Club. This stately club was once the residence of the Gainey family and now has been beautifully restored to fulfill its role as a social center of the community.

The Estate Club is a prime attraction for tennis fans, consisting of seven lighted tennis courts and plenty of opportunity for tournament play or private lessons.

For fans of more leisurely activities, you can enjoy a cool drink on the patio as one of many relaxing ways to spend an afternoon. Take a refreshing swim in the heated 25-meter pool, and in the summer you can relax under the shady poolside cabanas. For exercise, work out on the weight circuit or Stairmaster in the fitness center. Dressing rooms with lockers and showers are provided for the convenience of swimmers and tennis players.

Inside the club, friends can gather at the fireside piano lounge or health bar. There's an activity for everyone at the Estate Club, where membership is just one of the benefits which enhance the quality of life on Gainey Ranch.

Please be sure you are knowledgeable about the separate fees for use of the tennis courts and exercise room. You may pick up a booklet at the Estate Club regarding the fees.



ASSESSMENT SUMMARY

Most Gainney Ranch Property owners are automatically members of two (2) associations – Gainney Ranch Community Association (the “Master Association”) and the Homeowners Association in the Community where the property owner resides (the “Satellite Association”).

Note: The items listed below include only some of the items covered in the monthly Assessments. This information is only a summary. Please consult the Association Annual Budget, obtain and read a copy of the Master and Satellite Conditions, Covenants and Restrictions (CC&R's), Bylaws, Articles of Incorporation and Rules for a full understanding of each of the Association's financial requirements.

I. GAINNEY RANCH COMMUNITY ASSOCIATION

Current 2026 Monthly Assessment is \$361.00 paid by all residential Gainney Ranch property owners.

Security Services

24-hour roving patrol

Manpower and equipment

Maintenance of exterior remote-controlled security gates

Monitoring and maintenance of certain repairs of residential alarm systems

Ownership change conversions and training for residential alarm systems

Daniel C. Gainney Estate Club

Management, operation and maintenance of Club

- Seven outdoor lighted tennis courts*
- Pro shop
- Saunas
- Snack bar

- Fully equipped fitness room*
- Outdoor heated swimming pool and spa
- Fireside piano lounge
- Locker rooms

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***There is a nominal fee for use of the tennis courts and fitness center.**

Management and Administrative Support Services

- Accounting, Assessment billing and collection for all Associations
- Enforcement of Association documents
- Enforcement of architectural controls**
- Property management of all Satellite Associations
- Architectural Committee approval is required on all improvements, alterations or changes on exterior items such as residence, fence, wall, sign, exterior lighting, solar panel, painting, awning or other sun control devices, landscape, swimming pool, or any other exterior apparatus or structure, either temporary or permanent. Consult the CC&R's and Architectural Rules for further information.

Other Common Area Maintenance

Private roads, walkways and paths

Landscape and irrigation systems

Perimeter walls

Outdoor lighting

Signage

Drainage

II. ASSOCIATION

Current Monthly Assessments:

Master Association:

Satellite Association

\$361.00

TOTAL:

SHORT NAME	CODE	LOCATION	# UNITS OR LOTS	2026 TOTALS MONTHLY PMT.	SATELLITE PORTION
7400	160	7400 Gainey Club Dr	72	\$858.00	\$497.00
8989	135	8989 Gainey Center Dr	72	\$859.00	\$498.00
Arroyo Vista	260	7705 Doubletree Ranch Rd	61	\$599.00	\$238.00
Courts	103	7710 Gainey Ranch Rd	70	\$795.00	\$434.00
Enclave	110	7878 Gainey Ranch Rd	66	\$696.00	\$335.00
Parcel 2 (Enclave 2)	020	7323 Gainey Ranch Rd	21	\$680.00	\$319.00
Estates	050	7475 Gainey Ranch Rd	31	\$661.00	\$300.00
Golf Cottages	105	7760 Gainey Ranch Rd	48	\$772.00	\$411.00
Golf Villas	107	7740 Gainey Ranch Rd	58	\$561.00	\$200.00
Golf Villas 3	111	7770 Gainey Ranch Rd	12	\$699.00	\$338.00
Greens	060	7525 Gainey Ranch Rd	105	\$616.00	\$255.00
Legend	040	7425 Gainey Ranch Rd	55	\$691.00	\$330.00
North Meadow	070	78 th Place & Gold Dust Ave	29	\$483.00	\$122.00
North Meadow II	080	79 th Place & 79 th Way	25	\$485.00	\$124.00
Oasis	170	7222 Gainey Ranch Rd	69	\$861.00	\$500.00
Pavilions	010	7272 Gainey Ranch Rd	134	\$766.00	\$405.00
Sunset Cove	101	7700 Gainey Ranch Rd	80	\$861.00	\$500.00
Vaquero Drive	250	Vaquero Drive	22	\$786.00	\$425.00

Estate lots (Parcel 3 [AKA Lakeview], Parcel 9 & Lot 22 of Parcel 25) 5 lots \$361 + Cox = \$395.69

The monthly GRCA assessment of **\$361.00** is included in the **TOTALS** amounts above.

Enhancement Fees: Golf Cottages & Oasis = **\$500**, Golf Villas & Legend = **\$1,000** Pavilions = **\$1,500**

Greens ¼ % of sales price 7400 = **\$ 1,800** 8989 = **\$3,100** GRCA Enhancement Fee = ¼ % of sales price

Single Family Detached Residences:

Common Area Maintenance

Landscape and irrigation systems

Pool and spa (not all communities have a pool and spa)

Outdoor lighting

Roads and walkways

Perimeter walls and fences

Signage

Security gate systems – (Enclave, Enclave II, Legend and Estates)

Buildings: pool bathhouse, armadas, mailbox shelter (when applicable).

Front yard landscape maintenance (Arroyo Vista, Enclave, Enclave II, Golf Villas I, Golf Villas II, Golf Villas III, Greens and Legend)

Cable TV (basic service for 1 television set)

Insurance – Common Area Property, General Liability, Directors And Officers Liability

Reserves for subsequent replacement and repair of major Association

Common Areas

Common area components

Multi-Family Residences – Condominiums

Common Area Maintenance:

Landscape and irrigation systems (excludes patios)

Building and roof maintenance – exterior of dwelling units

Other buildings: pool bathrooms, armadas, mailbox shelter

Pool and spa

Outdoor lighting

Roads and walkways

Perimeter walls and fences

Pest control for common areas only

Signage

Cable TV (basic service for 1 television set)

Note: The Gainey Ranch Information Channel is 22. Meeting, Estate Club functions and other events of general interest to Gainey residents will be displayed.

Insurance – Property, Building Structure, General Liability, Directors and Officers Liability, Common Area only (owners must obtain their own contents insurance)

Reserves for subsequent replacement and repair of major Association common area components

Note: The water cost generally covers only the common area usage. However, the Sunset Cove and Courts condominiums are exceptions since the private residential water usage is also covered in the water cost and paid by the association.



Gainey Ranch Properties

Gainey Ranch offers a wide variety of real estate from condominiums to custom homes. Where one lifestyle stops in size and price, the next one begins. Listed below are the communities on Gainey in ascending order of size and price.



The Courts - 7710 E. Gainey Ranch Rd.

Association Fee \$795.00

Sales since January 2025 range from \$445,000 - \$710,000

This condominium neighborhood is conveniently located adjacent to The Estate Club where the owners are the only residents authorized to use the tennis courts without charge. The homes range in square footage from 954 to 1,203 square feet..

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Sunset Cove - 7700 E. Gaine Ranch Rd.

Association Fee \$861.00

Sales since January 2025 range from \$700,000 - \$935,000

Sunset Cove, a condominium satellite of Gaine Ranch, offers a variety of incredible views including a golf course, mountains, lagoon pool and fountains. There are several different floor plans available varying in square footage, from 1,100 to approximately 2,200 square feet, one or two levels and one or two car garages.



The Pavilions - 7272 E. Gaine Ranch Rd

Association Fee \$766.00

Sales since January 2025 range from \$550,000 - \$1,240,000

This community borders on the Lakes Golf Course with many of the homes enjoying spectacular views. A community pool and spa, waterways and fountains are part of the aesthetics of the Pavilions. These condominiums range in square footage from 1,259 to 1,800 square feet.

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Golf Cottages - 7760 E. Gainev Ranch Rd.

Association Fee \$772.00

Sales since January 2025 range from \$1,150,000 - \$1,700,000

This community is unique in that all of the condominiums enjoy views of the Arroyo Golf Course. Located within walking distance of the Estate Club and the golf club, these cottages offer two and three bedrooms, single level floor plans and two car garages. Square footage ranges from 1,894 to 2,112 square feet.



The Oasis - 7222 E. Gainev Ranch Rd

Association Fee \$861.00

Sales since January 2025 range from \$850,000 - \$1,250,000

Another condominium neighborhood conveniently located close to the Gainey Ranch Golf Club and the Hyatt Resort Hotel, this community enjoys the views of The Lakes Golf Course and a private, beautiful pool area. These condominiums range in square footage from between 1,695 to 1,776 square feet. Floor plans include two and three bedrooms and attached two car garages.

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7400 Gainey Club Drive

Association Fee \$ 858.00

Sales since January 2025 range from \$775,000 - \$1,550,000

Located off Gainey Club Drive, these condominiums are within walking distance of the Golf Club and the Hyatt Hotel. These single and multi-level homes offer two and three bedrooms and two car garages. 7400 has private security gate access and two community pools. The square footage ranges from approximately 1,818 to 2,100 square feet.



8989 Gainey Center Drive

Association Fee \$859.00

Sales since January 2025 range from \$810,000 - \$1,750,000

This condominium community was the last area of Gainey Ranch to be completed. Within walking distance of the Hyatt Resort Hotel, this complex enjoys some incredible mountain, water and golf course vistas. Separately gated with a spectacular pool and spa area, the condos are available with two or three bedrooms, two car garages, as well as single and multi-level plans.

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The Greens - 7525 E. Gainey Ranch Rd.

Association Fee \$616.00

Sales since January 2025 range from \$1,027,500 - \$1,150,000

The Dunes Golf Course frames this area that consists of detached, single family homes. Many different floor plans are available that include private pools and spas, sizable patios, yards and attached two car garages. The square footage ranges from 1,937 to 3,357 square feet.



Golf Villas I and II - 7740 E. Gainey Ranch Rd.

Association Fee: \$ 561.00

Sales since January 2025 range from \$1,300,000 - \$1,515,000

This community is unique in that it consists of patio homes, many enjoying views of the Arroyo Golf Course. Located within walking distance of the Estate Club and the Golf Club, these homes offer two and three bedrooms, single level floor plans and two car garages. Square footage ranges from approximately 1,850 square feet to 2,266 square feet.

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Golf Villas III - 7770 E. Gainey Ranch Rd.

Association Fee: \$699.00

Golf Villas III offers the same basic floor plans as the Golf Villas I and II and is separated by their own separate enclave of twelve homes. Nestled among large trees and due to relatively few residences, this community is somewhat secluded and features privacy. Several of the homes also have partial views of Camelback Mountain. Ten of the twelve homes are adjacent to the Arroyo golf course.



Arroyo Vista - 7705 E. Doubletree Ranch Rd.

Association Fee \$599.00

Sales since January 2025 range from \$1,450,000 - \$2,250,000

This single-family detached home community, separately gated, includes lush landscaping, beehive fireplaces, pools and casitas. Many of these single level homes are available with golf course views. Square footage ranges from 2,000 to 3,090.

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The Enclave I - 7878 E. Gainey Ranch Rd.

Association Fee \$696.00

Sales since January 2025 range from \$1,835,000 to \$2,375,000

The Enclave II - 7323 E. Gainey Ranch Rd.

Association Fee \$680.00

Sales since January 2025 range from \$2,950,000+

The Enclaves, independently gated on Gainey Ranch, are semi-custom homes built by Geoffrey Edmunds. Many of the homes have golf course views, generous yards and lush landscaping. These single-family detached homes offer spacious floor plans with both single and multi-level floor plans and two or three car garages. Square footage starts at 2,900 square feet.



The Legend - 7425 E. Gainey Ranch Rd.

Association Fee \$ 691.00

Sales since January 2025 range from \$1,800,000 - \$2,000,000

This neighborhood is similar to Enclave with its single family, detached, semi-custom homes. Many enjoy lake, mountain and golf course views.

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North Meadow I - 78th Place & Gold Dust Ave

Association Fee \$ 483.00

Sales since January 2025 range from \$1,738,888 - \$2,300,000

North Meadow II - 79th Place & 79th Way

Association Fee \$ 485.00

Sales since January 2025 range from \$1,550,000 - \$3,950,000

These neighborhoods, which are security gated, consist of detached custom homes, located off 78th Street and Mountain View Road. These communities are perfect for those desiring a smaller custom home with little maintenance. Lot sizes will accommodate homes ranging from 3,451 to 4,598 square feet.



The Estates - 7475 E. Gainey Ranch Rd.

Association Fee \$661.00

Sales since January 2025 range from \$2,500,000 - \$3,320,000

The Estates is a beautiful area of thirty custom single-family homes on Gainey Ranch. These homes are situated on both the Lakes and Dunes golf courses with outstanding views.

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Vaquero Drive

Association Fee \$786.00

Sales since January 2025 range from \$3,103,000 - \$4,800,000

Vaquero Drive is one of the Valley's most prestigious addresses. This community has the largest estate homes and is located behind its own security gates. The residents enjoy outstanding views of the mountains and Gainey Ranch golf course greens and lakes. The square footage of these 22 luxury homes start at 5,000 square feet.