

SHADOWS OF THE RIDGE HOMEOWNERS' ASSOCIATION

P.O. Box 68694
Oro Valley, AZ 85737

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February 21, 2021

2007 Trinity Family Revocable Trust
c/o Benjamin Riehle / Keller-Williams
1745 E. River Road Suite #245
Tucson, AZ 85718

Re: Lot #22 & #23 at 9803 / 9801 N. Ridge Shadows Place Oro Valley AZ. 85704

Dear New Homeowner:

It is my understanding that you have entered into escrow to purchase the property referenced above. In accordance with legislation from the State of Arizona, I am enclosing some documents related to the Association, along with information you will find helpful after closing.

The Association has contracted with me to manage the business affairs of the Association and I can be reached at the number listed above. There is usually someone in the office from 9:00 am to 5:00 pm, Monday through Friday. However, I have a voice mail system and ask that you leave a message if you do not reach me personally. I try to be very conscientious about returning telephone calls, so if you have not heard from me within 24 hours or the first business day after a weekend or holiday, please call again.

Enclosed please find a form that acknowledges that you are buying into an Association. ***This form needs to be signed and returned within 14 days of receipt. Feel free to include in the envelope noted below.***

The following information will help you to get settled in your new home. ***I ask that you complete the enclosed Homeowner Information Sheet and return it to my office at your earliest convenience in the pre-addressed envelope provided with the acknowledgment form noted above.***

It is important for you to contact the Board of Directors for approval of any exterior changes you wish to make on your property. I've included an ARC Request Form with this mailing.

If the seller does not provide you with mailbox keys, they must be obtained from the post office. The HOA does not have access to the keys nor which mailbox is assigned to your home.

I am enclosing copies of the Articles of Incorporation, Bylaws, and Rules & Regulations, as well as the CC&R's for the Association. It's imperative you are familiar with the governing documents.

Also enclosed is a copy of the most current Balance sheet and Profit & Loss Statement, as well as the Approved 2021 Operating Budget.

The Association carries an insurance policy, which covers liability and structure damage for the common areas **of the Association only**. You will need your own homeowner's policy; the Association carries no insurance for improvements on your property.

I am unaware of any litigation against your property.

Currently Association dues are set at \$345.00 per quarter per Lot for 2021. The next payment of \$690 is due April 1, 2021. Payments not received in my office within 30 days of the due date are subject to a late fee imposition of 10% or \$34.50. **There is also a \$800 Transfer Fee (\$400 per Lot) due at close, payable to AME Management.**

Please obey the posted 25 M.P.H. speed limit signs as we have many pedestrians, pet walkers and children throughout the Community!!

Please note the excerpt from our CC&R's regarding parking below. There are additional parking spaces directly off the paved road to the water tower available as well as up the street just above the casitas.

Section 6.10. Parking.

A. No vehicle shall be kept or stored upon any Lot other than vehicles primarily used for the transportation of persons. Vehicles shall be stored in an enclosed garage when not in use (Lot 10 is excluded from this requirement) and garage doors shall be closed except for the purpose of ingress and egress.

B. Except as set forth in A.R.S. §33-1809 (with respect to public service and safety vehicles) and subsection E of this Section 6.10, no vehicle owned or in the possession or under the control of any resident shall be parked overnight on any street within the subdivision without the prior written approval of the Board.

C. No vehicle of any type (including motorcycles/golf carts) shall be parked in or upon any streets within the Property, or on any driveway of any Lot for the purpose of accomplishing repairs except to the extent necessary to enable movement of the vehicle.

D. The Association shall provide parking spaces within the Common Area for the residents of Lots 10 through 15, and may grant an exclusive easement to the owner of Lot 10 for designated parking therein.

E. No trailers, boats, motor homes, wrecked vehicles, unregistered vehicles or other similar vehicles/equipment of any type or size shall be kept or stored on any Lot unless completely concealed from public view or in the Common Area: provided, however, that recreational vehicles and equipment, construction vehicles, and moving vans may be parked on a temporary basis for the purpose of loading and unloading (not more than twenty-four hours).

If you need further assistance, feel free to give my office a call. I look forward to working with you and want to thank you in advance for your cooperation.

Sincerely,

Chris Bruyn

Chris Bruyn / Association Manager for Shadows of the Ridge HOA