

Dear New Homeowner,

Welcome to Pinnacle Peak Estates III.

Enclosed are copies of:

1. CC&R's - The legal recorded deed restrictions, enforceable as an extension of City Building Codes.
2. Architectural Standards as authorized by the CC&R's and their implementation through the Architectural Review Committee (ARC).

This committee must approve any exterior changes. (Including paint color and landscape changes) The request forms are on our web site: **www.ppe3.com**

3. Articles of Incorporation - The legal recorded creation of the Association.
4. By-Laws - The running rules of the Association.
5. A copy of the current Financial Budget.

Your Title Company or Real Estate Broker should have given these to you.

The ARC meets monthly at 6:00 pm on the fourth Tuesday of the month. The Board meets an hour later, but only four times a year. The time and place is posted at the mailboxes and on our website: **www.ppe3.com**.

Our annual meeting to elect a new board is held in early December. You will be notified by mail in late November. In this notice are a proxy (if you cannot attend) and a billing statement for the annual assessment payable and due before January 10th. There is a return envelope for your check and/or proxy. Annual assessments are determined each year at this time by the Board when the new budget is approved. They always have been between \$50.00 and \$100.00. They can never be greater than \$200.00 per year.

You must be aware of the Scottsdale NAOS ordinance, whereby 25 percent of your property is designated as Natural Area Open Space and must be left natural and untouched. It is a city violation to change it in anyway.

Trash pick-up is once per month (near the middle of) as posted on our web site. It is a city violation to leave trash out more than a week early, subject to city fine. Pick-up, in our subdivision, is early on Monday morning.

If you loose a mailbox key, contact the Post Office and they will install a new lock, costing about \$50.00. We suggest you make a few copies of your existing key.

You can email our property manager, Vern, from our website: **www.ppe3.com**.

Nils Anderson, Treasurer
480-502-8495
treasurer@ppe3.com