

Mesquite Ranch Homeowner's Association  
Survey for maintenance of exterior walls  
Possible amendment of current CC&R's  
March 2011

This survey is being mailed to all 619 homeowners in Mesquite Ranch

Recently our HOA Board of Directors sent out letters to those homeowners whose home has one or more exterior stucco and painted wall letting them know it was time for cosmetic repairs and repainting as they have begun cracking and fading. Those homeowner walls are identified as facing common areas along Bilby, Houghton, Poorman, the homes along the pool and grass areas, and some other homeowner walls in which the developer stuccoed and painted for aesthetics.

The current CC&R's read:

*5.2.11 (e) notwithstanding the foregoing and, unless otherwise expressly agreed in writing by the Association, in the case of walls or fences: (a) between Common Areas and Lots; or (b) situated on Common Areas within or adjacent to a Lot, the Owners and Occupants of such Lots shall be responsible, at their expense, for all maintenance, repair, painting and replacement thereof. Further, unless otherwise approved in writing by the Board, any wall situated generally between a Lot and Common Areas shall be situated entirely upon such Lot, and not upon the Common Areas, immediately adjacent to the boundary line between the Lot and the Common Areas.*

According to the CC&R's the homeowner of such lots must maintain these at their own expense. The Mesquite Ranch HOA Board is doing a survey of ALL homeowners to see if homeowners would like to amend the CC&R's making these walls the responsibility of the HOA in which all 619 homes would share equally the cost of cosmetic repairs and paint only. The Board WOULD NOT assume responsibility for structural repairs or major structural damage. The cost of assuming cosmetic maintenance would be incorporated into the HOA's budget through dues or by special assessment.

This is **not** an official ballot/vote. It is **only** a survey. Please return asap to Cathy Meek by email at: [cathym@adamllc.com](mailto:cathym@adamllc.com)

If you prefer to mail your survey, please mail to:

Cathy Meek  
Adam LLC  
516 E. Fort Lowell Rd  
Tucson, AZ 85705

\_\_\_\_\_ **Yes**, I prefer the Mesquite Ranch Homeowner's Association amend the CC&R's making the cosmetic repairs and painting of exterior stucco walls the HOA's responsibility with a shared cost to all 619 homeowners.

\_\_\_\_\_ **No**, I prefer that the current CC&R's not be amended continuing the cosmetic repairs and painting of exterior stucco walls the individual homeowner's responsibility at their own expense.

\_\_\_\_\_ **Do not** amend the CC&R's, however, I would be interested in the HOA providing a **one time only** (at the expense of all 619 homeowners) cosmetic repair and repainting of the exterior stucco walls. Those homeowner's owning those lots would then continue assuming responsibility at their expense thereafter, indefinitely per the CC&R's.

\_\_\_\_\_  
Homeowner Name (Please print legibly)

\_\_\_\_\_  
Homeowner's Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Lot

\_\_\_\_\_  
Comment/Suggestions: (Please feel free to use a separate sheet of paper should you need more room for comments)

\_\_\_\_\_  
**Please note:** If you do not submit your name and address, your survey will not be used. Only homeowners may participate, tenants may not participate.

Thank you for your time in helping keep Mesquite Ranch beautiful.