

February 20, 2018

***EXTERIOR PAINTING NOTICE AND UPDATED COMMUNITY RULES AND GUIDELINES***

Dear Cortessa Community Members,

In 2016 in conjunction with several community projects that were underway including painting of the exterior community walls, a request was made that owners take a look at the condition of their homes for exterior painting. Although some homes are newer, and many of you have already re-painted, the original paint that is on a majority of homes built by the original builders in the community has faded.

The Design Review Committee has approved pallets of various paint colors from both Dunn Edwards and Sherwin Williams that are available for review on the community website at [www.cortessaliving.com](http://www.cortessaliving.com). You may choose from any of those color schemes and simply fill out the submittal form with the scheme you are choosing when painting, or if you would like to choose your own desert toned colors, you can do so and include color samples with your request. You may also submit a request for your home to be repainted in its original colors. The submittal form is on the website on the documents page and is also in the attached packet of information.

Notice will begin going out to the homes with the most obvious fading or damage with a request to submit and paint within 6 months. All homes with original paint that date back to the start of the community are required to paint, even if you do not immediately receive notice to do so. If you purchased a newer home from Beazer, Richmond American or AV Homes, you do not need to comply at this time with exterior painting, unless some special circumstance might exist for which you receive notice from the Association.

If your home is located on a corner lot, where the side of your backyard wall runs parallel with the street, that wall must also be painted. The paint color will need to match the approved color for your home or be painted in Sherwin Williams 6088 Nuthatch, which is the same color as Frazee 322 Century Brown if you had asked previously for the color.

If you have already painted your home but did not submit a request in advance for DRC approval, please submit the request now with some type of verification of the work completed so that the work can be approved by the DRC and your file noted with this information. If you have any questions or need assistance regarding exterior painting please contact Peri Swenson at [peri@kinneymanagement.com](mailto:peri@kinneymanagement.com) or 480-820-3451 ext. 202.

Enclosed are the updated Design Guidelines and Association Rules for your reference and files. These documents will replace the Guidelines dated from 2005. The Guidelines have been updated with a little more flexibility than in the past, based in part on homeowner input and requests. Please remember that heights and setbacks from walls are very important in the Committee's review of any request. If you have made a change to your property without approval that is visible from the street or neighboring property, please use the submittal form now so that your file is properly noted. This includes any change or improvement to the home or front yard and any item visible over the fence line in the backyard like a ramada/gazebo, patio cover or kids play equipment.

As we come into planting season, please look at your home for compliance in the number of trees and plants you are required to have in your front yard area. Note these are minimum requirements and you are encouraged to have more plant material than this if your yard size allows for it. An approved plant list is enclosed in the Design Guidelines and on the community website. Note that there are certain cactus or palms to substitute for a 2<sup>nd</sup> large tree if preferred, particularly if you have a small front yard. You are required to have 1 (24" box) tree, 1 (15 gallon) tree and 6 (5 gallon) plants. Potted plants or flowers are not included in the minimum requirements and silk or plastic plants are not permitted in front yards.

Maintenance of front yard landscape, trash containers not properly stored and on-street parking are the violations most frequently written up for notice to members. Please remember that your yard should be free of weeds and be trimmed and mowed on a regular basis, including trees or shrubs growing over walls into neighboring lots or into sidewalks or common area. Trash containers should not be visible unless out on collection day and all resident vehicles are to be parked in the garage or driveway of the lot.

We invite you to attend the monthly association meetings to be informed as decisions are discussed and made. Meetings are held the 3<sup>rd</sup> Tuesday of each month (except July and December) at the Mountain View Elementary School Library. Our next meeting will be Tuesday, March 20, 2018. If you are not able to attend the meetings, the minutes are archived on the association website along with other information at [www.cortessaliving.com](http://www.cortessaliving.com).

Sincerely,

The Cortessa Community Association  
Board of Directors