

Dear Verrado Homeowner,

In compliance with Verrado's governing documents, the Verrado Assembly and Verrado Community Association, Inc., produces an annual governance package to share with all Verrado homeowners. Enclosed – and also available on verrado.net – please find copies of the following:

- 1) 2012 Budget Notification
- 2) 2012 Budget Summary
- 3) 2012 Verrado Governance Overview
- 4) 2012 Assessment and Fee Schedule
- 5) Noncompliance Enforcement Guidelines

In addition, the Community Association wanted to share some additional details about two fee changes noted in the Verrado Community Association, Inc., & Verrado Assembly 2012 Assessment and Fee Schedule:

- **Rental Setup Fee:** Effective January 1, 2012, homeowners that rent their Verrado home will be charged \$100.00 for each new lease agreement (no retroactive charges). Following best practices in community management and in accordance with Verrado's governing documents and Arizona state law, these renter fees ensure that the Verrado Community Association, Inc., has current records for all residents in order to protect the assets of the community and engage with residents about community news and events.
- **Retroactive Design Review Application Fee:** Effective January 1, 2012, homeowners who do not adhere to the Community Association's Design Review process for exterior home modifications are subject to a \$250.00 Retroactive Design Review Application Fee that may be removed if the approved modifications are made within 30 days to meet Community Standards.

It is the goal of the Verrado Community Association, Inc., to work in partnership with residents to protect Verrado's unique Community Standards. Currently, Design Review is a free and mandatory approval process for residential homeowners that want to change or modify the exterior of their home. Established to ensure the character of Verrado remains true to its vision, and to maintain consistency in the quality of improvements within Verrado, Design Review requires prior approval of the Design Review Committee, as outlined in the Charter, before any exterior changes or modifications are made. This includes, but is not limited to, the addition of structure(s), modification of front-yard landscaping (and back-yard landscaping for lots with view fencing), for example, sunscreens, painting, security and screen doors, and solar systems.

To submit a Design Review Application in advance of exterior home modifications, visit verrado.net and select the *Apply to Modify Your Home Exterior* Quick Link.

For any questions regarding the information enclosed in this correspondence, please contact the Verrado Community Association, Inc., at communityassociation@verrado.net or 623-466-7008. We also invite you to join us at the Verrado Community Association, Inc. Annual Membership Meeting slated for March 2012; date TBD. Please visit verrado.net for Annual Meeting details and to RSVP.

By order of the Boards of Directors,
Verrado Assembly & Verrado Community Association, Inc.