

December 2018

Dear **Homeowner:**

Unit _____

The Board of Directors wants to remind Homeowners that there are exterior areas around their home that are General Common Elements and as such, are the responsibility of Board for the Association.

PATIOS AND ENTRANCES: Original to your home is a patio slab. There may also be an extended patio slab, separate patio area or area defined by a fence that may appear to be part of your patio area/yard that is actually General Common Elements. Each front entrance area, all exterior walls and patio covers are also General Common Elements maintained by the HOA.

Even though the HOA reserves the right to manage what you place on your original patio area we have chosen to allow Homeowners to decorate their patios within the limitations of our Rules and Regulations and Architectural Guidelines. However, the Board does want to document and manage those areas outside your original patio slab that are General Common Elements. This area also includes all front exterior areas/entrances. Please be aware that all walkways must be free of furniture or items leading to front door. (Architectural Guidelines, H. Guidelines, 6. Entryways e. and f.). This will help protect the HOA if there is ever a legal issue in the future, as well as help future Homeowners/Tenants understand our general common areas.

WALL HANGINGS/POTS: Within reason and per our Architectural Guidelines, Homeowners are allowed to hang items on their patio walls or place pots containing a living plant within their patio area and on the General Common Elements near their Unit. Items hung on front exterior walls require Board approval. All of these items, though, along with any nails, hooks, etc. must be removed and walls patched and painted prior to listing a home for sale or for rent so there is no confusion on the part of the new Homeowner or Tenant.

ALL OTHER EXTERIOR ITEMS: Attached is the outline of your Unit on file at the Maricopa County Assessor's Office. As outlined above and per Article One of our CC&Rs (the definition of our Units), you are entitled to place any

reasonable items on your patio space, but the Board reserves the right per our Association's CC&Rs to ask you to remove any objectionable items or clutter. Personal items outside the outlined area is in General Common Elements and items placed there (except items listed above under WALL HANGINGS/POTS) must have Board approval. Listed below are the furniture or large items you've placed on the General Common Elements. Unless specifically stated, these items are approved by the Board for your use on the General Common Elements and recorded in your Unit file. Please remember, those items will have to be removed from the General Common Elements prior to the listing of your home for sale or rent, unless a written request to let the area remain as "currently is" is submitted to the Board for approval. If you wish to change or add items to this general common area in the future, you will need to submit an Architectural Request for approval.

Thank you,

Las Torres Board of Directors

NON ORIGINAL PATIO AREA IN USE:

PERSONAL ITEMS ON GENERAL COMMON ELEMENTS (excluding original patio slab):

PERSONAL ITEMS ON FRONT EXTERIOR GENERAL COMMON ELEMENT: