

Hello, New Neighbor,

It gives us great pleasure to welcome you to our lovely community! We think you will find the people in our neighborhood to be very friendly and willing to help make this a place where you will want to live for many years.

Some of the people in the community suggested that your Homeowners Association (HOA) put together some information that would be helpful to new homeowners. Often people use the opportunity of moving to a new home to make immediate improvements. While the information is outlined in the CC&R's you received prior to closing, there are some items that come up more often than others and these are the ones we will address in this letter. For more detail, please check the CC&R'S.

#### House Painting

You can repaint your home using the same color with no prior HOA approval (please keep in mind that all connecting walls between houses are painted a uniform color, e.g., Travertine). If you are interested in changing the color of your home, we have a large palette of pre-approved colors from which you can choose. These can be obtained by contacting Sheryl Freed (our Architectural Committee Chair) at 544-2186 or via e-mail at [Sheryl@gumtech.com](mailto:Sheryl@gumtech.com). If you wish to paint a color not pre-approved, you would need to submit a request to the HOA Board for approval (Sheryl will supply a form, which should be returned to her). Please allow enough time for approval as your Board only meets once a month on the 2<sup>nd</sup> Tuesday (except August) prior to purchasing the paint or starting the job.

#### Decorative Stone

You can also replace or add to the stone in your front yard with the same color with no prior approval. If you wish to change the color, please submit a request with a sample of the stone to Sheryl for Board approval.

#### Plantings (Front Yard)

In general, you can replace plants, cacti, etc. or plant new ones with any plants native to the Sonoran Desert without prior approval. A request would need to be submitted to the Landscape Committee for approval for any plants which are not native.

### Plantings (Back Yard)

You are free to plant anything you wish behind your walls as long as it is below the wall height. If you want to plant a tree, etc. that is higher than your walls (or will grow higher), please submit a request to the Landscape Committee. (Please note that Olive and Mulberry trees are not allowed). You should also speak to your immediate neighbors who could be impacted to make sure your request would not cause them any concern, such as obstructing their view, and include that information on the form.

### Additions/Improvements to Structures

If you wish to make a change or add to your home, please submit an Architectural Review form to Sheryl for Committee and Board approval. These can be obtained by contacting Sheryl Freed (our Architectural Committee Chair) at 544-2186 or via e-mail at [Sheryl@gumtech.com](mailto:Sheryl@gumtech.com). The Board will be very amenable to changes you wish to make as long as it is in keeping with the look of the community, and your immediate neighbors are OK with the change.

### General Guidelines

We at Shadow View Estates take great pride in our community and want to keep it looking as good or better as it does today! To help make that a reality, please follow these general guidelines:

- Put out trash and recycle containers just before they are due to be picked up and put them away as soon as possible after pickup
- Keep your yard free of weeds
- Make sure your stone is swept off the sidewalks and ensure there are no bushes or tree branches impeding your neighbors using the sidewalks
- We love our animals, but not their droppings. Please pick up after your pet
- Remember that all homeowners are required to maintain the appearance of their homes and property

We hope this information will be helpful. We on the Board look forward to meeting you at one of our meetings or at one of our social events. We also hope you will consider becoming active on a Committee or becoming a Board Member. It's really a great way to meet people and feel a part of your new community.

Please contact one of us if you have any questions or would like to join one of our Committees (please see your Homeowners Directory for contact information). And again, welcome!

Sincerely,  
Your Shadow View Estates HOA Board