

DATE: May 7, 2026

PETITIONER:

Evelyn Keiling, TTE – The Keiling Living Trust
Lone Mountain Community
Cave Creek, Arizona

RESPONDENT:

Lone Mountain Community Association
c/o FirstService Residential

RE: Submission of Exhibit J – Professional Design Opinion Letter (April 17, 2026)

Dear ADRE,

I respectfully submit the attached document as Exhibit J in connection with my pending Petition for Administrative Hearing regarding the Lone Mountain Community Association.

Exhibit J is a professional opinion letter dated April 17, 2026, authored by a credentialed Interior Designer (Joi D. Prater, Allied ASID, 27+ years of experience), which was submitted by another homeowner during an appeal to the Association. That homeowner's appeal was denied despite presenting this professional analysis.

For clarity, the expert's opinion identifies the following key points:

- The original builder exterior paint schemes were professionally designed and intentionally coordinated to maintain architectural consistency within the community
- The color "Pepper Spice" was not included in any builder residential paint scheme and was not intended for use on individual homes
- "Pepper Spice" was originally designated for community perimeter/block walls only, not private residential elevations
- Applying "Pepper Spice" to individual homes creates visual disharmony and conflicts with the existing architectural design of the residence
- The requirement to use this color is inconsistent with the principle that exterior paint schemes must remain in harmony with existing structures, as reflected in the governing documents

Given that my petition concerns the Association's enforcement of a specific exterior wall color requirement, I believe this exhibit provides relevant professional context for consideration.

ADRE

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I respectfully request that Exhibit J be included as part of the record for my pending petition.

Thank you for your time and consideration.

Respectfully,



Evelyn Keiling, TTE - The Keiling Living Trust

/elk

Attachment: Exhibit J - Opinion Letter from Joi Prater, dated April 17, 2026