

HOMEOWNERS ASSOCIATION (HOA) PETITION REQUEST FORM

Use this form to begin the HOA Dispute Process with the Department of Real Estate. This completed application must be accompanied by a copy of the condominium or planned community documents that are at issue in this matter.

Once complete, the application and additional documents should be submitted through our [Message Center](#).

PETITIONER INFORMATION (Party Filing the Petition)		
Homeowner or Association Name: Evelyn Keiling, TTE - The Keiling Living Trust		
☒ Homeowner	☐ Condominium/Community Association	☐ Planned Community Association
Address: 6041 East Pebbles Court		
City: Cave Creek	State: AZ	ZIP: 85331
Phone: 623-687-5762	Email: elkeiling@gmail.com	

SUBJECT PROPERTY (If different than Petitioner address)		
Address:		
City:	State:	ZIP:

PETITIONER'S ATTORNEY INFORMATION (if applicable)		
Attorney Name:	Law Firm:	
Address:		
City:	State:	ZIP:
Phone:	Email:	

RESPONDENT INFORMATION (Opposing Party)		
Homeowner or Association Name: Lone Mountain Community Association c/o FirstService Residential		
☐ Homeowner.	☐ Condominium/Community Association.	☒ Planned Community Association.
Address: 9000 East Pima Center Parkway, Suite 300		
City: Scottsdale	State: AZ	ZIP: 85258
Phone: 480-551-4300	Email: LoneMountain.AZ@fsresidential.com	

ISSUE(S)			
Has a lawsuit been filed regarding this matter?			☐ Yes ☒ No
Number of issue(s) claimed in this petition:			
☒ One (1) - \$500.00	☐ Two (2) - \$1,000.00	☐ Three (3) - \$1,500.00	☐ Four (4) - \$2,000.00
Alleged violation (check box and provide reference of the violation, this must be completed):			
☐ Condominium Statutes (example. A.R.S. § 33-1243):			
☐ Planned Community Statutes (example. A.R.S. § 33-1809(A)(1)):			
☐ Bylaws (Example: Article 4.1(a)):			
☒ CC&Rs (Example: Article 4, Sec. 4.1): Article 3, Section 3.1; Design Guidelines Sections 1.5 & 5.1.7			
Relief Requested - Other than ordering Respondent to reimburse the filing fee required by A.R.S § 32-2199.01, if the Petitioner prevails, Petitioner requests that the following relief be awarded by the Office of Administrative Hearings. Please select all that apply.			
☒ Order Respondent to abide by the Arizona statute specified in the complaint section.	☒ Order Respondent to abide by the section(s) of the condominium/planned community document(s) specified.	☐ Impose a civil penalty based on the violation specified. (Penalties, if granted, are awarded to the State, not the Petitioner).	
Description. Use this space to provide a one (1) sentence statement of the violation(s) for each issue claimed. Include within the statement the specific rule or statute that is allegedly in violation, the factual basis for the violation you are alleging, and the date and time of the alleged violation(s). The Association exceeded its authority by imposing a new mandatory wall color requirement (Behr Pepper Spice) not contained in the CC&R's and applying it to existing, compliant properties. The CC&R's, including Article 3, Section 3.1 (Architectural Control), govern approval of changes but do not mandate a specific wall color. The Design Guidelines provide that the Declaration controls in the event of any conflict (Section 1.5 - Modification; Conflict). The Association adopted a Design Guideline in 2020; however, as confirmed in its own February 17, 2026 memorandum, the requirement was not mandatory at that time and no compliance deadline was established. Beginning on or about 2025, the Association imposed a deadline and is now enforcing repainting of previously compliant walls under threat of fine, including under Design Guidelines Section 5.1.7, despite no such requirement existing in the CC&R's.			

SIGNATURE	
Under penalty of perjury, I swear that this complaint is true and accurate to the best of my knowledge.	
Petitioner Name: Evelyn Keiling, TTE - The Keiling Living Trust	Date: April 20, 2026
Petitioner Signature:	