

Lone Mountain Community Association
c/o FirstService Residential Arizona
9000 N Pima Center Pkwy, #300
Scottsdale, AZ 85258



The Keiling Living Trust & Evelyn Keiling TTE
6041 E Pebbles Ct
Cave Creek AZ 85331

RE: Lone Mountain Community Association - Fine
6041 E Pebbles Ct / Account #: 399001049901

Dear The Keiling Living Trust & Evelyn Keiling TTE:

Pursuant to the fine and violation policy of the Lone Mountain Community Association and in conjunction with our previous efforts to obtain your compliance with the Covenants, Conditions and Restrictions (CC&R's) and Rules and Regulations you agreed to follow.

Continued failure to comply will lead to additional fines and/or legal actions from the Association. Our recent inspection confirms that you are still not in compliance of the following violation:



Violation Type: Paint - Fence and or Walls

First Inspection Date: January 14, 2026

Reported By: Emily Ottens

Compliance Date: 6/20/2026

Comments: Please paint the front facing walls on both sides of your house using the community standard paint color, Behr Pepper Spice or its equivalent. Thank you.

Please reference CC&Rs Section 3.1 Architectural Control and Design Guidelines 5.8 Fences and Walls. The only stucco and/or paint color permitted for the front yard side and/or return block walls of the Owner's Lot ("Front Return Walls") is Behr Pepper Spice or its equivalent.

The fine amount, \$100.00, will be applied to your account (14) days from the date of this letter and will appear on next assessment statement billing. You have the right to appeal this penalty in person by requesting to be placed on the agenda at the next board meeting or by submitting a written appeal to the Board of Directors in care of FirstService Residential. Please notify your Community Manager if you wish to be placed on the agenda for a hearing at the next Board of Directors meeting date. Failure to resolve this issue through the hearing process will result in subsequent fines in accordance with the Association's fine policy and potential legal action. Fines are enforced pursuant to the Association's governing documents and Arizona law. You have the option to petition for an administrative hearing on this matter in the Arizona Department of Real Estate pursuant to ARS Section 32-2199.01. We are available to assist you Monday through Friday between the hours of 8:00am and 5:00pm.

You have the right to appeal this notice in accordance with ARS 33-1242 and 33-1803 by sending a written response by certified mail within 21 calendar days after the date of the notice. You may also file a petition for an administrative hearing on the matter in the state real estate department pursuant to ARS 32-2199.01.

Sincerely,

FirstService Residential on behalf of your Board of Directors at Lone Mountain
Ph: (480) 551-4300

Lone Mountain Community Association
c/o FirstService Residential Arizona
9000 N Pima Center Pkwy, #300
Scottsdale, AZ 85258



May 19, 2026

The Keiling Living Trust & Evelyn Keiling TTE
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Cave Creek AZ 85331

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The fine amount, \$50.00, will be applied to your account (14) days from the date of this letter and will appear on next assessment statement billing. You have the right to appeal this penalty in person by requesting to be placed on the agenda at the next board meeting or by submitting a written appeal to the Board of Directors in care of FirstService Residential. Please notify your Community Manager if you wish to be placed on the agenda for a hearing at the next Board of Directors meeting date. Failure to resolve this issue through the hearing process will result in subsequent fines in accordance with the Association's fine policy and potential legal action. Fines are enforced pursuant to the Association's governing documents and Arizona law. You have the option to petition for an administrative hearing on this matter in the Arizona Department of Real Estate pursuant to ARS Section 32-2199.01. We are available to assist you Monday through Friday between the hours of 8:00am and 5:00pm.

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