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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20100114144 02/10/2010 01:18
SS00144-58-2-2-
ELECTRONIC RECORDING

When recorded return to:

Taylor Morrison/Arizona, Inc.
9000 East Pima Center Parkway, Suite 350
Scottsdale, Arizona 85258
Attn: Lynne M. Dugan

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
LAS BRISAS**

Section 1.6 "Association Rules" means the rules and regulations adopted by the Association, as the same may be amended from time to time.

Section 1.7 "Board" means the Board of Directors of the Association.

Section 1.8 "Builder" means a person or entity in the business of, or a person or entity which has an affiliate in the business of constructing and selling homes, or a person or entity in the business of acting as a land banker that sells lots to persons or entities who construct and sell homes, which purchases a Lot or Lots without Residential Units constructed thereon for the purpose of constructing Residential Units thereon and selling such Lots and Residential Units.

Section 1.9 "Bylaws" means the bylaws of the Association, as such bylaws may be amended from time to time.

Section 1.10 "Common Area" means all real property together with all Improvements thereto owned by the Association, but such definition shall not preclude the Association from operating, maintaining or repairing any other real property for the benefit of the members of the Association (e.g. landscaping in public rights-of-way) or any other real property maintained by the Association pursuant to a written agreement entered into by the Association for the benefit of the members. The Common Area shall include all arterial and collector road right-of-way landscaping.

Section 1.11 "Common Expenses" means expenditures made by, or financial liabilities of, the Association, together with any allocations to reserves.

Section 1.12 "Declarant" means Taylor Morrison/Arizona, Inc., an Arizona corporation, and its successors and assigns, and any assignee of Declarant's rights. A Declarant may assign all or any part of its rights by express recorded instrument to a subsequent Owner of all or part of the Property. At any time when there is more than one Declarant: (a) all obligations of Declarant shall be shared by the multiple Declarants in proportion to the number of Lots owned by each Declarant at the time the obligation accrued; (b) all rights, exemptions, and privileges granted to Declarant that do not require affirmative action for exercise shall be available to all Declarants; (c) all rights, exemptions, and privileges that may be exercised as to a specific Lot or portion of the Property may be exercised only by the Declarant that owns such Lot or portion of the Property; and (d) all rights and privileges that requires affirmative action and is not exercisable as to a specific Lot or portion of the Property (e.g., appointment of the Board pursuant to Section 3.2 below; approval of the Association Rules pursuant to Section 3.3 below; appointment of Architectural Committee pursuant to Section 6.1 below; adoption of the Design Guidelines pursuant to Section 6.2 below; annexation of property pursuant to Section 12.5 below; and de-annexation of property pursuant to Section 12.6 below) may be exercised solely by Taylor Morrison and/or its successor or any person that is assigned the rights of Taylor Morrison under this subsection (d) by express recorded instrument. No successor Declarant shall have any liability resulting from any actions or inactions of any preceding Declarant unless expressly assumed by the successive Declarant, in which event the preceding Declarant shall be released from liability. If there is more than one Declarant, the obligations and liabilities of each

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in the trustor. In the case of a lot where fee simple title is vested in a trustee pursuant to a trust agreement, the beneficiary entitled to possession shall be deemed to be the Owner. In the case of a lot where fee simple title is vested in a party which has entered into a lending option or sale agreement pursuant to which a Declarant or a Designated Builder has the option or other right to purchase the lot from such land banker, the Declarant or Designated Builder holding the option or purchase right shall be deemed the "Owner."

Section 1.23 "Plat" means any recorded subdivision plat or plats of any portion of the Property.

Section 1.24 "Project" means the Property together with all buildings and other Improvements located thereon and all easements, rights and privileges appurtenant thereto.

Section 1.25 "Project Documents" means this Declaration and the Articles, Bylaws, Association Rules and Design Guidelines.

Section 1.26 "Purchaser" means any person other than a Declarant or a Designated Builder, who by means of a voluntary transfer becomes the Owner of a Lot except for an Owner who purchases a Lot and then leases it to a Declarant for use as a model in connection with the sale of other Lots.

Section 1.27 "Residential Unit" means any building situated upon a Lot and designed and intended for independent ownership and for use and occupancy as a residence by a Single Family.

Section 1.28 "Single Family" shall mean an individual living alone, a group of two or more persons each related to the other by blood, marriage or legal adoption, or a group of not more than three persons not all so related, together with their domestic servants, who maintain a common household in a dwelling.

Section 1.29 "Single Family Residence" shall mean a building, house or dwelling unit used as a residence for a Single Family, including any appurtenant garage or storage area.

Section 1.30 "Single Family Residential Use" shall mean the occupation or use of a Single Family Residence in conformity with this Declaration and the requirements imposed by applicable zoning laws or other state, county or municipal rules and regulations.

Section 1.31 "Visible from Neighboring Property" or "visible from neighboring property" shall mean that an object is or would be visible to a person six feet (6') tall standing on a neighboring lot, neighboring Common Area, or street at an elevation not greater than the elevation at the base of the object being viewed.

Section 1.32 "Vote" or "Votes" means, with respect to votes of Members, a vote or votes cast by Members entitled to vote either: (a) in person; or (b) by absentee ballot; or (c) only if prior to the termination of Class B membership, by a proxy duly appointed by a written instrument signed by a Member. Thus, by way of example and not limitation, a provision in this Declaration that requires that an action be approved by a "75% Vote" (or by "75% of the Votes")

Vehicle shall be paid to the Association upon demand by the owner of the Vehicle. If the Vehicle towed is owned by an Owner, then the cost incurred by the Association in towing the vehicle or equipment shall be assessed against the Owner and his Lot and be payable on demand, and such cost shall be secured by the Assessment Lien.

Section 5.8 Machinery and Equipment. No machinery or equipment of any kind shall be placed, operated or maintained upon or adjacent to any lot except such machinery or equipment as is usual and customary in connection with the use or maintenance of Improvements constructed by the Declarant or approved by the Architectural Committee. The provisions of this Section shall not apply to any activity of Declarant or any Designated Builder or their respective employees, agents, or contractors during the course of construction or sales activities upon or about the Property.

Section 5.9 Restrictions and Further Subdivision. No lot shall be further subdivided or separated into smaller lots or parcels by any Owner other than the Declarant, and no portion less than all or an undivided interest in all of any lot shall be conveyed or transferred by any Owner other than the Declarant. Notwithstanding the foregoing and subject to compliance with any applicable ordinances, a vacant lot may be split between the Owners of the lots adjacent to such lot so that each portion of such lot would be held in common ownership with another lot adjacent to that portion. Subject to the approval of any and all appropriate governmental agencies having jurisdiction and notwithstanding any other provision of this Declaration, Declarant and each Designated Builder shall have the right at any time, without the consent of other Owners, to re-subdivide and re-plat any lot or lots which the Declarant or Designated Builder then owns and has not sold.

Section 5.10 Windows. Within ninety (90) days of occupancy of a Residential Unit each Owner shall install permanent suitable window treatments that are Visible from Neighboring Property. No reflective materials, including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar type items, shall be installed or placed upon the outside or inside of any windows.

Section 5.11 HVAC. Except as initially installed by the Declarant or any Designated Builder (subject to approval of the Declarant), no heating, air conditioning, or evaporative cooling unit shall be placed, constructed or maintained upon any lot without the prior written approval of the Architectural Committee.

Section 5.12 Garages and Driveways. The interior of all garages situated on any lot shall be maintained in a neat and clean condition. Garages shall be used only for the parking of Vehicles and the storage of normal household supplies and materials and shall not be used for or converted to living quarters or recreational activities after the initial construction thereof without the prior written approval of the Architectural Committee. Garage doors shall be left open only as needed for ingress and egress.

C

taylor
morrison

Homes: Inspired by You



Las Brisas Expedition
Adelaide
Sequence #: 2

The information contained in this Addendum constitutes a part of the "Purchase and Sale Agreement" between Buyer and Seller ("Agreement"). Further, Buyer understands this Addendum shall serve as a request for changes to the subject property and will not be binding until signed by the Seller as provided below.

Buyer: Keith Shadden & Donna M. Shadden (a married couple)
Sales Associate: Merklin, Barry
Homesite: 000175
Contract Date: 05/28/2015
Addendum Date: 06/12/2015

Product Code	Seq. No	Description	Amount	Qty	Subtotal
Category: Appliances					
Subcategory: Appliances					
APGE00245	2	Optional GE Gas Appliance Package #16 STAINLESS	\$1,855.00	1.00	\$1,855.00
Category: Cabinets					
Subcategory: Cabinets					
CARV00020	2	Optional Raised Vanity @ Bath #2	\$275.00	1.00	\$275.00
CARV00030	2	Optional Raised Vanity @ Bath #3	\$90.00	1.00	\$90.00
Subcategory: Cabinets, Quality					
CABQ00020	2	Optional Soacrest Recessed Panel Square in Birch (Available w/Glaze, must select CABQ01000) Color Clove	\$530.00	1.00	\$530.00
Subcategory: Cabinets Accessories					
CAAC00050	2	Optional Light Rail @ Kitchen Cabinets	\$575.00	1.00	\$575.00
CAAC00090	2	Optional Pots & Pans Drawer @ Kitchen	\$335.00	1.00	\$335.00
Category: Countertops/Surrounds					
Subcategory: Granite					
CTGT00010	2	Optional Granite Group 1 Countertop @ Kitchen GIALLO ORNAMENTAL / GIALLO SANTO Edge 1.5" Bullnose	\$1,810.00	1.00	\$1,810.00
				Hole for accessory None required	
Category: Decorator Items					
Subcategory: Window Treatments					
WCUJ00020	2	Optional Window Covering Upgrade (select color) 2" FAUX WOOD BLINDS - PEARL VERTICAL BLIND - SEDONA IVORY	\$1.00	1585.00	\$1,585.00

Buyers:

Las Brisas Community Association
4645 East Cotton Gin Loop
Phoenix, AZ 85040

D



8/19/2024

VIOLATION NOTICE

Donna M Shadden and Keith Shadden
18600 W. Pioneer St
Goodyear, AZ 85338

RE: Las Brisas Community Association Lot 1-175
18600 W. Pioneer St, Goodyear, AZ, 85338

Dear Donna M Shadden and Keith Shadden:

To maintain property values and aesthetics for the benefit of the entire community, the Board of Directors of Las Brisas Community Association are responsible for ensuring compliance with the Association's governing documents. City Property Management has been contracted to assist the Board in gaining compliance.

It was noted that the following condition, observed on 8/19/2024, may not be in accordance with the Association documents:
It was observed during a recent inspection of the community on 8/19/2024 that your property has reflective material covering your windows. No reflective materials, including, but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type items, shall be installed or placed upon the outside or inside of any windows.

This condition is in violation of the Association governing documents, including but not limited to Section 5.10 "Windows" of Article 5 "USE RESTRICTIONS" on page 19 of the Covenants, Conditions and Restrictions, Section "SECURITY DOORS, SCREEN DOORS AND SUNSCREENS" of Section "DESIGN GUIDELINES" on pages 8-9 of the Association Rules and Design Guidelines, Section "WINDOWS" of Section "DESIGN GUIDELINES" on page 10 of the Association Rules and Design Guidelines.

Please understand that the Board has a duty to enforce the Association's governing documents. Therefore, we respectfully request that you correct the above violations within 10 days from the date of this letter. If you fail to do so, the Board may consider legal action.

Please be aware that the Board is also considering monetary penalties for the above violations. Before fines are imposed by the Board, you have a right to be heard. In order not to waive your right to be heard, you must contact the Association's Community Manager, Jaime Cryblskey, at City Property Management Company, 4645 East Cotton Gin Loop, Phoenix, AZ 85040, in writing within ten (10) days of the date of this letter to schedule your hearing. If fines are imposed and they remain unpaid, they will be collected pursuant to A.R.S. 33-1807.

Pursuant to A.R.S. 33-1803, you may also request a written explanation regarding this violation notice by submitting a written response to the Association's Community Manager, via certified mail, within twenty-one (21) calendar days of the date of this violation notice.

A member may petition for an administrative hearing with the Arizona Department of Real Estate.
Thank you for your cooperation in this matter. If you have any questions, concerns or special circumstances, you can access a web page specific to this violation at <https://compliance.cityproperty.com/WJFPADQQD> where you will be able to ask questions, make comments, or indicate that the condition has been resolved. The QR code in the upper right corner of this letter can also be used to view this page.

Sincerely,
Jaime Cryblskey
Jaime Cryblskey
Community Manager

Board of Directors, Las Brisas Community Association

E

Donna M Shadden & Keith Shadden (Homeowner)

September 7, 2024 10:20 AM

Question or Comment

by the definition, your citing for 5.10 everyone in Las Brisas is in noncompliance by not putting up window treatments or curtains within 90 days behind their garage doors. I do not believe that this section is intended for garage doors as there is a separate section for garages within the CCR

Donna M Shadden & Keith Shadden (Homeowner)

September 7, 2024 10:05 AM

Question or Comment

Yes I still wish to appeal as I do not believe the garage door is considered for this part of the CC&R. The CC&R for Windows clearly is related to Windows of the actual home not the garage door as those themselves would not be classified as windows for the structure.

Jaime Cryblskey (Management Company Employee)

August 29, 2024 1:26 PM

Hearing Request

Hello, I am sorry regarding the verbiage within the letter as it should not have stated security doors but Page 10 of the Design Guidelines under windows its states the following: WINDOWS: Permanent draperies or suitable window treatments shall be installed on all front-facing windows within ninety (90) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of the home. Reading the information above, did you still want to appeal to the Board of Directors on this matter? Thanks, Jaime Cryblskey

Donna M Shadden & Keith Shadden (Homeowner)

August 28, 2024 3:17 PM

Hearing Request

I request a hearing on this matter as the installation of tint should not be considered under this article violation

Las Brisas Community Association
4645 East Cotton Gin Loop
Phoenix, AZ 85040
Phone: (602) 437-4777

F

NOTIFICATION OF HEARING OUTCOME

10/23/2024

Donna M Shadden and Keith Shadden
18600 W. Pioneer St
Goodyear, AZ 85338

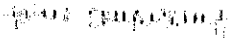
RE: Las Brisas Community Association Account # 1-175
18600 W. Pioneer St, Goodyear, AZ, 85338

Dear Donna M Shadden and Keith Shadden:

Your hearing was held on 10/15/2024. The following is the Board's response to each of your issues:

- **Issue: Disputing a violation for reflective window materials.**
Response: The Board of Directors has resolved to deny the dispute and require the Homeowner to submit an Architectural Application for Architectural Committee approval.

Sincerely,



Jaime Cryblskey
Community Manager for Las Brisas Community Association

Las Brisas Community Association
4645 East Cotton Gin Loop
Phoenix, AZ 85040
Telephone: (602) 437-4777 Fax: (602) 437-4770

G

ARCHITECTURAL REQUEST

If you require more space or have further details, please include them as an attachment on a separate page. Also, please submit all sketches, drawings, photos, and sample material brochures related to the proposed change along with paint color samples (if applicable).

Once you mail, email, deliver, or otherwise submit your improvement for review by the Architectural Committee to City Property, you will receive an "Acknowledgement" of receipt of your submittal by City Property within 5 business days. If you do not receive this "Acknowledgement" letter within 5 business days, contact us immediately. Do not start work without approval as you may be required to remove changes of improvements at your own cost.

You may submit your form by logging into your account at <https://homeowners.cityproperty.com> and selecting the "Submit an Architectural Request" menu item. Alternatively, you may email your completed form and all attachments to arch@cityproperty.com

Date: 10/24/2024

Account Number: 1-175

Property Address: 18600 W. Pioneer St, Goodyear, AZ, 85338

Owner's Name: Donna M Shadden & Keith Shadden

Mailing Address: 18600 W. Pioneer St

City: Goodyear State: AZ Zip Code: 85338

Home Phone: 3076400518

Alternate Phone: 3076301328

Email: donna.shadden@park.edu

Preferred method of contact/response: Mail Email

Summary of Architectural Request: request for reflective material on garage door

Description of Project: Per the Board of Directors hearing outcome letter dated 10.23.2024, I am submitting a request for approval to have reflective materials on my garage door glass cut outs which are already installed.

Dimensions: _____

Materials: reflective tint on garage door glass cutouts

Location: garage door

Colors: reflective material

Vendor/Contractor: none

Start Date: _____ Completion Date: _____

The homeowner agrees to the following: (1) Provide positive drainage away from their home, walls and neighboring properties including Common Areas, if applicable. (2) The homeowner agrees to maintain the improvement if approved by the Architectural Committee. (3) The homeowner agrees to comply with all City, County and State laws/ordinances/codes/etc. and must obtain all required permits.

Donna M Shadden & Keith Shadden
Lot Owner

10/24/2024
Date

OFFICIAL USE ONLY: Request ID #: _____
 APPROVED CONDITIONAL APPROVAL DISAPPROVED

COMMENTS: _____

Las Brisas Community Association
4645 East Cotton Gin Loop
Phoenix, AZ 85040
Telephone: (602) 437-4777 Fax: (602) 437-4770

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ARCHITECTURAL REQUEST

If you require more space or have further details, please include them as an attachment on a separate page. Also, please submit all sketches, drawings, photos, and sample material brochures related to the proposed change along with paint color samples (if applicable).

Once you mail, email, deliver, or otherwise submit your improvement for review by the Architectural Committee to City Property, you will receive an "Acknowledgement" of receipt of your submittal by City Property within 5 business days. If you do not receive this "Acknowledgement" letter within 5 business days, contact us immediately. Do not start work without approval as you may be required to remove changes of improvements at your own cost.

You may submit your form by logging into your account at <https://homeowners.cityproperty.com> and selecting the "Submit an Architectural Request" menu item. Alternatively, you may email your completed form and all attachments to arch@cityproperty.com

Date: 10/29/2024

Account Number: 1-175

Property Address: 18600 W. Pioneer St, Goodyear, AZ, 85338

Owner's Name: Donna M Shadden & Keith Shadden

Mailing Address: 18600 W. Pioneer St

City: Goodyear State: AZ Zip Code: 85338

Home Phone: 3076400518

Alternate Phone: 3076301328

Email: donna.shadden@park.edu

Preferred method of contact/response: Mail Email

Summary of Architectural Request: request for reflective material on garage door

Description of Project: Request waiver to allow for reflective material on garage glass cut outs. Garage door does not fall within the restriction of section 5.10 Windows since the first restriction of section 5.10 would not apply. Request approval to have tint with reflective properties on garage door to assist with lowering internal garage temperature. The material will not lessen property value and will not reflect the sun to a degree which would be considered a nuisance to any neighboring properties.

Dimensions: _____

Materials: reflective tint on garage door glass cut outs

Location: garage door

Colors: reflective material

Vendor/Contractor: none

Start Date: _____ Completion Date: _____

The homeowner agrees to the following: (1) Provide positive drainage away from their home, walls and neighboring properties including Common Areas, if applicable. (2) The homeowner agrees to maintain the improvement if approved by the Architectural Committee. (3) The homeowner agrees to comply with all City, County and State laws/ordinances/codes/etc. and must obtain all required permits.

Donna M Shadden & Keith Shadden

10/29/2024

Lot Owner

Date

OFFICIAL USE ONLY:

Request ID #: _____

APPROVED

CONDITIONAL APPROVAL

DISAPPROVED

COMMENTS: _____

Las Brisas Community Association
c/o City Property Management
4645 East Cotton Gin Loop
Phoenix, Arizona 85040
(602) 437-4777 / FAX (602) 437-4770

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**ARCHITECTURAL CHANGE REQUEST #164976
NOTIFICATION OF DISAPPROVAL**

12/2/2024

Donna M Shadden and Keith Shadden
18600 W. Pioneer St
Goodyear, AZ 85338

Property Lot#: 1-175
Property Address: 18600 W. Pioneer St
Goodyear, AZ 85338

Dear Donna M Shadden and Keith Shadden:

Thank you for your recent architectural request submittal. I regret to inform you that your architectural submittal has been reviewed and has been disapproved. Specifically, the following request as submitted on 10/29/2024:

Install reflective materiel on garage door as stated on request form.

The Association is charged with the responsibility of conforming to the governing documents and preserving the aesthetic appearance of the Community to help protect the value of the homes. Occasionally this means rejecting a request for Architectural Approval. In this case, the request was not approved for the following reason(s):

Reflective materials are expressly prohibited

Please retain a copy of this letter in your permanent files. Should you have any questions or require additional information, please do not hesitate to contact the Architectural Request Department at arch@cityproperty.com. Please reference Architectural Request #164976.

Sincerely,

Architectural Review Committee
Las Brisas Community Association

J

Outlook

Re: hearing

From keith shadden <keith_shad@hotmail.com>
Date Wed 12/18/2024 8:46 AM
To Jaime Cryblskey <jaime.cryblskey@cityproperty.com>

Good morning,

I would like to submit the following to the board to be considered prior to making a decision:

I received a violation for reflective material on my garage door glass cut outs.

I Appealed the violation to this board in October 2024.

This Board denied my request to overturn the violation and requested I submit my request to the architectural committee.

I submitted a request to the Architectural committee and was denied on 12.2.24 due to "reflective materials are expressly prohibited."

Both the board and the Architectural committee erred in denying both my request to overturn the violation and my request for architectural design as both used 5.10 "Windows" of the CC&R for the denial reason.

5.10 has 2 restrictions with the first "requiring window drapery or blinds to be installed on windows facing neighbors" this is unrealist and unreasonable for homeowners to comply with this restriction as this would cause damage to the homeowner's property. If the first restriction cannot be met, then the second restriction cannot be applied, as this would be selective enforcement of the CC&Rs.

Is this board requiring homeowners to install window treatments or drapes on their garage doors? If not, then the board is selectively enforcing section 5.10 and this is against the law.

Section 5.12 of the CC&R should be used as it is for garages and driveways and actually mentions the garage door but has no restrictions on material for the garage door.

Currently in Las Brisas there are 205 homes with similar garage doors as mine. Of those 38% (77) have reflective or mirror-like materials on them.

I implore you to talk to an attorney on this matter before rendering a decision.

If I am unable to resolve this matter, I will be filing a complaint with the Arizona Department of Real Estate for the selective enforcement by this HOA.

Thank you,

Keith Shadden

From: Jaime Cryblskey <jaime.cryblskey@cityproperty.com>
Sent: Wednesday, December 18, 2024 7:30 AM
To: keith shadden <keith_shad@hotmail.com>
Subject: RE: hearing

Good morning, Keith,

Thank you for your email regarding your hearing last night. I am sorry that technical difficulties arrived last night as your admittance into the meeting was granted but showed unable to connect. I am glad the Board approved some in-person meetings for next year so this will elevate any connection issues with the virtual platform with hearings scheduled for in-person. The Board thoroughly reviewed the Architectural Committee's denial as well as your submitted documentation. You will be notified in writing shortly of their decision via correspondence sent out by my Assistant.

Please let me know if you have any further questions.

Warmest Regards,

Jaime Cryblskey
Community Manager
City Property Management Company



City Property

602-437-4777 x2196

jaime.cryblskey@cityproperty.com

www.CityProperty.com

4645 E. Colton Gin Loop, Phoenix, AZ 85040

Las Brisas Community Association
4645 East Cotton Gin Loop
Phoenix, AZ 85040
Phone: (602) 437-4777

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NOTIFICATION OF HEARING OUTCOME

12/18/2024

Donna M Shadden and Keith Shadden
18600 W. Pioneer St
Goodyear, AZ 85338

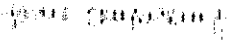
RE: Las Brisas Community Association Account # 1-175
18600 W. Pioneer St, Goodyear, AZ, 85338

Dear Donna M Shadden and Keith Shadden:

Your hearing was held on 12/17/2024. The following is the Board's response to each of your issues:

- **Issue: Disputing architectural committee's decision.**
Response: The Board of Directors has denied the request for the reflective material in the garage windows.

Sincerely,



Jaime Cryblskey
Community Manager for Las Brisas Community Association



Shadden, Donna <476324@park.edu>

L

Hearing Response for Las Brisas Community Association Lot/Unit #: 1-175

Donna Shadden <Donna.Shadden@park.edu>
To: Makayla White <makayla.white@cityproperty.com>

Fri, Dec 27, 2024 at 1:56 PM

Good afternoon,

Thank you for the reply but I am still trying to clarify that both restrictions of section 5.10 are in effect for my garage door?

Meaning to rectify this issue not only would any reflective material need to be removed, but I am required to place window treatments or blinds on my garage door windows?

Thank is what I am asking to make sure I am in total compliance.

Thanks,

Keith
[Quoted text hidden]



M
Shadden, Donna <476324@park.edu>

Hearing Response for Las Brisas Community Association Lot/Unit #: 1-175

Makayla White <makayla.white@cityproperty.com>
To: Donna Shadden <Donna.Shadden@park.edu>

Tue, Jan 7, 2025 at 2:18 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

You do not have to install window treatments. You can leave the windows without the treatments, or you may install window treatments. If you would like to install a window treatment, then you will need to submit an architectural request form with photos of the materials to be used.

Please let me know if I can be of further assistance.

Thank you,

Have a great day!

*****Business hours: Monday – Thursday 9:00 AM to 5:00 PM / Friday 9:00 AM to 3:00 PM*****

Keep in mind you can also find answers to basic HOA questions, forms, submit architectural requests, find paint colors, and update account information on your homeowner portal. <https://cityproperty.com/hoportal/>

[Quoted text hidden]

Q



ARIZONA DEPARTMENT OF REAL ESTATE (ADRE)

Homeowners Association Dispute Resolution

www.azre.gov

100 North 15th Avenue, Suite 201, Phoenix, Arizona 85007

**KATIE HOBBS
GOVERNOR**

**SUSAN NICOLSON
COMMISSIONER**

ATTENTION RESPONDENT

Pursuant to Arizona Revised Statute § 32-2199.01 (C) you are required to file a response to the Petition with the Department of Real Estate within twenty (20) days of the notification. Failure to file a response will be deemed an admission of the allegations made in the Petition, and the Commissioner shall issue a default decision.

Response Re: Case # 25F-H043

- All of the complaint items in the Petition are denied.
- The following complaint items are denied (if not specifically denied, allegations will be deemed admitted)

- All of the complaint items have been resolved
- Respondent intends to call witnesses at the hearing
 - Number of witnesses: 2
- A copy of this response was sent to Petitioner

If this matter is referred, Respondent will be represented by: (provide name and contact information)

Respondent's Name (PRINT) Las Brisas Community Association Date 04/23/2025

Respondent's Signature *Kyle Barfield* Date 04/23/2025