

WELCOME!

With the ownership of your new home, you have automatically become a member of the Homeowners Association, which is responsible for operating and maintaining all common area facilities. Your Association is vital to the protection of the personal investment you have just made in the community, and because of this, it is important that you understand its purpose and operation. At the time of your purchase, you were provided with a copy of the Articles of Incorporation; By-Laws; Declaration of Covenants Conditions and Restrictions; and the financial disclosure material currently required by California State law for your community association. These are commonly called the "legal documents" and they establish the Association, its structure and powers, rules of operation and rights and conditions in the use of the property. We encourage you to read your legal documents carefully.

There are three items within your legal documents that are of such initial importance to homeowners that we would like to draw them to your attention here:

A. Architectural Control

Your Association is responsible for the preservation of the exterior appearance of your community. The legal documents require that any exterior change within the development be presented to an Architectural Control Committee for review. Do not consider any exterior changes without consulting the architectural section in your legal documents and following the procedures outlined.

B. Insurance

In a community association, a portion of your assessment is for common area insurance coverage. The coverage provided by the Association does not include coverage for your dwelling's contents or for your personal liability protection. This is your own responsibility and you should have your insurance agent or broker arrange appropriate coverage.

C. Assessments

Your community association is a business whose sole purpose is the operation and maintenance of the common area facilities. Assessments are the only source of income to provide the services required. Prompt payment of your monthly assessment is essential for your Association to run efficiently and accomplish its objective of protecting your investment.

IRONWOOD OWNERS ASSOCIATION X

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Enclosed is a copy of the Association's Rules and Regulations. Your assessment is \$575.00 and is due the first of the month. A late fee of \$57.50 will be added if not received by the 15th. A coupon book is enclosed to assist you in making your payments.

For your information, your Association dues include the regular cleaning of your private spa. Any repairs or extras will be at the owner's expense.

Please fill out the enclosed Request for Transponders form and return it in the enclosed return envelope.

Desert Resort Management is the managing agency for your Association. As such, we have overall responsibility for the management, maintenance and operation of all common areas and community-owned facilities within the development.

If you have any questions about the above service or for any common area maintenance request, please call Desert Resort Management, which maintains a 24-hour answering service for your convenience. The phone number for you to call is (760) 346-1161.

I look forward to assisting you in the enjoyment of your home and to meeting you personally at a future Homeowners Association meeting.

Sincerely,

Nancy Parkinson

Nancy Parkinson, CCAM®
Community Association Manager