

Pedregal Homeowners Association

Post Office Box 90521, Tucson, Arizona 85752

Email: gus08648@comcast.net

Homeowners' Association Information For 2011

The Pedregal Homeowners Association developed this uniform response to questionnaires sent by title companies, real estate agents using the TAR Form #3 6/93 or zip form and, lenders. Specific forms will be completed on receipt of \$50 per page for individual responses.

The association charges a \$225 transfer fee payable to the association for account set up on close of escrow. Please remit to the above address with the names, phone number and mailing address of the purchaser and the name of the seller and the address of the property sold. A copy of the recorded deed with the above information is acceptable.

The 2011 association fee is \$440 paid annually for the period January 1st to December 31st. Confirmation of the status of dues is by separate statement of the treasurer.

The association fee includes the following:

- common area (only) liability and hazard insurance
- common area maintenance of structures including the gas lampposts and grounds
- common area utilities specifically including gas for the gas lampposts

There are no common area amenities. The association permits pets and RV's provided the RV either is in a garage or cannot be seen from the street, e. g., pop ups in the down position kept in rear yard. Remodeling is permitted with architectural approval. No formal complaints from homeowners of CC&R violations are of record unless noted by separate statement of the architectural chair. Cable TV is available. Rentals are permitted. Streets and sewers are public.

A Pedregal web site includes articles of incorporation, by laws and CC&R's available to the public. The most recent public disclosure of financial position is available on the Arizona Corporation Commission "Annual Reports by Corp Name Search" under Pedregal Homeowners Association. Current financial information and financial information as maintained by the Treasurer is available in the member only section of the website.

Compliance with the annual review requirement is by 100% posting and disclosure of all documents in the member only section of the website. The homeowner is responsible for their personal grounds including the area between the sidewalk and the street. There is no litigation. All other items on TAR Form #3 6/93 or zip form are either not applicable or no.

Additional Information:

Pedregal Homeowners Association has signed a master contract with Waste Management for a reduced rate. Waste Management bills each homeowner individually.

Pedregal is provided fire protection service through the Linda Vista North Ranch fire district that contracts for protection. Payment is through Pima County property taxes. Call 911 if needed.

For the board: _____ April 4, 2011
Norm Katz, President

Norm Katz, President – 797-0474
e-mail: gus08648@comcast.net

Alan Lee, Vice President - 742-5337
e-mail: swgyzy@comcast.net

Enrique Cabral, Treasurer – 229-0839
e-mail: ecabral@comcast.net

Vivian Cullen, Secretary – 247-9692
e-mail: vhcullen@aol.com

Don Supper, Director-at-Large
e-mail: dsupper@pedregal-hoa.net

Architectural Review Committee:

Alan Lee - 742-5337
e-mail: swgyzy@comcast.net

David Ifflander - 877-9313
e-mail: difflander@gmail.com

Landscape Committee:

Norm Katz - 797-0474
e-mail: gus08648@comcast.net

Entrance Lighting Committee:

Don Supper
e-mail: dsupper@pedregal-hoa.net