

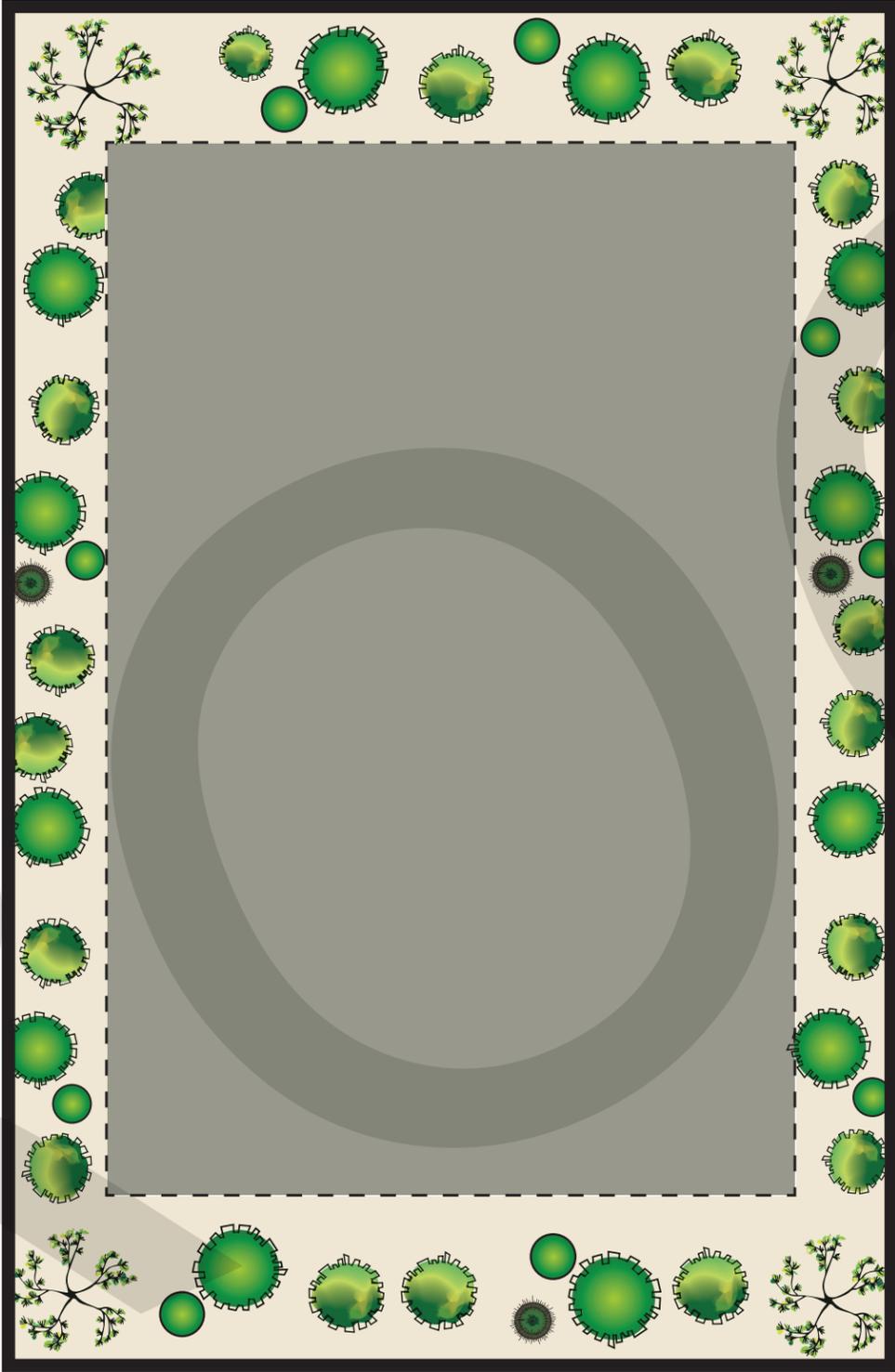
THIA DECLARATION OF RESTRICTIONS VEGETATION DISTURBANCE AMENDMENT

LEGEND

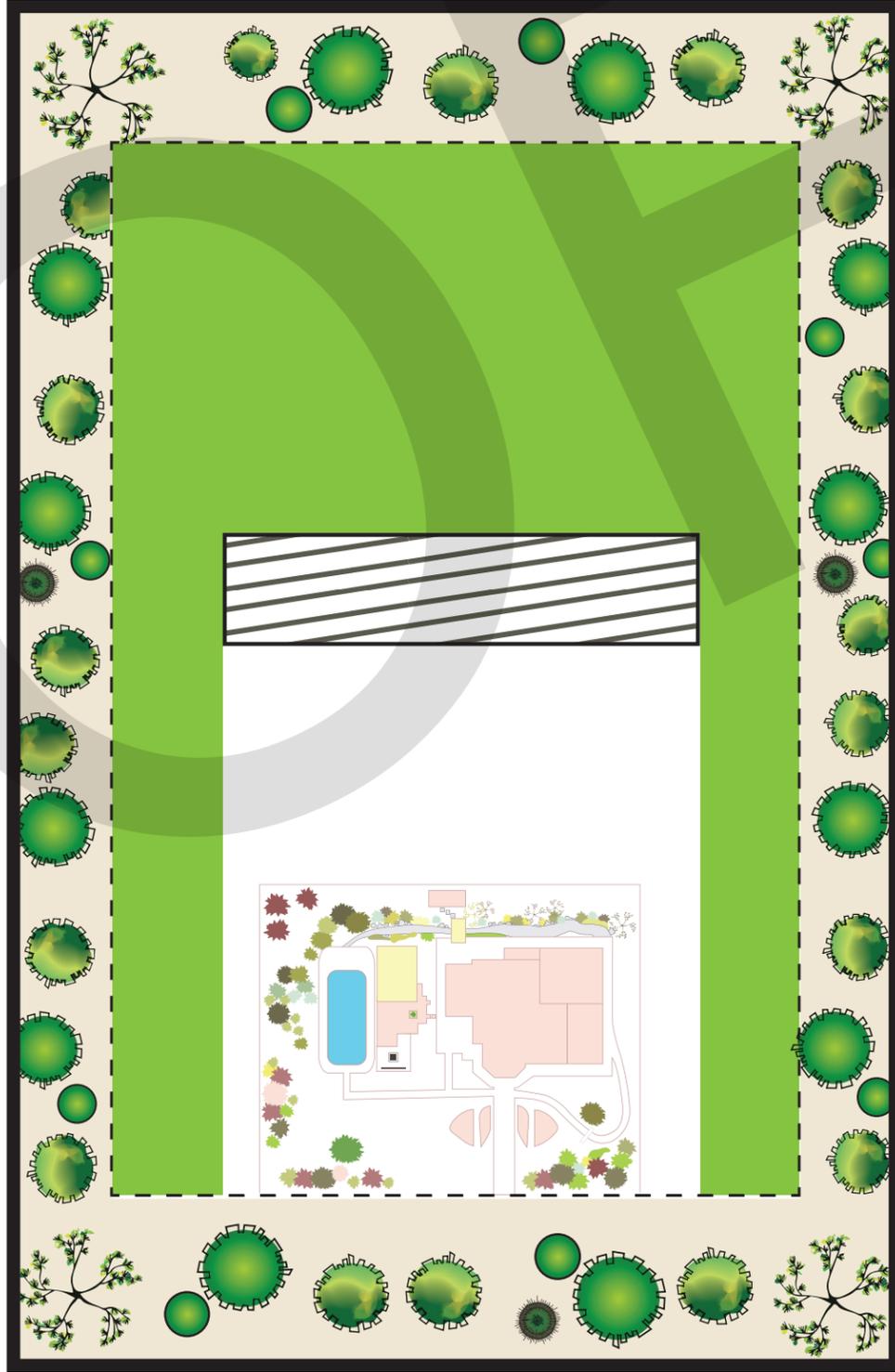
**1.8 Acre Lot
80,000 sq. ft.**

Setbacks:
Front- 50 ft.
Rear- 40 ft.
Side- 25 ft.

 **History**
 **Proposed**
 **Maricopa County Code**
 **Setbacks**



MARICOPA COUNTY CODE
 Permitted: 75,000 sq. ft.
 Effective: 48,000 sq. ft - 58%



THIA/COUNTY HISTORICAL
 20%
PROPOSAL
 25%

THIA DECLARATION OF RESTRICTIONS VEGETATION DISTURBANCE AMENDMENT

Dear Tonto Hills Property Owners:

Maricopa County has changed some hillside site development requirement which will be detrimental to the Tonto Hills Community. This revision allows a much larger area of the property that natural vegetation can be disturbed. Although our Declaration of Restrictions (D.O.R.) building setback requirements remains in place and the resident cannot build within those setbacks, natural vegetation can now be disturbed to much greater extent within the building setbacks and in some cases the entire lot including the setbacks. This impacts the open desert environment of our community and substantially increases the risk of hillside erosion.

The Tonto Hills Improvement Association (T.H.I.A.), Board of Directors (B.O.D.) and the Architectural Control Committee (A.C.C.) recommend an amendment to the D.O.R., which incorporates hillside construction requirements similar to what Maricopa County and Tonto Hills historically required.

The attached graphic illustrations make clear the impact of historical lot disturbance, potential disturbance from the revised county regulations, and the T.H.I.A. Board/A.C.C. recommended D.O.R. vegetation restrictions.

The enclosed amendment ballot was prepared by the THIA Board, A.C.C. and our attorney, Mulcahy Law Firm, P.C. You will receive a phone call or email from a Tonto Hills property owner working with the Board to arrange a time to contact you in order to answer any questions on the amendment ballot.

We hope you will look upon the proposal favorably. If you have immediate questions, please email a Board Member at infor@tontohills.org.

If 50% of property owners approve the amendment, as verified by Mulcahy Law Firm, P.C., the D.O.R. will be amended to include restrictions on hillside construction.

If you would like to arrange a time to sign the amendment ballot before being contacted by a committee member, please contact a member of the Board of A.C.C.

Respectfully,

THIA Board of Directors
By Its President