

Board, Tonto Hills Improvement Association
42033 North Old Mine Road
Cave Creek AZ 85331
thiaboard@tontohills.org

We, the undersigned file a formal complaint with the Tonto Hills Improvement Association Board for ongoing violations of the Associations D & R's by the owners of lot 219-12-169.

The following violations have occurred and continue to occur since the owners took occupancy in August 2013 with apparent flagrant disregard for their legal or civic responsibilities:

- ✓ • Paragraph 1: grading of the lot and construction of a structure has been commenced without permitting or posting of said permit.
- ✓ • Paragraph 10: a business is being conducted at the premises.
- ✓ • Paragraph 11: numerous commercial vehicles, construction trailers, a dump truck and heavy construction equipment (a backhoe) are and have been continually parked throughout the yard. Currently there is no approved or permitted project at the location.
- ✓ • Paragraph 12: violation of commercial signage and advertising as graphically placed on numerous cars, trucks, trailers and prominently displayed at the site.
- Paragraph 14: The owners have multiple pets, which are and have been left outside without supervision in a newly fenced area (constructed without a permit posted). These animals constitute a nuisance and disturbance to all as they bark continually when the owners are away.
- Paragraph 18: Multiple unsightly trash cans, receptacles and other construction debris have been and are left in front of the garage in clear sight of all neighbors and not screened by

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shrubby or lattice work.

- *Paragraph 21: all cited and on-going violations collectively and individually constitute and contribute to a condition that depreciates the value of ALL adjacent properties.*

By the above violations the owners of lot 219-12-169 have created both a public and private nuisance to our community and more specifically to the undersigned residents that live adjacent to these specified property owners. The actions of the owners of lot 219-12-169 cause us collectively and individually to endure the loss of our right to an undisturbed, quiet and peaceful enjoyment of our properties. The aforementioned actions and activities also have caused and continue to cause us to suffer irreparable harm and damage by the devaluation of our properties both individually and collectively subsequent to these direct violations of the D and R THIA covenant crafted to protect ALL Tonto Hills residents equally.

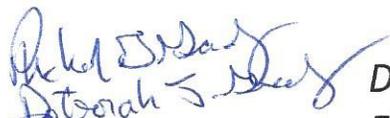
We ask, expect and formally hold the THIA and the representative members of the Board responsible to officially cite and take any and all action necessary to remedy the above citations within 30 days of this formal complaint. We hope the homeowners now in violation will resolve to become reasonable and responsible members of the community and therefore do their part to continue making Tonto Hills a desirable place to live. If they do not and there is not a total resolution of each and every violation we have cited, this matter and the responsibilities inherent therein will be passed to others for resolution and adjudication.

Respectfully signed by

Grady's , Lot 168

Harris's , Lot 197

Smallish's Lot 195



Day's , lot 170

Flite's, Lot 171