

**From:** Jim Pape [<mailto:AmericanImageRealty@cox.net>]  
**Sent:** Friday, March 10, 2017 12:07 AM  
**To:** [acc@tontohills.org](mailto:acc@tontohills.org)  
**Cc:** John & Linda Pape <[Chateaudupape@cox.net](mailto:Chateaudupape@cox.net)>; [jim.pape@cox.net](mailto:jim.pape@cox.net)  
**Subject:** Tonto Hills Deed Restriction Violation/Complaint

3/9/17

Tonto Hills Improvement Association

42033 N. Old Mine Road

Cave Creek AZ 85331

RE: Deed Restriction Violation

TO: Whom It may concern

Please consider this letter as a formal complaint against the owner of Lot #125 (Steve Rensel). I realize that Mr. Rensel is a member of the HOA board. I believe that Mr. Rensel is in violation of #21 on the original deed restrictions. #21 states: "No lot shall be used or become in such a condition as to depreciate the value of adjacent properties". Mr. Rensel is parking his vehicles on the street in front of lot #127 & #126. (see attached photos) He is also parking his vehicle in the street in front of his own home (and has to put an orange cone in front of it to warn drivers not to avoid hitting it (see attached photos). I also believe that the vintage army fire truck parked in his front yard is also in violation of the the restrictions. The fire truck has been parked there for over 5 years and has not moved, making it a permanent fixture (see attached photos).

I am currently trying to market lot #127, and with the junk vehicles parked out front, it adversely affects the marketability of the lot. These vehicles have been there for several months, and it appears that Mr. Rensel intends of storing them long term (as noted by the vinyl tire covers, placed on long term storage vehicles). I have had several Realtors call about the lot and ask about the "Junk Yard" down the street and the vehicles stored in front of #127 & #126. I can only imagine how many passed up on our lot without a call, just to avoid dealing with this problem of Blight.

We complained to Mr. Rensel several years ago about several vehicles stored along the street and a spiral stair case that was laying near the street. So this is not a new issue as to the Blight he causes to the development.

I would like this issue to be brought up at the next HOA meeting so we can come to an agreement and/or ruling on what is acceptable as to the number, type, term, and location of

vehicles allowed to be stored on lots, streets, and in front of other peoples properties. please call or e-mail me to let me know when & where the next HOA meeting is being held.

Sincerely,

James E. Pape & John C. Pape (owner of lot #127)

602.579.1577      602.467.0375











EXPLORER

ZEE CAN









