

Tonto Hills Improvement Association

President: Michael Jans
Vice President: Nancy Nelson
Treasurer: Kathleen Kuchta
Secretary: Diana Cole

January 13, 2022

Sent via email and hard copy

Mr. Steven Rensel
23218 N Las Lavatas
Scottsdale, AZ 85255

Mr. Rensel,

As you are aware, a complaint was submitted by a Tonto Hills property owner to the Tonto Hills Improvement Association (THIA) regarding your property, lot 125 located at 41421 N. Sombrero Road, Cave Creek AZ (Lot 125). Since you were in attendance at a public meeting held on January 12, 2022, you are also aware that the THIA has determined you to be in violation of the THIA Declaration of Restrictions (D of Rs) on your property, Lot 125. In this public meeting, a motion was made and unanimously approved by THIA Board of Directors.

Motion: In accordance with the THIA Bylaws Article 6 Section 4, and based on D of R's paragraph 2 as amended May 2, 1987, it is the interpretation of the THIA BOD that the current condition of the property lot 125 owned by Mr. Steven Rensel is in violation of paragraph 21 of the DoR's. A notice of this action must be sent to Mr. Rensel.

THIA Bylaws Article 6 Section 4. Complaints Non-Architectural Violations

1. The Board will handle complaints that fall under the scope of the Declaration of Restrictions.
2. All complaints must be received in writing and must be signed by the complainant.
3. The Board will determine if the complaint is deemed to be a violation of the Declaration of Restrictions. Following the determination, the Board will contact the property owner who is in violation either in person or by phone to attempt to resolve the violation.
4. If the violation is not resolved within thirty (30) days, a Notice will be sent to the owners from the Board President or a committee appointed by the Board specifying the exact violation of Declaration of Restrictions and the action the Board will take

D of R's paragraph 2 as amended May 2, 1987

2. In event of any ambiguity in a provision of these restrictions, the interpretation of the Board of Directors of the Association as to the meaning intended shall prevail.

Specifically, your actions constitute a violation of the following provision in the D of Rs;

Paragraph 21 No lot shall be used or allowed to become in such condition as to depreciate the value of adjacent property.

The violation must be corrected within thirty (30) days of the date of this notification or further action by the Board will be taken.

Thank you in advance for your cooperation.

Sincerely,



Michael Jans
THIA President

Copies to: THIA Board of Directors and Mr. Alexander Hellge