

Tonto Hills Improvement Association

President: Steven Rensel
Vice President: Cheryl Kaufman
Treasurer: Dick Mocny
Secretary: Diana Cole

1 March 2018

Re: Tonto Hills Improvement Association (THIA) Hillside Development Amendment

Dear Tonto Hills Property Owners:

Maricopa County changed some of the hillside site development requirements which are detrimental to the Tonto Hills Community. This impacts the open desert environment of our community and increases the risk of hillside erosion.

The Maricopa County revision allows for a much larger area of the natural vegetation on a property to be developed. Although, our Declaration of Restrictions (DofRs) building setback requirements remain in place and the resident cannot build within those setbacks, natural vegetation can now be disturbed to a much greater extent within the building setbacks and in some cases the entire lot including the setbacks. The Tonto Hills Improvement Association (THIA) Board of Directors (BoD) and the Architectural Control Committee (ACC) recommend an amendment to the DofRs which incorporates hillside construction requirements similar to what Maricopa County and Tonto Hills historically required.

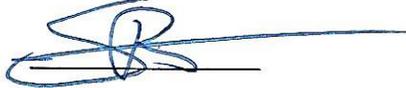
The attached graphic illustrations make clear the impact of historical lot disturbance and potential disturbance from the revised county regulations, and the THIA BoD/ACC recommended DofR vegetation restrictions. As you will see the Board's recommended increase to 25% disturbance is relatively small while the effective 58% disturbance allowed by Maricopa County has a substantial impact on our community.

The enclosed amendment ballot was prepared by the THIA BoD, ACC 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.

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

We hope you will look upon the proposal favorably. If you have immediate questions, please email a Board Member at THIA@tontohills.net or Cwciver14@gmail.com or call 480-451-6961.

Respectfully,
THIA Board of Directors
President



Enclosures:
Ballot
Graphics