

DESERT SKY Club

Homeowners Association

1 East Desert Sky Road – Unit #10-A
Oro Valley, Arizona 85737-7689

On behalf of the Board of Directors and our entire Community we welcome you to our Desert Sky Club (“DSC”) neighborhood! We are very pleased to have you as a new neighbor.

DSC is a self-governed Homeowners Association (“HOA”) which was established when our community was originally developed in the 1980s. At that time, the developer instituted and filed a compendium of Covenants, Conditions and Restrictions (“CC&Rs”) which are recorded as deed restrictions on our individual properties. Your realtor or title company would have provided you with a copy of our CC&Rs when you purchased your home. It is important that you read and understand DSC’s CC&Rs. The complete CC&Rs and other important HOA information can be found on our DSC website. Also, attached is an overview of certain important CC&R topics for your review; however, we ask that you please visit our website. (www.desertskyclub.com)

As a self-governing HOA we rely on volunteers in the governance and operations of our Community. Please let us know if you have a particular expertise or interest. We also encourage neighbors helping neighbors whenever possible.

We look forward to meeting you and having you join us and being introduced at our various Community gatherings.

WELCOME to Desert Sky Club!

Desert Sky Club Board of Directors

- Dave Doll (Unit #24) President (520-297-2963)
- Elaine Lega (Unit #23) Vice President & Chair of the Architectural Compliance Committee
- Dru Short (Unit #4) Secretary
- Frank Trembulak (Unit #22) Treasurer (570-881-2416)
- Randy Sprau (Unit #19) Member at Large

DESERT SKY CLUB

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Select CC&R and Other Topics

HOA General Responsibilities

Our HOA is responsible for:

- The maintenance and repair of the Community's:
 - common areas including the front entrance and pool area and amenities,
 - roadways,
 - main sewer lines,
 - perimeter wall(s),
 - common storm water drainage easements,
 - insurance coverage placement for the common areas and,
 - trash and recycling contracting.
- *Oversite and compliance with the Community's CC&Rs to ensure the safety, welfare, continuity and value of the Community.*

HOA Dues Assessments

Our HOA has an annual dues assessment on all homes to cover the operating cost of the HOA. The annual dues assessment, which is communicated in the fourth quarter of the year by the Treasurer, may be adjusted from time-to-time by the HOA Board. The annual dues assessment may be paid in full on or before of January 1st or in quarterly installments before the first day of each calendar quarter.

Dues payments should be made payable to Desert Sky Club HOA. Checks may be placed in the HOA Drop Box mounted on the pool wall behind the gang mail boxes, or mailed to Desert Sky Club HOA, 1 East Desert Sky Road – Unit #10-A, Oro Valley, 85737-7689.

The HOA Board may also from time-to-time institute special assessments to pay for unexpected funding needs associated with the HOA responsibilities.

The HOA Board prudently plans and manages its operating, maintenance and repair responsibilities to minimize increases in the annual dues assessment and avoid special assessments.

Trash & Recycling

To minimize large truck traffic in the neighborhood and seek better pricing, the HOA contracts trash and recycling services on behalf of the entire Community.

Waste Management is our current service provider. Pickup for trash and recycling is Friday morning. When a Holiday falls within a week pickup is pushed to Saturday morning. Waste Management asks that trash and recycling carts be placed at the end of driveways or at the curb by 6:00 a.m. and be kept at least two feet apart.

Homes with narrow or steep driveways should place their carts on the street with the wheels against the curb.

Home and Property Exterior Improvements, Remodeling, Landscaping Etc.

ALL exterior improvements, remodeling, or changes to the exterior of homes and properties must first be submitted to and receive approval from the HOA Architectural Compliance Committee (“ACC”). As part of the review and approval, the ACC will provide the homeowner with a copy of the HOA “Rules During Construction.” It is important to comply with these Rules for the convenience and safety of the Community.

Once ACC approval is received, it is the homeowner’s primary responsibility to ensure that all applicable municipal and other permits are secured and complied with. This is particularly important for the safety of the Community **especially when natural gas lines or electrical work is a component of a project.** *

Parking

Please garage your vehicle(s) overnight. No homeowners/resident vehicles are to be left on the roadways or in driveways overnight. Please inform a Board member if you have overnight guests or other issues that require a vehicle to be left out overnight for more than one or two nights.

If entertaining, please ask your guests to all park on one side of the street. As a suggestion: neighbors have asked other neighbors if they may have their guests park in their neighbors' driveways for an event.

Contactors and service vehicles are to park on one side of the roadway. If several neighbors are having contractor and service providers in the neighborhood at the same time, it is the responsibility of the involved neighbors to coordinate all parking on one side of the roadway or staggered on alternate sides of the roadway leaving enough distance for a fire/ rescue truck to pass.

Our roadways are narrow and must always be kept accessible by emergency vehicles, which are large wide vehicles. If upon routine drive throughs the Golder Ranch Fire District or Oro Valley Police Department observe unduly congested roadways, we will be subject to having parking restricted to one side of the roadway, by municipal ordinance.

Front Patio Lights

For the nighttime safety of the Community and with the absence of streetlights, all neighbors are to keep their front courtyard pillar lights lit from sunset to sunrise every day.

Photocell switches were originally installed on all the homes front courtyard pillar lights and a few homes also have indoor switches for this circuit. Please ensure this lighting is operable.

Mail Service

Our mailboxes are located by the pool area. The seller or your realtor would have provided you with your mailbox number and key.

Pool Key

The seller or your realtor would have provided you with your pool key, which opens the pool area gate, and pool storage room and restroom doors.